

# Where the future works

The idea of the workplace has changed dramatically in recent years. No longer just a physical setting, done right, the workplace can contribute to enhanced employee health and wellbeing, create a sense of community and improve pride in a place of work. It's this type of working environment that we are creating at IQL.

Sitting within a 22 acre site that connects seamlessly to Queen Elizabeth Olympic Park and the emerging Cultural and Education District, IQL is in the heart of Stratford.

Combining workplace design expertise, Stratford's green open spaces, outstanding transport connectivity, a rich cultural and academic fabric and resilient technology infrastructure, this is an affordable place that promotes collaboration, oozes creativity and drives innovation. This is the place that talent wants to come to.

View of S5 looking north



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View of S5 from Endeavour Square  
looking north west



Computer generated image for illustrative purpose only.

# Your neighbourhood

| South | Approximate net areas | North | Approximate net areas |
|-------|-----------------------|-------|-----------------------|
| S1    | 375,000 sq ft         | N20   | TBC                   |
| S2    | 570,000 sq ft         | N21   | 200,000 sq ft         |
| S4    | 600,000 sq ft         | N22   | 300,000 sq ft         |
| S5    | 77,574 sq ft          |       |                       |
| S6    | Pre-let to TfL        |       |                       |
| S9    | 270,000 sq ft         |       |                       |
| S10   | 235,000 sq ft         |       |                       |

## Buildings and surroundings

- 01 The Pavilion
- 02 Holiday Inn and Staybridge Suites
- 03 John Lewis
- 04 Car park
- 05 Manhattan Loft Gardens
- 06 Car park
- 07 The Gantry Hotel and Adagio Aparthotel
- 08 Stratford City Energy Centre
- 09 Westfield Stratford City
- 10 Stratford Town Centre
- 11 Here East
- 12 Sir Ludwig Guttman Health & Wellbeing Centre
- 13 Kings Yard Energy Centre

## Residential plots

- 14 Glasshouse Gardens (330 homes)
- 15 Chobham Manor (850 homes)
- 16 Crescent
- 17 East Wick (870 homes)
- 18 Sweetwater (650 homes)

