

# One Stratford Place

E20 1EG



**21,007 sq. ft of perfectly  
connected workspace sitting  
atop Stratford Station and  
at the heart of London's most  
vibrant neighbourhood.**



# The Area



**Sitting at the heart of Stratford, OSP enjoys immediate access to a diverse and eclectic array of food, drink, retail, and leisure amenities, green spaces and open water.**



# Restaurants & Bars



- |  |  |
|--|--|
| <p><b>1 Westfield</b><br/> <b>Featuring:</b><br/>         Pasta Remoli<br/>         Joe Blakes<br/>         Honi Poke<br/>         Shake Shack<br/>         Pinkberry<br/>         Bababoom<br/>         Cabana<br/>         Lotus Leaf<br/>         Big Easy<br/>         Doughnut Time<br/>         Japan Centre<br/>         Tortilla<br/>         Rosa's Thai Cafe<br/>         Caffè Concerto<br/>         Lokma<br/>         Gourmet Burger Kitchen<br/>         Ergon<br/>         Pho<br/>         Tiramisu Café<br/>         Ghara<br/>         The Real Greek<br/>         Busaba<br/>         Wahaca<br/>         Figo<br/>         Balans East<br/>         Tapas Revolution<br/>         Tap East<br/>         Sky Bar<br/>         and Terrace<br/>         The Bat and Ball<br/>         The Cow<br/>         Neighbourhood Bar</p> | <p><b>2 Allegra</b><br/> <b>3 Kitchen E20</b><br/> <b>4 Darkhorse</b><br/> <b>5 Signorelli East Village</b><br/> <b>6 Steakout</b><br/> <b>7 Queen's Head</b><br/> <b>8 The Abbey Tap</b><br/> <b>9 Pitch</b><br/> <b>10 Tonkotsu</b><br/> <b>11 Heavenly Desserts</b><br/> <b>12 Haugen</b><br/> <b>13 Viva! Vegan</b><br/> <b>14 The Last Drop</b><br/> <b>15 Taverna in The Park</b><br/> <b>16 Barge East Restaurant</b><br/> <b>17 Crate Brewery &amp; Pizzeria</b><br/> <b>18 Alfred Le Roy</b><br/> <b>19 White Post Bar &amp; Café</b><br/> <b>20 Rule Zero</b><br/> <b>21 Two More Years</b><br/> <b>22 Roof East</b></p> |
|--|--|

# Leisure & Fitness



- 1 Anytime Fitness
- 2 Gymbox
- 3 Crossfit 1971
- 4 Olympic Park PT
- 5 Better Gym
- 6 Olympic Park Outdoor Gym
- 7 9Round
- 8 Lee Valley Velopark  
Mountain Bike Trails
- 9 Lee Valley BMX Track
- 10 Lee Valley Hockey & Tennis Centre
- 11 Copper Box Arena
- 12 London Marathon Community Track
- 13 Groundwork Gym
- 14 Elite Evolution
- 15 F45 Training
- 16 Crossfit



## Outstanding Cuisine

Discover a wide range of culinary delights, just minutes away. From charcoal kebabs to Swiss fondue, check out an exciting range of lunchtime options.



# Eclectic Eats



One Stratford Place

# Westfield



# Stratford City



## Wine & Dine

Relax amongst elegant dining destinations and sophisticated bars. With Europe's largest retail and restaurant complex just next door, a bounty of offerings await.



# 53

## Bars & Restaurants

One Stratford Place

# Queen Elizabeth Olympic Park

Queen Elizabeth Olympic Park is the most vibrant park every day of the week.

At 560 acres, there's always something new to explore and discover.

Experience sports after work, weekly events and iconic venues – or just relax at lunch in landscaped parklands with a plethora of cafés.

- London Stadium
- London Marathon Community Track
- London Aquatics Centre
- Great British Garden
- Lee Valley Hockey & Tennis Centre
- Lee Valley Velopark
- Lee Valley BMX Track
- Copper Box Arena
- Queen Elizabeth Park Public Climbing Wall
- London Blossom Garden
- Wetlands Walk
- ArcelorMittal Orbit
- Boat Tours
- Restaurants/Cafés x 15

# 560 acres



# In Great Company

Stratford is home to a wide range of occupiers, from fledgling start-ups to highly-established global businesses. Position yourself amidst this truly diverse mix of ambitious and forward-thinking organisations.



