

EXCLUSIVE

Lendlease wins gold with major office letting at former Olympic Park

Expanding Arden is taking a large slice of 350,000-square-foot building



The Turing Building. (CoStar)

By **Paul Norman**

CoStar News

27 May 2025 | 7:58



Lendlease [has signed](#) Arden University for 94,000 square feet at its Turing Building at Stratford Cross on the former 2012 Olympic Park in east London, with an option to take a further 90,000 square foot, CoStar News can reveal.

The university has signed for the ground to sixth floor, while the 90,000-square-foot option is for floors seven to 11. It has taken a 15-

year lease paying mid- to high-£40s per square foot, according to market sources.

Arden already has campuses in Tower Bridge, Holborn and Ealing, which it will retain. It offers a combination of distance and blended-learning degree courses to students in the UK and globally. It received degree awarding powers from the UK Government in 2015 and now has more than 27,000 students online and at campuses in London, Birmingham, Manchester, Leeds and Berlin.

Lendlease launched the [Turing Building](#), a 350,000-square-foot office, to market last year. The building is unusual in that it had secured dual planning consent for around 200,000 square feet to become education use. It is next to the London College of Fashion, University of the Arts London and University College London East, which opened campuses in autumn 2023.

The Turing Building was designed by architect Arney Fender Katsalidis and is the first building to be delivered as part of Lendlease's joint venture with Canada Pension Plan Investment Board at Stratford Cross on the edge of the Queen Elizabeth Olympic Park.

The 21-floor building comprises a mix of single and multi-tenant options. It also has event facilities, a lobby, a roof terrace and an open Everyman cinema. Level 21, a dedicated amenity floor, has breakout areas and collaboration spaces.

Nearby Sadler's Wells East opened in February, the V&A East Storehouse opened in May and its David Bowie Centre will open in September 2025. The V&A East Museum is scheduled to open in spring 2026, and the BBC Music Studios in late 2026 or early 2027.

Speaking to CoStar News last year, Lendlease development director Brian Donnelly said around half of the Stratford Cross development

has now been built, including around 1.2 million square feet of offices.

The planning consent is for 2.57 million square feet of offices, 683 apartments and 90,000 square feet of retail with future offices to be delivered in a 50:50 joint venture with CPP Investments. "The first phase was about focusing on large organisations," he said, pointing to occupiers including government body Transport for London, the LLDC itself, the Financial Conduct Authority, Unicef and charity Cancer Research UK.

He described the Turing Building as an inflexion point as it coincides with the opening of the cultural buildings at East Bank next door. "We are an interesting connective tissue between Westfield's mall and East Bank and, really, the name change to Stratford Cross [from the International Quarter] was about putting Stratford front and centre."

Lendlease recently announced a tie-up with the [Crown Estate](#), the reigning UK monarch's property company, to create a joint venture focused on the former up-to-£24 billion undeveloped UK land management portfolio. That includes three remaining land plots at the Stratford Cross site.

CBRE, BNP Paribas Real Estate and Knight Frank are leasing agents. James Andrew International advised Arden.

Follow us on Social Media

Have feedback or questions? Email us at news@costar.com

IN THIS ARTICLE

Properties

[The Turing Building](#)

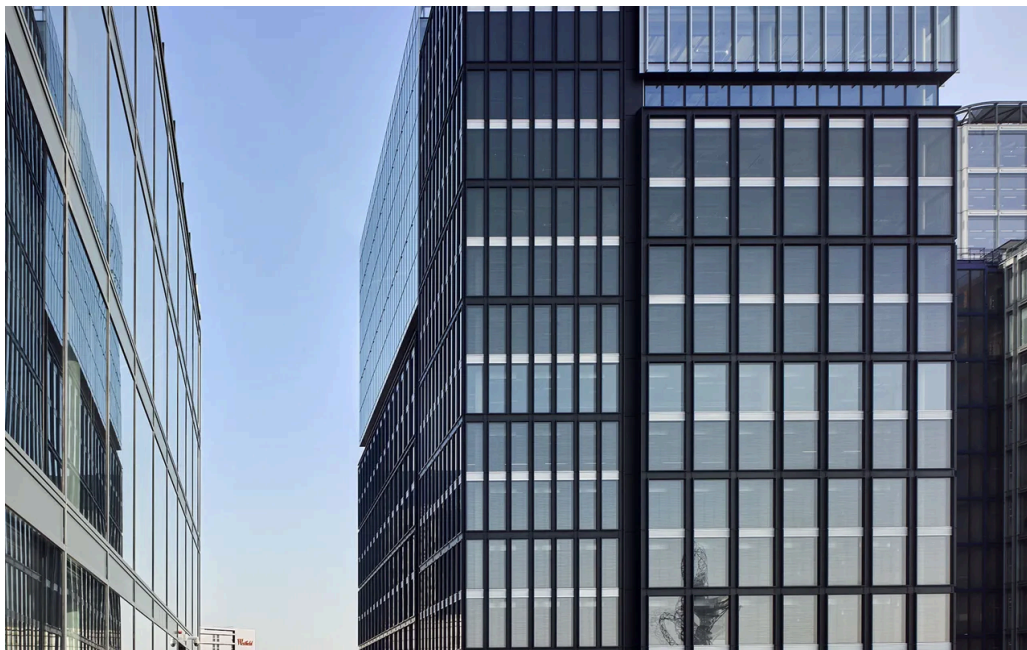
Westfield Ave, London, LND

OFFICE AUSTRALIA LONDON OCCUPIER SUSTAINABILITY UK & IRELAND

Arden University takes 94,000 sq ft at Lendlease's East London project

27 May 2025 | 17:04 | London | by May Agaran

Turing Building at Stratford Cross to serve as its flagship campus



The Turing Building (Image: Nick Guttridge)

