

WHY INVEST IN STRATFORD?

EMPLOYMENT

- 5m sqft of new commercial space
- 100,000 new jobs to be created
- Future relocation of large employers such as Transport for London, British Council, Financial Conduct Authority

EDUCATION

- 4 new university campuses
- £1bn new science and tech centre
- 30,500 new students

LEISURE

- Europe's largest shopping mall (2m sqft)
- Olympic standard stadium
- World class sporting facilities open to the public
- New 550 seater Sadler's Wells theatre
- New V&A & Smithsonian museum
- Planned 18,000 seater Madison Sq Garden UK Sphere
- UK's largest casino
- 8,000 new homes
- 816 acres of parks and woodland

GROWTH

- 5% Average rental growth forecast per year from 2015-20*
- 5.5% Average price growth forecast per year from 2015-20*

*JLL Crossrail tool 2018

Infrastructure and connectivity

Stratford is the sixth busiest station in London, with 100 million users annually. It has more train connections than Waterloo at peak times.

Heathrow Airport	43 minutes**
Canary Wharf	8 minutes**
Bond Street	15 minutes**
City Airport	12 minutes**

**with Crossrail



STRATFORD

INVESTMENT GUIDE

“The 2012 Olympic legacy has turned East London into the fastest-growing area in the South East.”

Sadiq Khan
MAYOR OF LONDON

“ At least **42,000 jobs** will have been created as a result of the Olympic legacy, with some estimates predicting that there will be **100,000 new roles** by 2025 ”

“ Estimates predict that a minimum of **£22 billion** will have been invested in Stratford by 2025 ”

INTERNATIONAL QUARTER

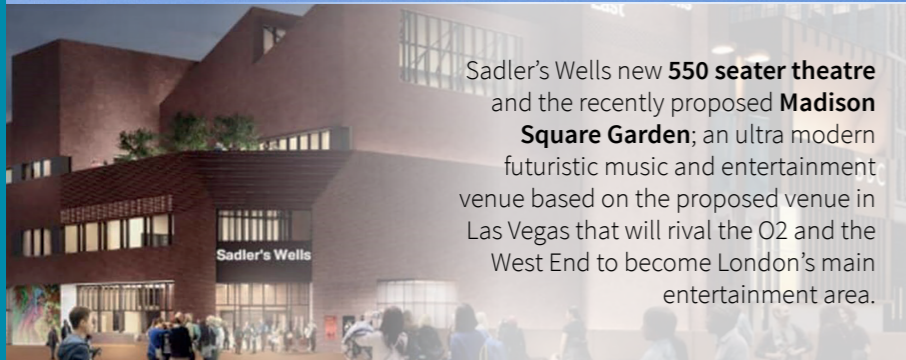


This new business district in the Olympic Park will deliver over **4m sqft** of commercial space, this is combined with Westfield's planned additional **1m sqft** of commercial space. The FCA, Cancer Research and TFL have all already agreed to relocate there - a **£2.4billion investment**

SUGAR HOUSE ISLAND

The first phase of Sugar House Island is Dane's Yard – a collection of eight old and new buildings offering offices to the creative industries. These are leasing now and will be ready for occupation from early in 2019. On sale from 2019, riverside homes will range from studio apartments to mews houses.

ENTERTAINMENT



Sadler's Wells new **550 seater theatre** and the recently proposed **Madison Square Garden**; an ultra modern futuristic music and entertainment venue based on the proposed venue in Las Vegas that will rival the O2 and the West End to become London's main entertainment area.

UCL

A new campus will deliver **£1 billion centre** for science, technology, education and research and offer a radical new model of how a world-class research university will play a sustainable and leading role in the expanding community. It will attract a further **c.25,000 students** to the area.

LONDON COLLEGE OF FASHION

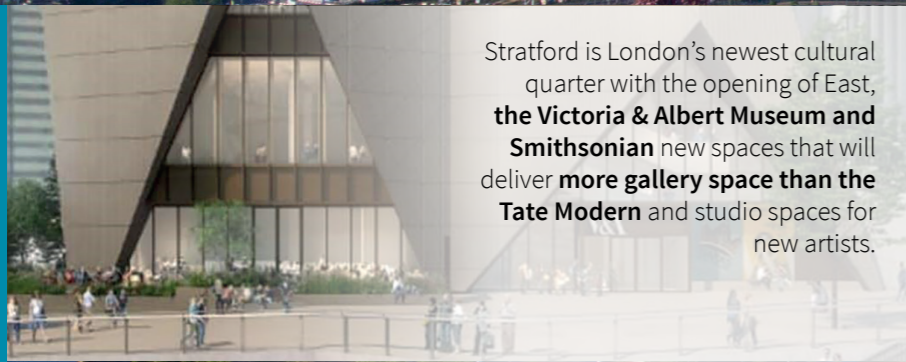


A new campus will be situated within the Olympic park and house over **5,500 fashion students** and **500 staff** in a **30,000 m²** Allies and Morrison designed scheme

BAR, RESTAURANTS & NIGHTLIFE

Hackney Wick has the highest density of artists living Europe. It provides a unique balance to Stratford and leads the way in London's cultural scene. The heritage of the area makes it the home of numerous micro **breweries, bars & restaurants**, and is regularly described as the **coolest area in London**.

CULTURE



Stratford is London's newest cultural quarter with the opening of East, the **Victoria & Albert Museum and Smithsonian** new spaces that will deliver **more gallery space** than the **Tate Modern** and studio spaces for new artists.

HERE EAST:

The digital and sporting hub for East London employing over **5,500 people**. It is home to tenants such as BT Sport, Loughborough University, Barlett School of Architecture (UCL), Institute of Robotics as well as Plexar which hosts numerous fast growing technology companies.

SHOPPING



Westfield, the **largest shopping mall in Europe** (2m sqft). It has **350 stores** and restaurants house top brands, fine food and chilled cafés, including the **UK's largest 24h casino**

SPORT

Following the success of the **2012 London Olympic Games** the Queen Elizabeth Park is now home to London Stadium, the ArcelorMittal Orbit tower, the London Aquatics Centre, the Copper Box Arena, the Lee Valley VeloPark and Lee Valley Hockey and Tennis Centre – as well as **parklands, waterways, playgrounds and cafes**.

