

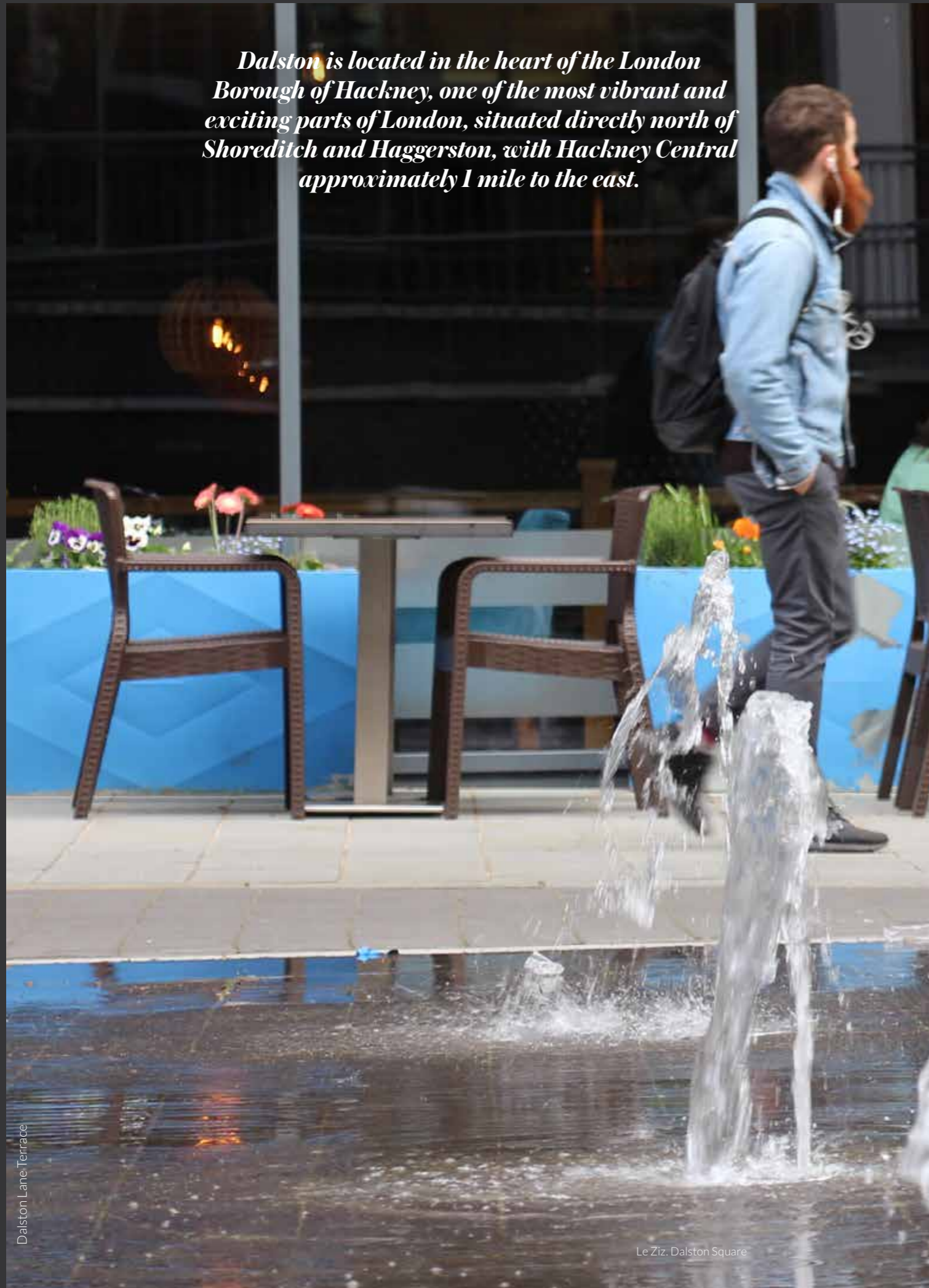
*Retail and leisure
space available in
one of London's most
desirable postcodes*

A1, A2 & A3 UNITS TO LET

london e8
Dalston
Lane X Terrace

Located in the heart of Dalston,
a textured place that is both stimulating and rooted
in pushing boundaries, generating opportunities
for retail, leisure and business

Dalston is located in the heart of the London Borough of Hackney, one of the most vibrant and exciting parts of London, situated directly north of Shoreditch and Haggerston, with Hackney Central approximately 1 mile to the east.