What Arden University has chosen the Turing Building at Lendlease's Stratford Cross development

Why University to occupy 94,000 sq ft

What next Premises to serve as its flagship London Campus

Arden University has selected the Turing Building to serve as its flagship London campus.

The university has agreed a letting with Lendlease for 94,000 sq ft at the scheme located at the edge of the Olympic Park and nestled between Queen Elizabeth Olympic Park and Westfield Stratford Shopping Centre. The flexible learning provider is part of the Global University Systems (GUS).

Spanning 21 floors with a combined footprint of 350,000 sq ft, the Turing Building is the first building to be delivered at the East London development, a joint venture between the Australian developer and Canada Pension Plan Investment Board (CPP Investments).

The building was designed by Arney Fender Katsalidis and features an Everyman cinema, a 120-capacity event space, terraces and a coffee shop. It has achieved BREEAM Outstanding, EPC A, ActiveScore Gold and WiredScore Platinum. The scheme is awaiting verification of its Well Gold Status and has earned a Nabers Design for Performance Pioneer certification of 4*.

Previously known as the Stratford International Quarter, the wider Stratford Cross masterplan includes 683 apartments and 2.4m sq ft of offices alongside ground floor retail. Roughly 50% of the project has been completed with the remainder worth around £1.6bn.

Carl Lygo, vice chancellor and chief executive at Arden University, said: "We are glad to announce Arden University's new flagship London campus at the Turing Building, Stratford Cross. As a flexible learning provider, we want to be able to provide our students with a space to connect and engage. This campus will allow us to do just that, offering a vibrant

space for our students to meet each other while being at the heart of all that London has to offer – we can't wait to open our doors and welcome our students."



Guy Thomas, head of commercial leasing at Lendlease, said: "Arden University's move to the Turing Building reflects Stratford Cross' growing reputation as a destination for education and innovation. The mix of workspaces, cultural venues, and leisure options creates an environment where organisations like Arden University can grow and connect with a wider community."

Knight Frank, CBRE and BNP Paribas acted on behalf of Lendlease in the deal. Mark Kleinman of James Andrew International represented Arden University.

The letting follows the formation of a 50/50 joint venture between the Australian developer and the King's property company.

First [tipped by Green Street News](#), the deal involves the Crown Estate taking on six of Lendlease's schemes, for which the Australian giant has been exploring options since last year.

The projects would provide 26,000 homes and 900,000 sq m (9.7m sq ft) of office and life sciences space across Euston Station, Silvertown, High Road West in Haringey, Stratford Cross and Thamesmead Waterfront in London, plus Smithfield in Birmingham.

The partnership was [later confirmed by Lendlease](#). The group said it had sold relevant landholdings and land management agreements of those projects, thus freeing up more than £145m of capital from its development balance sheet.

Lendlease had last year announced a [simplification of its organisational structure](#) and a [retreat to its core business in Australia](#). As a result, it began a process of releasing capital from its international development business. It sold its UK construction arm [earlier this year](#) to Atlas Holdings.



University signs for new 94,000 sq ft London base at Stratford Cross

By Simon Creasey



May 28, 2025

Share this:     

Arden University has signed for 94,000 sq ft at the Turing Building at Stratford Cross for its new London base.

The 350,000 sq ft building, which was designed by Arney Fender Katsalidis, was the first building to be delivered as part of Lendlease's joint venture with Canada Pension Plan Investment Board at Stratford Cross.

The building also features an Everyman Cinema, an events space for up to 120 people, terraces and a coffee shop run by a local independent baker.

Guy Thomas, head of commercial leasing at Lendlease, said: "Arden University's move to the Turing Building reflects Stratford Cross' growing reputation as a destination for education and innovation. With its proximity to world-class institutions such as UAL and UCL East, the area offers a unique opportunity for collaboration between academia and business.

"The mix of workspaces, cultural venues, and leisure options creates an environment where organisations like Arden University can grow and connect with a wider community which includes leading UK brands such as the BBC, Sadlers Wells and the V&A."

Professor Carl Lygo, vice chancellor and chief executive at Arden University, added: "We're so excited to announce Arden University's new flagship London campus at the Turing Building, Stratford Cross. As a flexible learning provider, we want to be able to provide our students with a space to connect and engage. This new campus will allow us to do just that, offering a vibrant space for our students to meet each other while being at the heart of all that London has to offer – we can't wait to open our doors and welcome our students."

Knight Frank, CBRE and BNP Paribas Real Estate acted for Lendlease on the deal and James Andrew International advised Arden University.

GET THE LATEST NEWS!

Don't miss our top stories and need to know news every day in your inbox.