## Sports and entertainment

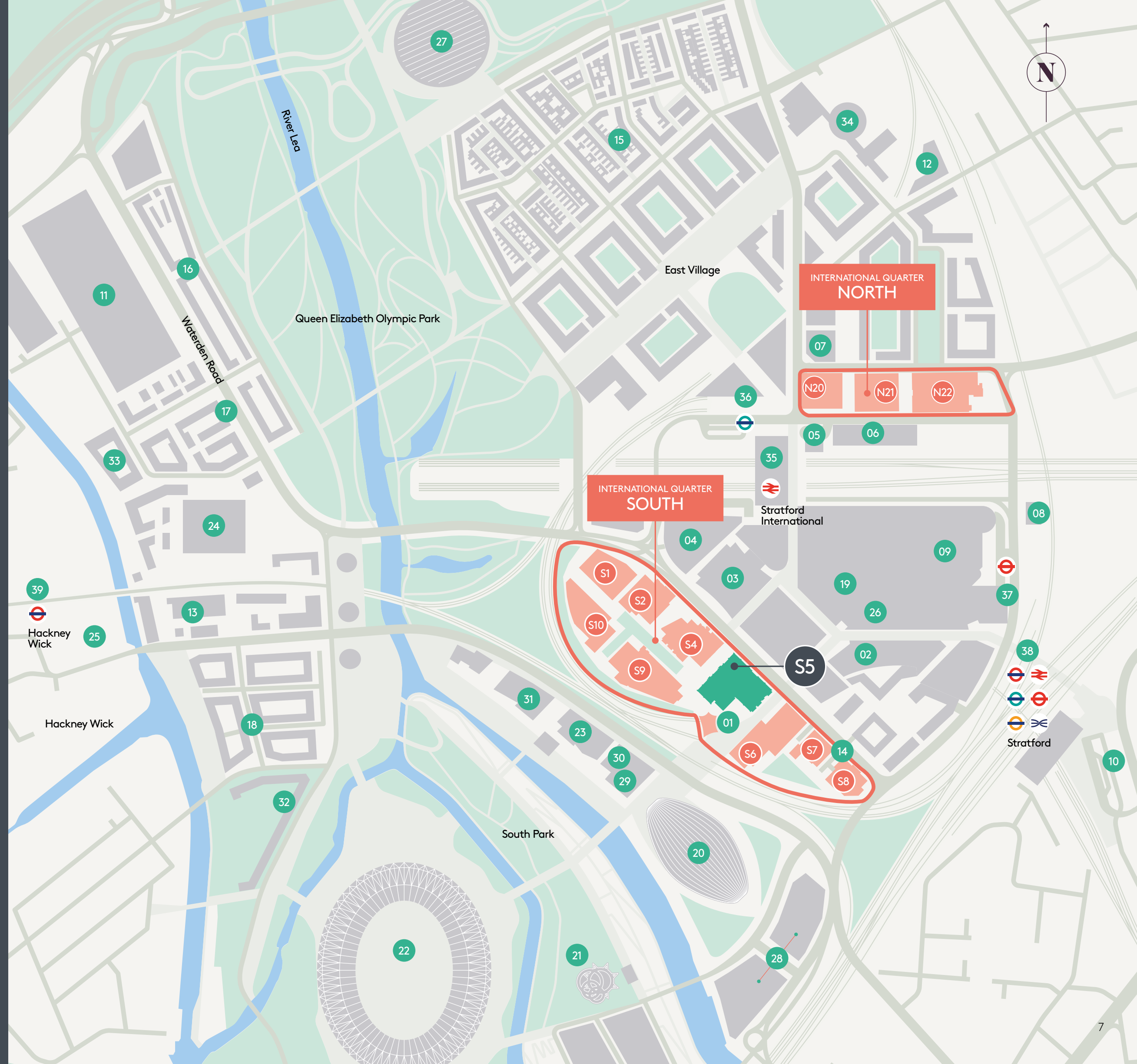
- 19 Vue Cinema
- 20 London Aquatics Centre
- 21 The Orbit and Podium E20
- 22 The Stadium
- 23 Sadler's Wells Theatre
- 24 Copper Box
- 25 The White Building, Yard Theatre, Mother Studios
- 26 All Star Lanes
- 27 Lee Valley VeloPark

## Culture and education

- 28 University College London
- 29 V&A East
- 30 Smithsonian Institution
- 31 London College of Fashion
- 32 Legatum Academy
- 33 Mossbourne Primary Academy
- 34 Chobham Academy

## Transport

- 35 Stratford International Station
- 36 Stratford International DLR
- 37 Stratford City Bus Station
- 38 Stratford Station
- 39 Hackney Wick Station



View of S5 from Endeavour Square  
looking north west



## A gateway building framing Endeavour Square and the park beyond

In prime position as you approach IQL, S5 has **prominence, proximity and scale**.

The public realm of Endeavour Square is on your doorstep with the buzz created from a public space curated with **people at its heart**. S5 and S6 will create over 15,000 sq ft of retail and food and beverage facing onto Endeavour Square bringing life to your neighbourhood.