Dalston Lane Terrace

Le Ziz, Dalston Square



From the top clockwise:
Kingsland High Street
Café Route
Beyond Retro



Dalston is now one of London's most fashionable postcodes and attracts visitors from all over London and beyond. It is increasingly becoming a hub for creative industries and has attracted a significant number of young professionals who live and work there.

There is a young, affluent, aspirational and trend-setting population, who see the area as an alternative to neighbouring Shoreditch. The retail and leisure offering reflects this with notable occupiers including Blue Tit, Pond, The Alibi, Beyond Retro, Harvest E8 and Voodoo Rays to name but a few.

Other local attractions include the Rio Cinema, Dalston Roof Gardens, Acola Theatre, and a new public library.

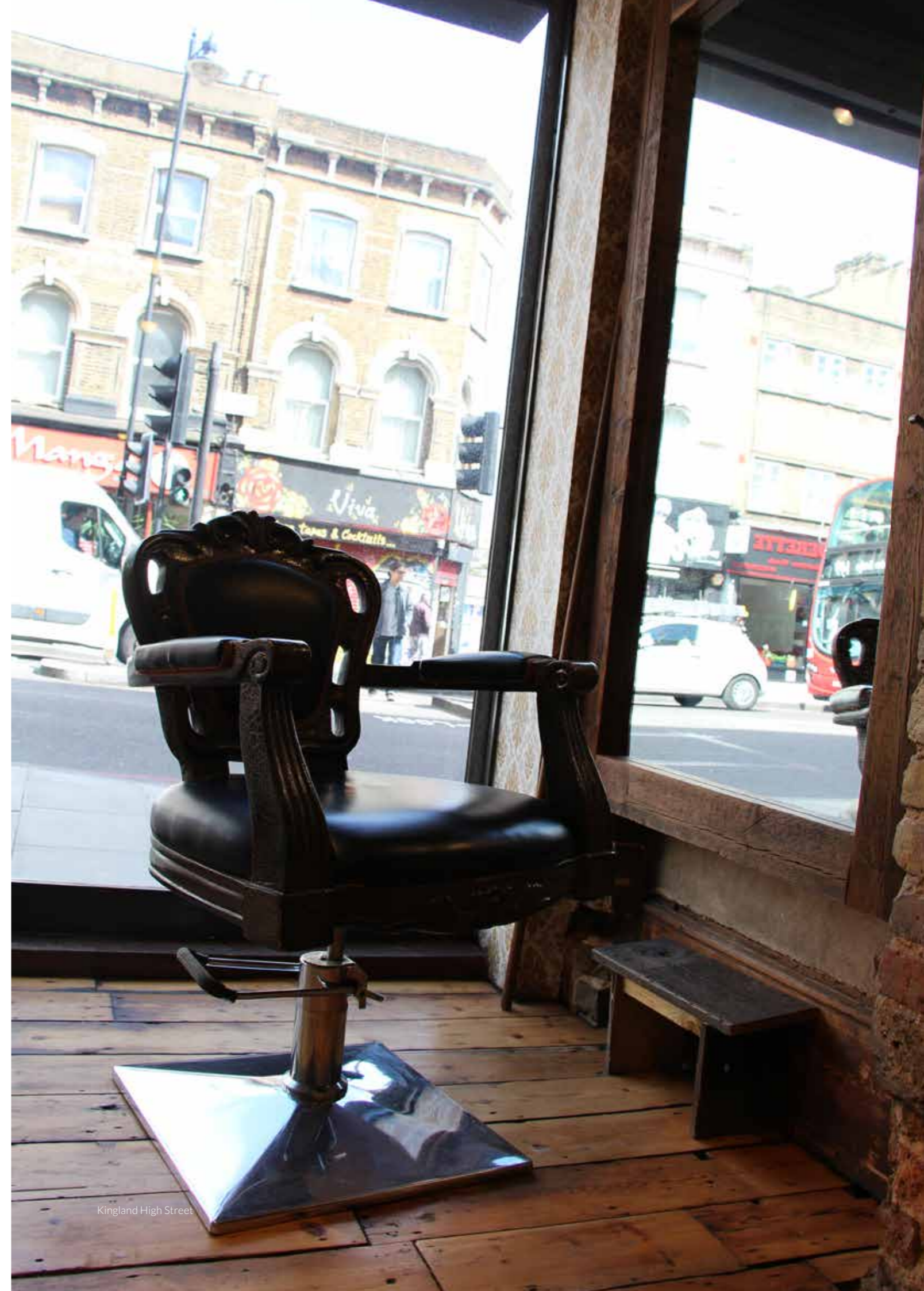


From left to right clockwise:
Kingsland Shopping Centre
Kingsland High Street
Reilly Rocket
Allpress HQ



There are a number of new developments in the area including the following:

- **51/57 Kingsland High Street**
98 residential units and 11,500 sq ft of retail and leisure space.
- **Dalston Western Curve**
106 residential units and 15,000 sq ft of retail and leisure space.
- **Allpress HQ**
New artisan coffee shop and roastery with 40 plus people working onsite



Kingsland High Street



Main image:
Computer generated image
of Dalston Lane elevation

Dalston Lane Terrace is the re-development of an original Georgian terrace located at the western end of Dalston Lane, close to the junction with Queensbridge Road.