MATCHES FASHION

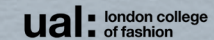
# A Cultural Hotspot

East Bank is a unique and creative hotspot. It welcomes world-leading universities and cultural institutions which open up opportunities for everyone who visits, lives and works in east London.

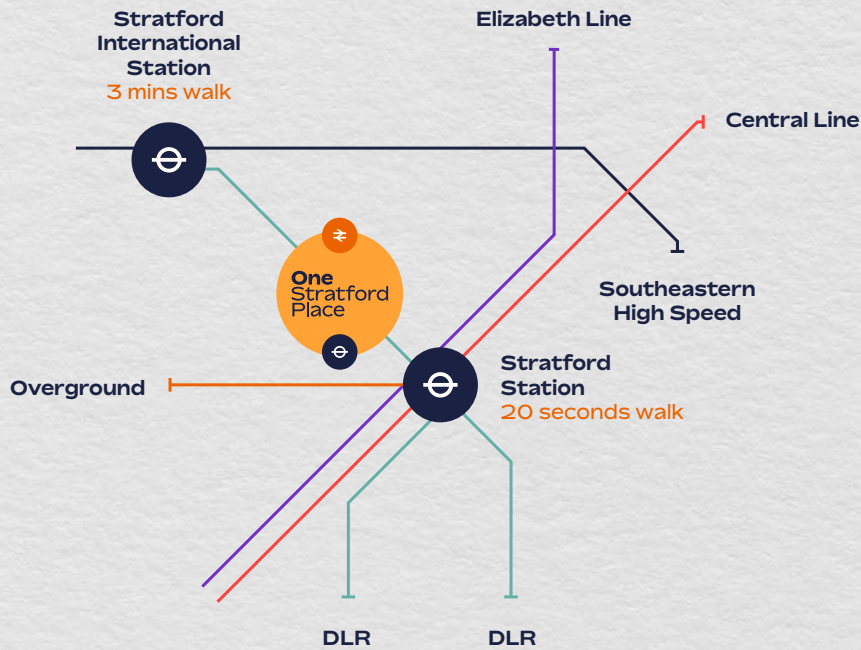
One of the world's largest and most ambitious culture and education districts – is central to that long-term legacy creating a powerhouse for artistic excellence, learning, research, performance and exhibitions. It represents a unique prospect for London and a concept that is almost unparalleled on the international stage.



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# Exceptionally Connected



## Elizabeth Line

- Heathrow**  
41 mins
- Paddington**  
18 mins
- Tottenham Court Road**  
13 mins
- Liverpool Street**  
7 mins
- Bond Street**  
16 mins
- Farringdon**  
10 mins
- Whitechapel**  
5 mins
- Canary Wharf**  
9 mins

## Underground

- Canary Wharf**  
10 mins
- Bank**  
11 mins
- Moorgate**  
12 mins
- Tottenham Court Road**  
13 mins
- Bond Street**  
16 mins
- St Paul's**  
13 mins
- Oxford Circus**  
18 mins
- Westminster**  
22 mins

## Rail terminals

- Liverpool Street**  
9 mins
- London Bridge**  
16 mins
- King's Cross St Pancras**  
17 mins
- Paddington**  
17 mins
- Euston**  
20 mins
- Waterloo**  
20 mins
- Victoria**  
25 mins
- Paris**  
2hr 19 mins



## Airports

- London City**  
19 mins
- Gatwick**  
51 mins
- Heathrow**  
57 mins
- Stansted**  
61 mins

# The Building





View of the New Reception Space.