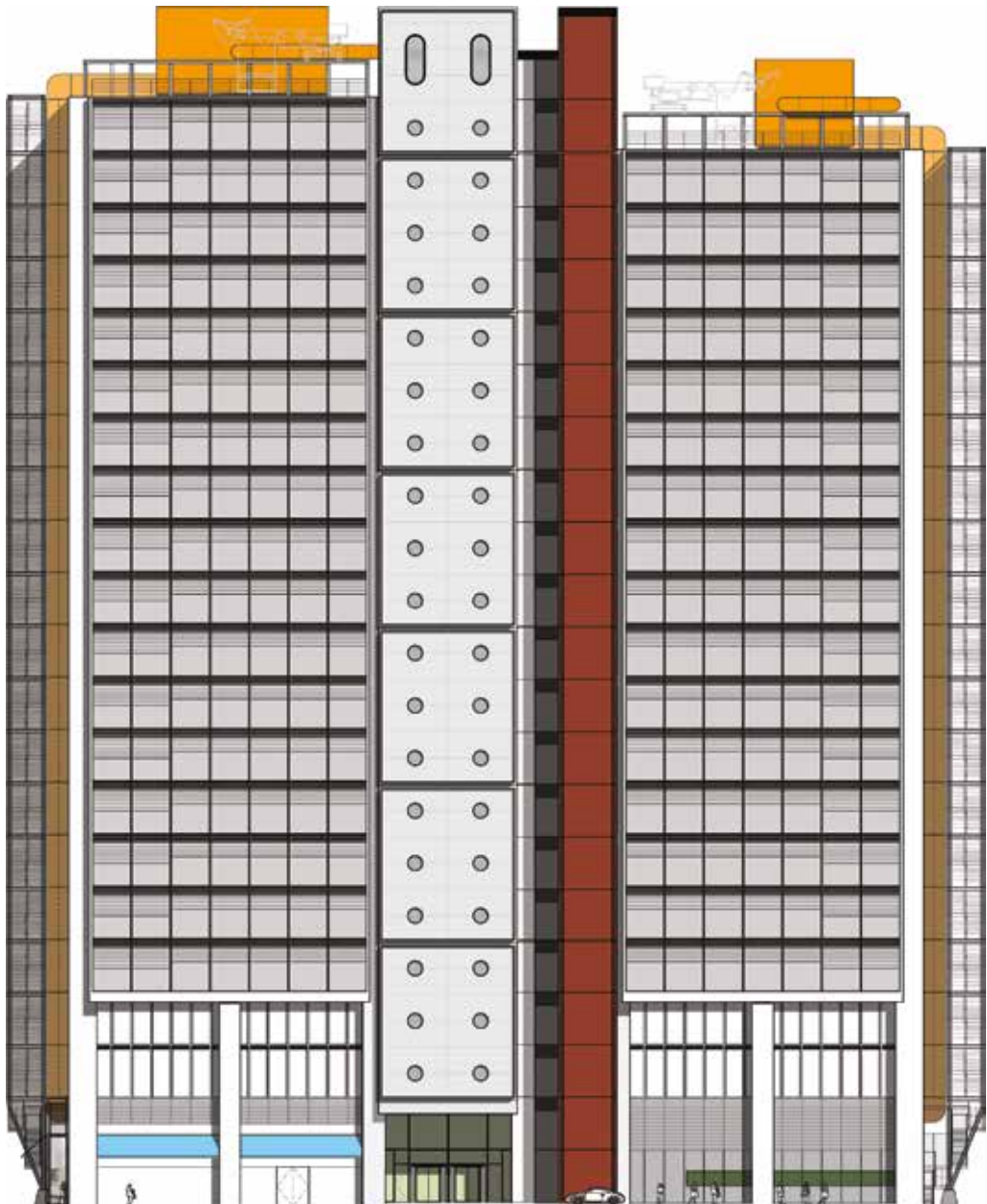
The top four floors of S5, benefit from their own dedicated reception. Providing your business with branding and a sense of arrival. The journey to the upper floors is by a bank of **three lifts dedicated to floors 16, 17, 18 and 19**. With their own separately accessed bike parking spaces and showers, these floors truly provide a building within a building.

The full-height triple-glazed façade, allows for the **maximum amount of natural light** on all elevations. To keep you comfortable, contemporary chilled beams cool the 100% fresh air delivered through the raised floors. This ensures a system with people, wellbeing and productivity as its priority.

**Large open plan, flexible floor plates**, highlight the unobstructed views to the Olympic Park and beyond to the iconic skyline of Canary Wharf and the City.

# Schedule of areas

| S5           | Office (m <sup>2</sup> ) | Office (ft <sup>2</sup> ) |
|--------------|--------------------------|---------------------------|
| Level 19     | 1,034.4                  | 11,134                    |
| Level 18     | 2,005.6                  | 21,588                    |
| Level 17     | 2,005.6                  | 21,588                    |
| Level 16     | 1,977.2                  | 21,282                    |
| Reception    | 184.1                    | 1,982                     |
| <b>Total</b> | <b>7,206.9</b>           | <b>77,574</b>             |



“The focus on daylight, views, connectivity, community spaces and public realm produces truly cutting-edge workplaces with people at their heart.”

