

Stunning new
A1, A3 & A4
units to let

625sq.ft. -
8,000sq.ft.

DALSTON

western
curve

Igniting change and
building on the spirit
of Dalston as one of
the most fashionable
postcodes in London.



Dalston is transforming and igniting change

Widely regarded as one of the most fashionable postcodes in Britain, Dalston is an area identified in the London Plan as one of 35 major centres in Greater London. It is located directly north of Shoreditch and Haggerston, with Hackney Central located approximately 1 mile to the east.

The area has benefited over recent years from the arrival a young and affluent residential population, which joins an already diverse local catchment.

15,000+
Sq.ft of A1, A3 & A4 commercial units





Located in the heart of Dalston and along the prime retail pitch of Kingsland High Street is this exciting mixed use development, comprising over 15,000 sq ft of retail and leisure space at ground floor level across two sites.

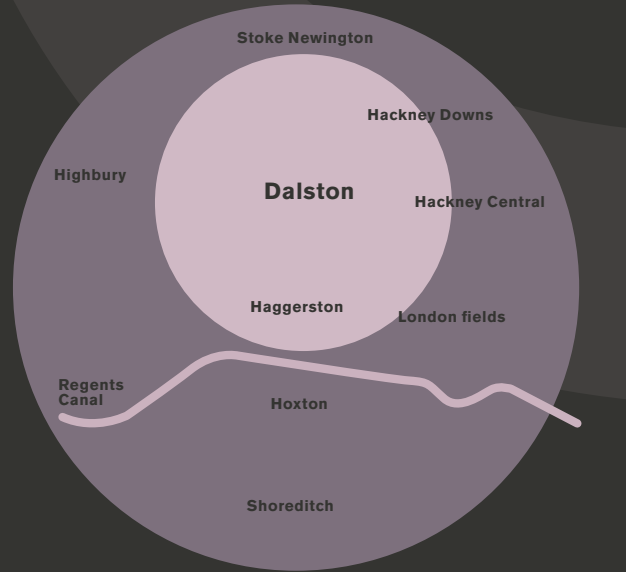
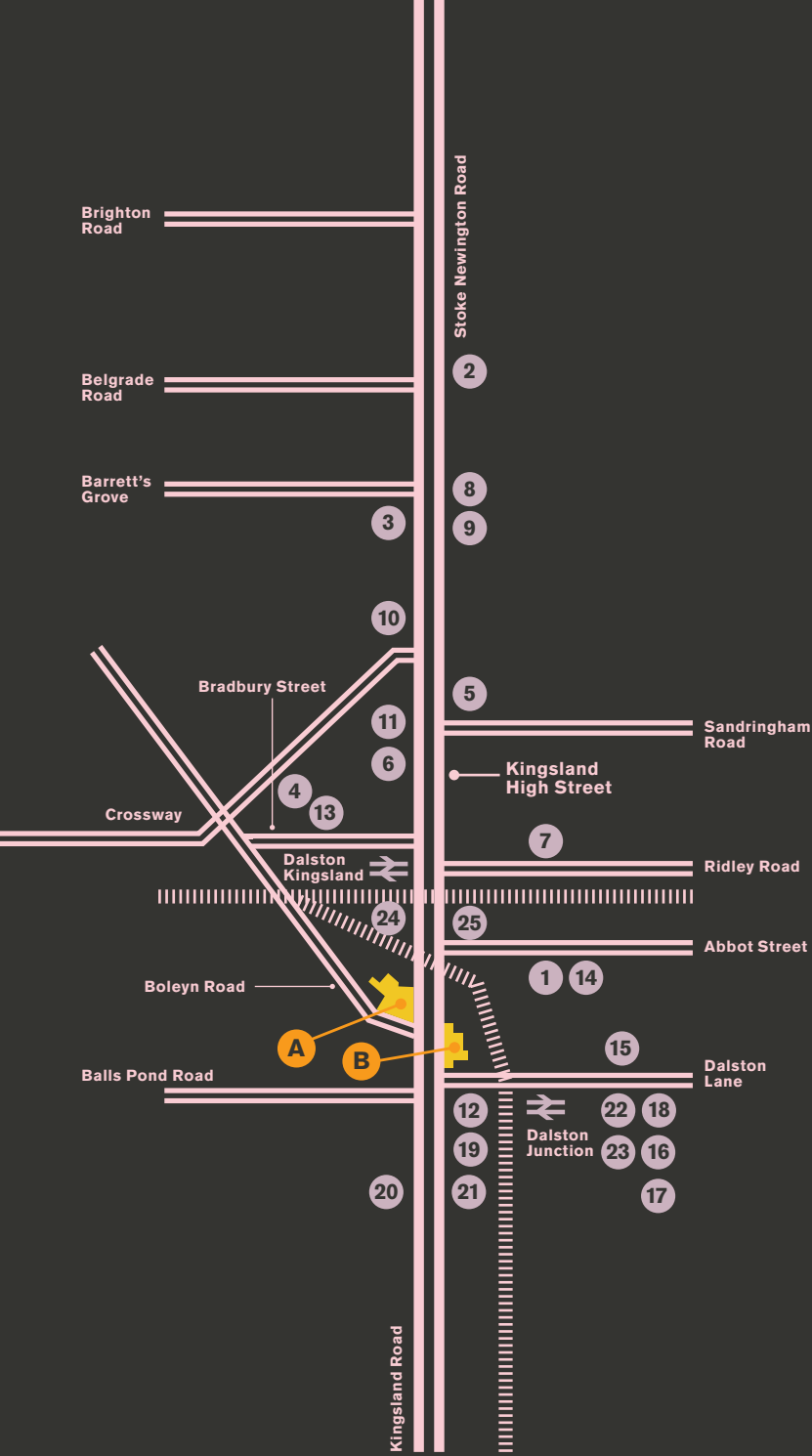