**A brand new feature  
reception and arrival  
experience, just seconds  
from Stratford Station.**

# Schedule of Areas

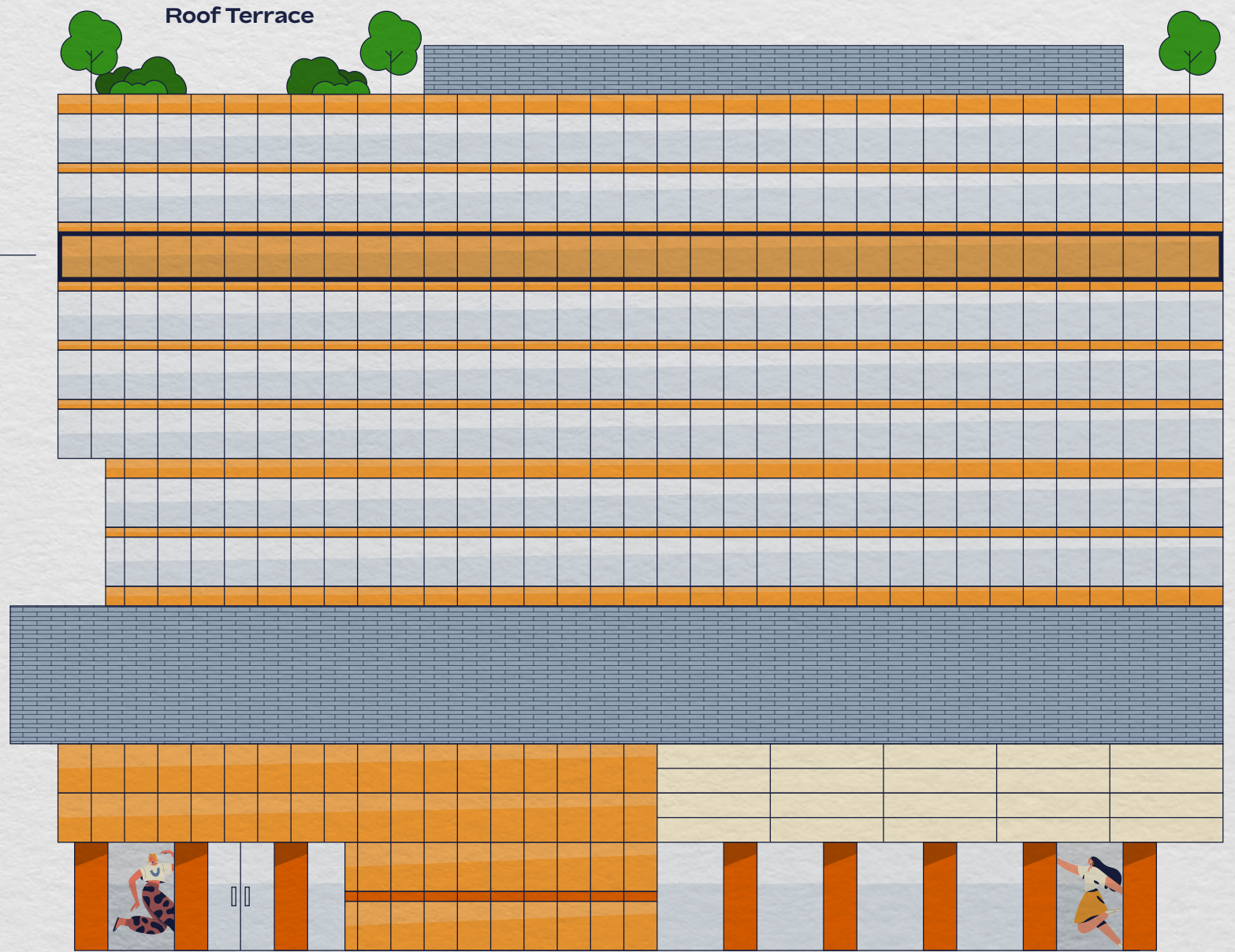
## Availability

Level 10

21,007 sq. ft

Stratford Station

20 seconds

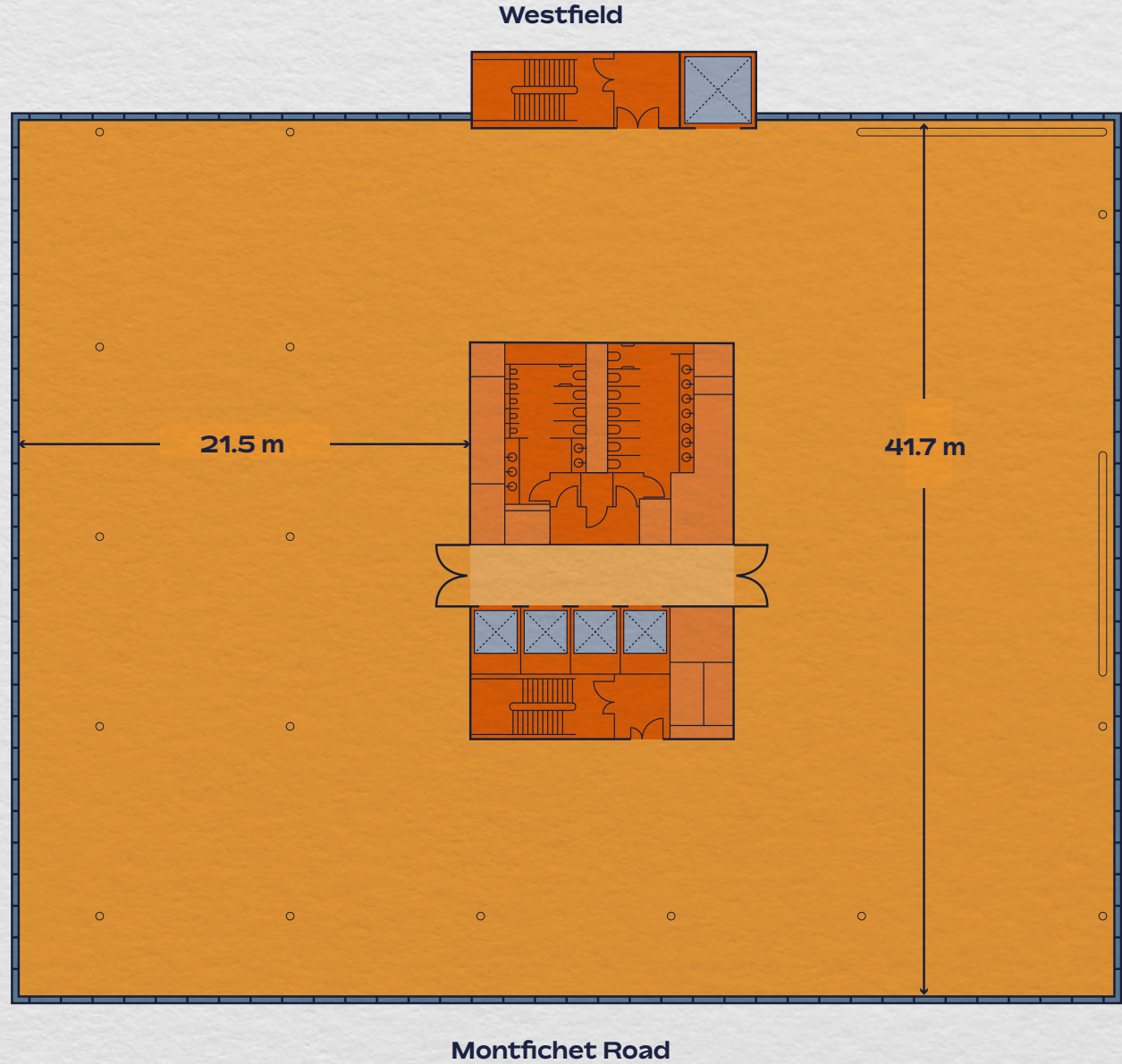


Reception

Floorplan – Level 10

**21,007 sq. ft**

1,952 sq. m





# Summary Spec

One Stratford Place benefits from a highly-efficient design and high-quality specification.



Reduced operational carbon - heating and cooling provided by offsite plant which fuels the entire Olympic Park



EPC Rating B



Private roof terrace available exclusively to occupiers within the building



BREEAM Excellent



Immediate access to 560 acres of landscaped parkland



1:10 m<sup>2</sup> Occupancy Density



2.95m Floor to Ceiling Height



6 Showers x 1 Per Floor



Highly efficient, flexible floorplates



Floor-ceiling glazing on all 4 façades



Low-energy LED lighting



150 mm Raised Access Flooring



23 Bike Racks



Brand new feature reception



View of the New Landscaped Roof Terrace.



One Stratford Place

# Get In Touch



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