Ivan Harbour  
Senior Partner and lead architect  
Rogers Stirk Harbour + Partners

# Building specifications

## Structure

Post-tension concrete frame

## Structural grid

10.5m \* 9.0m

10.5m \* 10.5m

## Planning grid

1.5m \* 1.5m

## Occupational densities

Workplace 1 person/8 sq m

MEP plant 1 person/8 sq m

Means of escape 1 person/6 sq m

## Critical dimensions

Floor to underside of the soffit 3.26m

Floor to chilled beam minimum 2.85m

Raised floor 350mm

Slab to slab 4m

## Air conditioning

Passive chilled beam

24°C (+/- 2°C) summer

20°C (+/- 2°C) winter

100% fresh air

17.6 litres per second per person

## Vertical transportation

3 \* 26 person lift (2,000kg)

All passenger lifts are destination controlled

1 \* 2,500kg goods lifts

1 \* Fire fighting lift (630kg)

## Power and resilience

Resilient power supply

N+1 heating and cooling provided via low carbon district heating and cooling

## Electrical services

Typical office lighting level for offices 350 lux

Small power on floor distribution 15W/sq m + 10W/sq m at riser

## Sustainability

Target of BREEAM 2014 Excellent

Designed to achieve WELL building (shell and core) certification

Minimum Energy Performance Certificate of B

## Transport, bicycle and shower provision

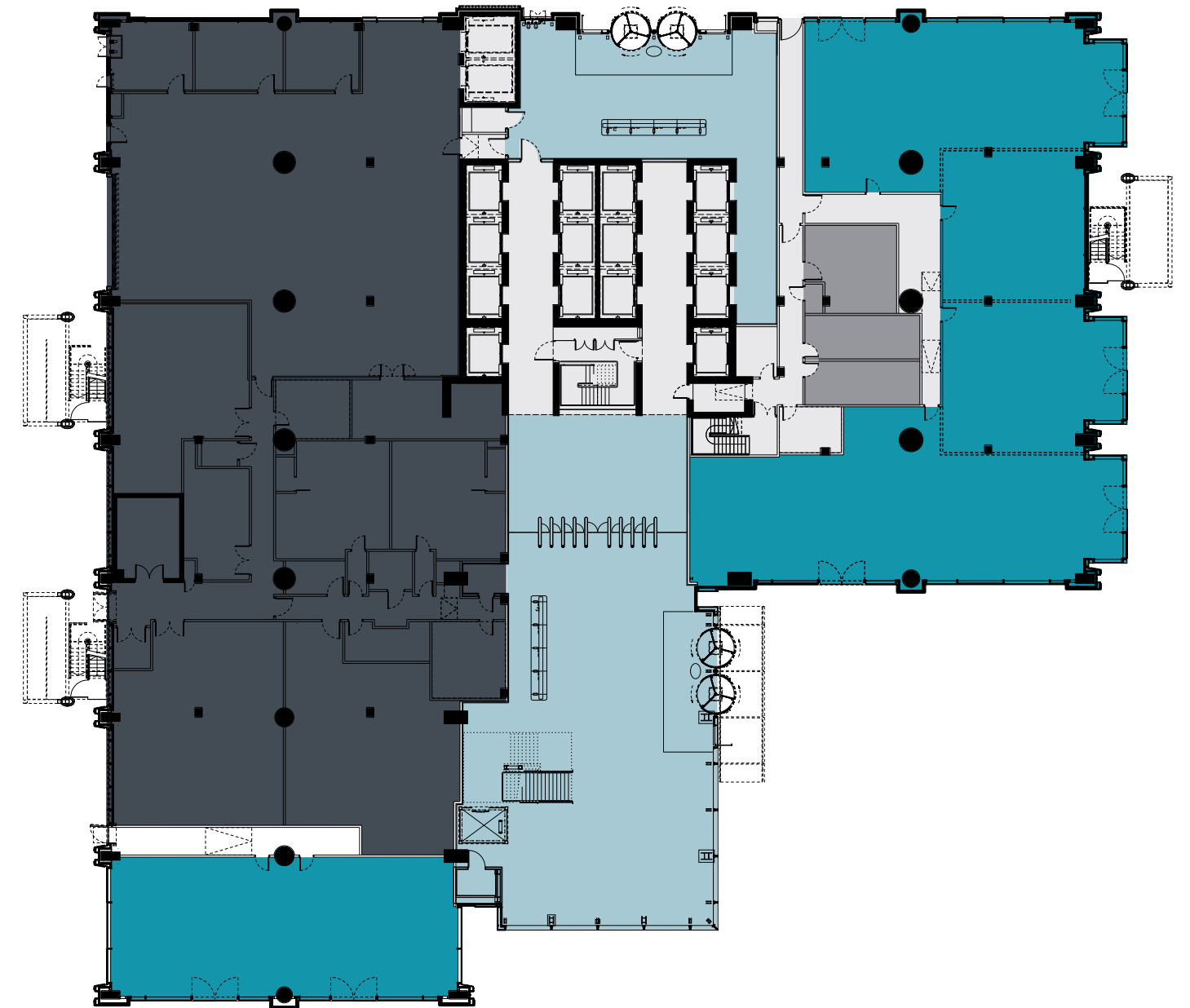
Bike spaces – 38

Showers – 6

Lockers – 50

## Building S5

### Ground Level



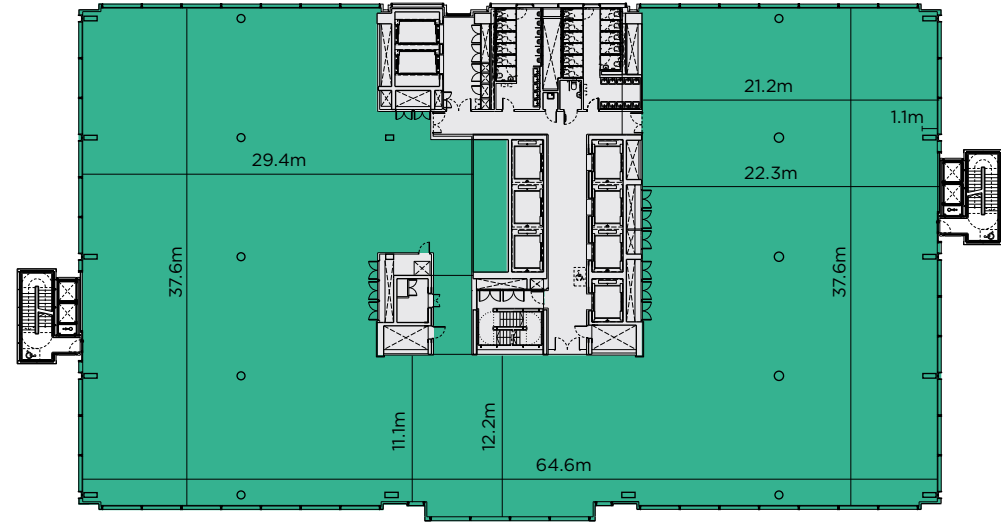
- Reception
- Retail
- Loading/Management Offices
- Cycle Parking/Showers
- Lifts/Lobbies/WC's/Stairs/Risers