Dalston Lane Terrace

It comprises 10 commercial units and 44 residential units. Phase 1 is due for completion in July 2016, with Phase 2 completion due in July 2017.

Ideally located opposite the new Allpress HQ and close to Dalston Square, Dalston Yard (Street Feast) and Ridley Road Market, Dalston Lane Terrace will provide a new retail and leisure destination, designed for exciting independent businesses, which will enhance the unique retail and leisure environment that Dalston provides.



Top image:
Computer generated image
of public realm space



Bottom image:
Computer generated image
of south elevation

Dalston Lane Terrace site plan



Key ● Proposed development site Phasing ● Phase 1 ● Phase 2

Accommodation

The scheme will comprise of ten commercial units in two phases.
Approximate floor areas:

Unit	NIA (Sqm)	NIA (Sq ft)	Unit	NIA (Sqm)	NIA (Sq ft)
Phase 1			Phase 2		
Retail Unit 6	(LET)	(LET)	Retail Unit 1	75.0	807
Retail Unit 7	66.9	720	Retail Unit 2	130.5	1,405
Retail Unit 8	124.0	1,335	Retail Unit 3	121.0	1,302
Retail Unit 9	118.0	1,270	Retail Unit 4	77.0	829
Retail Unit 10	(LET)	(LET)	Retail Unit 5	76.5	823

Please note that it may be possible to combine the units.

Dalston Lane Terrace is within easy reach of open spaces as well as local areas of interest.



From bottom left clockwise:
London Fields
Ridley Road Market
Shoreditch
Hoxton

Timing

Phase 1 is due for completion in July 2016, with Phase 2 completion due in July 2017.

Planning

All units benefit from A1, A2 and A3 planning use

Rent

Upon Application.

Tenure

The units are available to let by way of new effectively full repairing and insuring leases which will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Energy Performance Certificate