Building S5

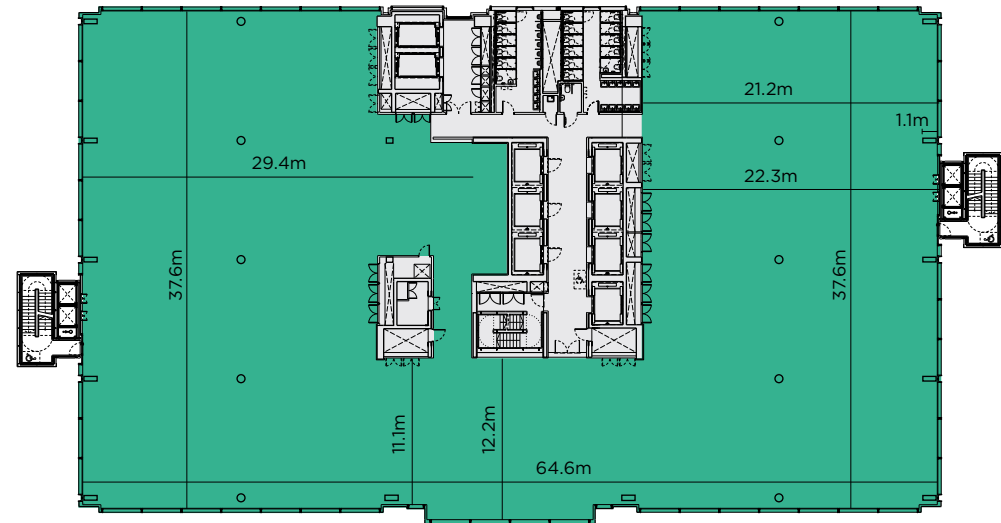
Level 16

21,282 ft<sup>2</sup>



Level 17

21,588 ft<sup>2</sup>

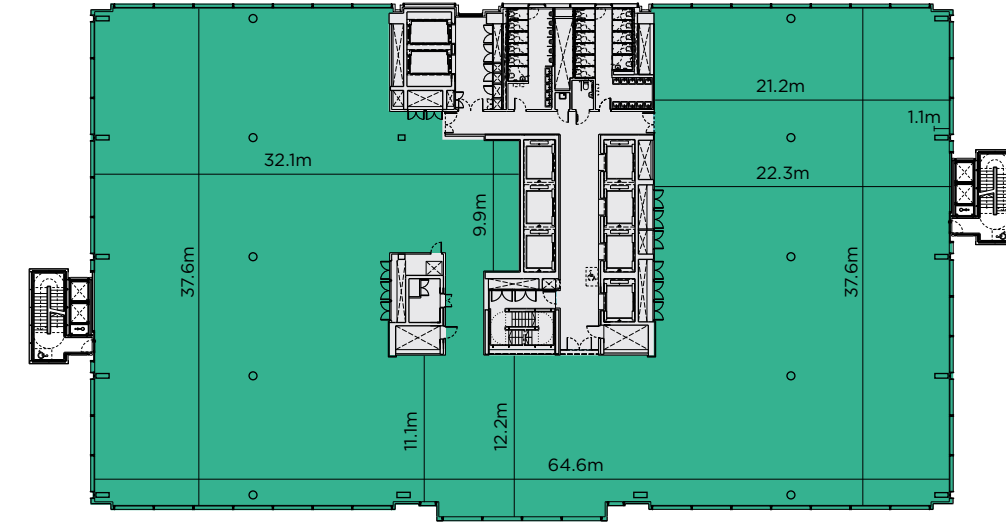


- Office
- Lifts/Lobbies/WC's/Stairs/Risers

Building S5

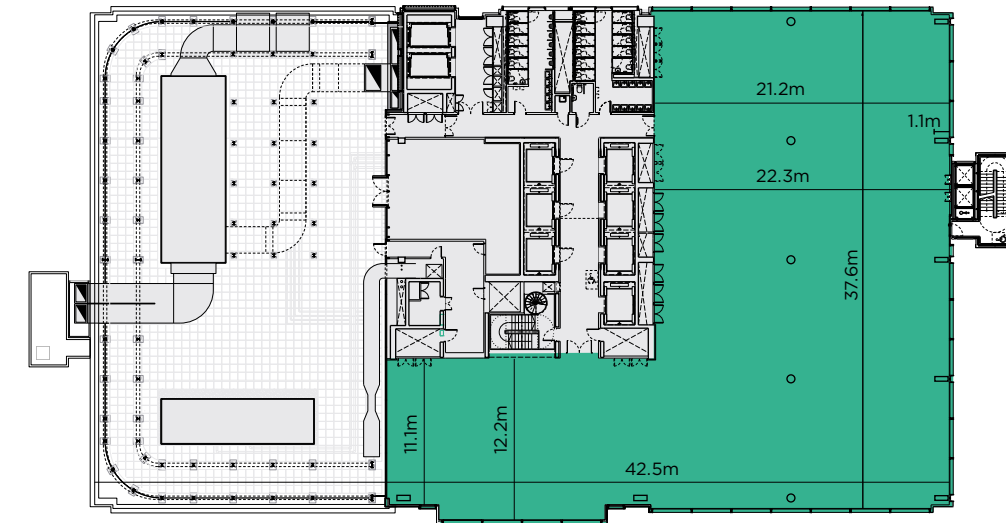
Level 18

21,588 ft<sup>2</sup>



Level 19

11,134 ft<sup>2</sup>



- Office
- Lifts/Lobbies/WC's/Stairs/Risers

View between S6 and S5 towards the Olympic Park



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# Creating the best places

## The future is

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### Connected

With more train connections than Waterloo at peak, access to all major airports in less than 60 minutes and the introduction of Crossrail, Stratford is one of London's best connected transport hubs.



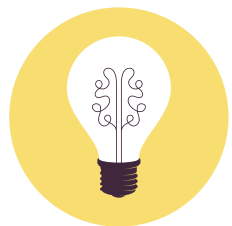
### Balanced

Buildings designed with wellbeing in mind, Stratford's unrivalled sporting facilities, a thriving retail mix and green open spaces combine to create a working environment that nurtures a balanced lifestyle.



### Cultured

A rich cultural hub is taking shape around International Quarter London.



### Learning

With over 12,500 students at Queen Elizabeth Olympic Park, the leaders of tomorrow will be studying on International Quarter London's doorstep.



### Designed

Drawing on Lendlease's global workplace design expertise, IQL is transforming how we work by providing spaces that are inspiring, adaptable and designed to facilitate more modern ways of working.



### Tech

Unrivalled digital and mobile infrastructure ensure IQL is equipped to meet forward-thinking businesses' technology needs – now and into the future.

“Stratford is one of the most astonishing transformations that London and probably Europe has ever seen.”

Deyan Sudjic, Director  
Design Museum

Close up view of S5 and S6 public realm and retail



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# For more information

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# About Lendlease and LCR

**International Quarter London is a joint-venture between Lendlease and LCR. Each company has an equal share in the owning entity.**

## Lendlease

Trusted by corporations and governments, Lendlease is a world leader in delivering end-to-end property solutions. Whether its new neighbourhoods, productive workspaces or vibrant retail destinations, Lendlease is committed to creating places that people can feel proud of, now and for generations to come.

As specialists in urban regeneration, Lendlease works with communities across the world to transform areas in need of investment and revitalisation into thriving and sustainable neighbourhoods. With the vision to create the best places, Lendlease is working in partnership with LCR to create International Quarter London a new workplace destination that is pioneering workplace design and placing culture, health and wellbeing at its heart.

In London Lendlease is also working in partnership with Southwark Council to deliver a transformative £2 billion regeneration project in Elephant & Castle, providing almost 3,000 homes, shops, restaurants and community facilities, and a brand new park as well as delivering The Timberyard in Deptford, where Lendlease is committed to not only building more than 1,000 new homes but also creating a place for people to work and visit.

## LCR

LCR is a UK Government-owned company that specialises in the management, development and disposal of property assets within a railway context and, in particular, property assets associated with major infrastructure projects. LCR was responsible for the delivery and subsequent sale of the High Speed 1 railway comprising St. Pancras International, Stratford International and Ebbsfleet Stations. In 2016 LCR sold its share in the King's Cross regeneration programme for which it has been a steward for almost two decades.

LCR and HS2 have established the HS2 Growth Partnership to work with local authorities in line with their local HS2 Growth Strategies, to bring forward development around stations on the proposed HS2 route. In Manchester, LCR is pursuing the regeneration of a 24 acre site adjacent to Piccadilly Station in partnership with public sector landowners Manchester City Council and Transport for Greater Manchester in conjunction with development partner, U&I.

InternationalQuarter.London

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## DISCLAIMER

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