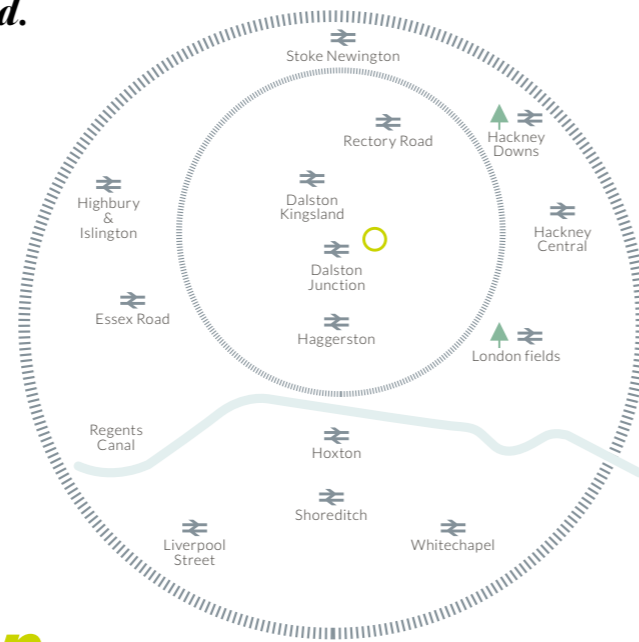
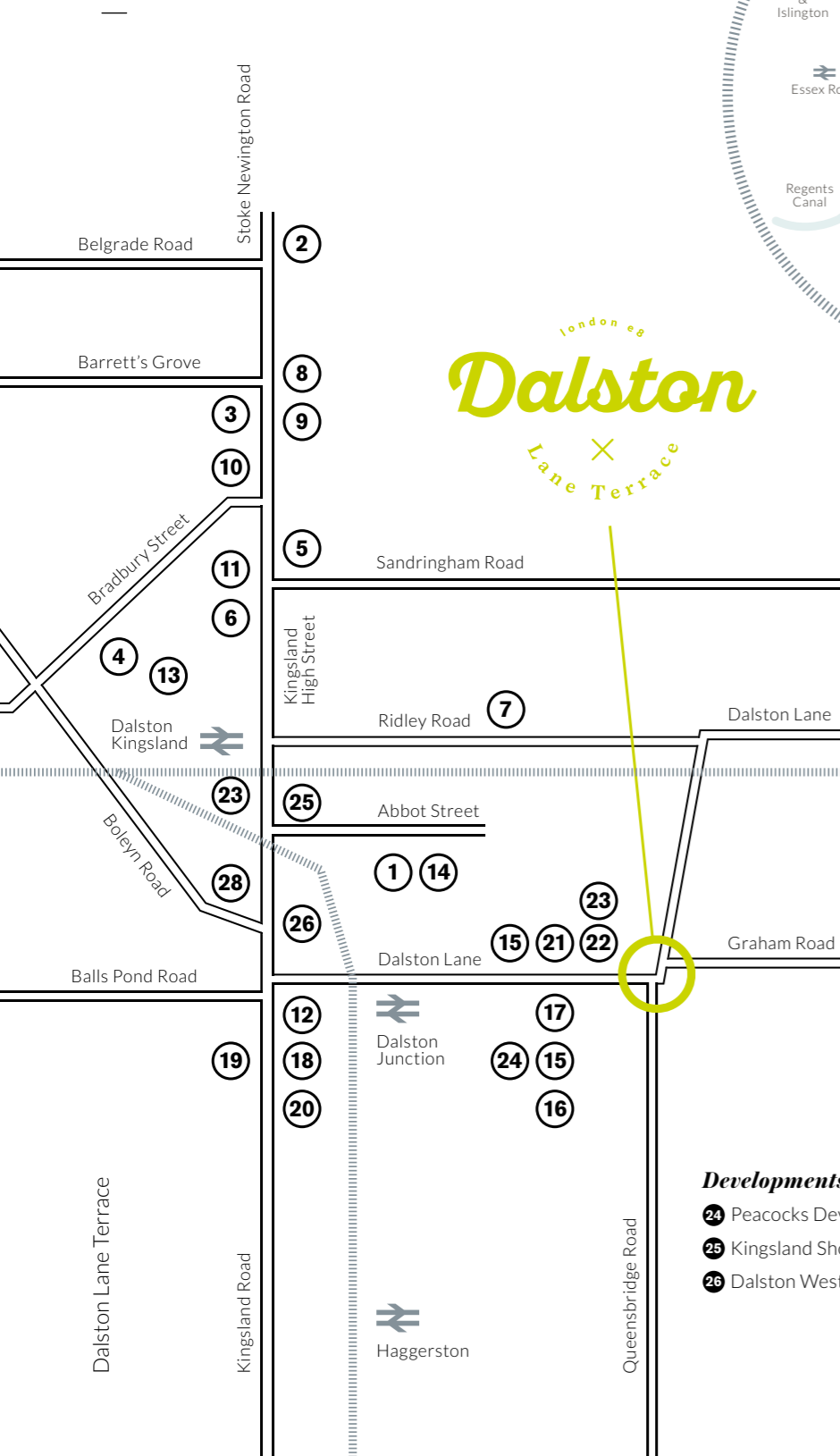
An EPC will be commissioned as soon as practically possible and will be made available upon request.

Costs

Tenant to pay Landlord's legal fees of £750.

Dalston Junction (0.2 miles) and Dalston Kingsland (0.3 miles) overground stations link Dalston to the orbital overground rail route around London. Further afield Highbury & Islington (Victoria Line) provides access to the underground.

Dalston Junction has footfall levels of approximately 5 million passengers per annum. There are numerous bus routes providing access to the City and Central London.



Dining, shopping and culture, all within easy reach:

- 1 Arcola Theatre
- 2 Beyond Retro
- 3 Birthdays
- 4 Pond
- 5 Harvest E8
- 6 Rio Cinema
- 7 Ridley Road Market
- 8 Pelicans & Parrots
- 9 Barden's Boudoir
- 10 Blue Tit
- 11 Voodoo Rays
- 12 The Diner
- 13 White Rabbit
- 14 Café Oto
- 15 Café Route
- 16 Le Ziz
- 17 Dalston Library
- 18 Arancini Brothers
- 19 The Bite
- 20 Mussel Men
- 21 Farr's School of Dancing pub
- 22 The Premier Inn
- 23 Allpress HQ

Developments:

- 24 Peacocks Development
- 25 Kingsland Shopping Centre
- 26 Dalston Western Curve

Dalston is a mix of potent past and inspiring present, rich in interest, character and charm woven into an intoxicating future.



Blue Tit, Kingsland High Street



London
Dalston
Lane X Terrace

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