CONNECT



There are excellent public transport links with Dalston Kingsland and Dalston Junction Overground stations in close proximity together with numerous bus routes.

PRIDE



Proximity of surrounding areas to Dalston.

- Dalston Western Curve -**
- A Western Curve Northern site
 - B Western Curve Southern site
-
- Local venues -**
- | | |
|----------------------|----------------------|
| 1 Arcola Theatre | 13 White Rabbit |
| 2 Beyond Retro | 14 Café Oto |
| 3 Birthdays | 15 Curve Garden |
| 4 Pond | 16 Café Route |
| 5 Harvest E8 | 17 Le Ziz |
| 6 Rio Cinema | 18 Dalston Library |
| 7 Ridley Road Market | 19 Arancini Brothers |
| 8 Pelicans & Parrots | 20 The Bite |
| 9 Barden's Boudoir | 21 Mussel Men |
| 10 Blue Tit | |
| 11 Voodoo Rays | |
| 12 The Diner | |
-
- Developments -**
- 22 Dalston Square
 - 23 Dalston Lane Terrace
 - 24 Peacocks Development
 - 25 Kingsland Shopping Centre

Dalston has benefitted from considerable investment in recent years. Additional regeneration projects taking place in the immediate vicinity include the newly completed Dalston Square residential scheme (Barratt Homes) which comprises over 550 new homes, a new community Library and 10 commercial and retail units.



Also under construction are Taylor Wimpey's Peacocks Development (51/57 Kingsland High Street) which will provide 2 retail units with residential above and LB Hackney & Murphy Group's Dalston Lane Terrace where there will be c.10 retail units, again situated underneath residential units. Consultation is also underway on a major redevelopment/reconfiguration of the Kingsland Shopping Centre.

Dalston is home to an eclectic mix of contemporary retailers including Beyond Retro, Pelicans & Parrots, Harvest E8, Rio Cinema and Birthdays, together with national multiple retailers such as Boots, Costa, New Look and JD Sports.

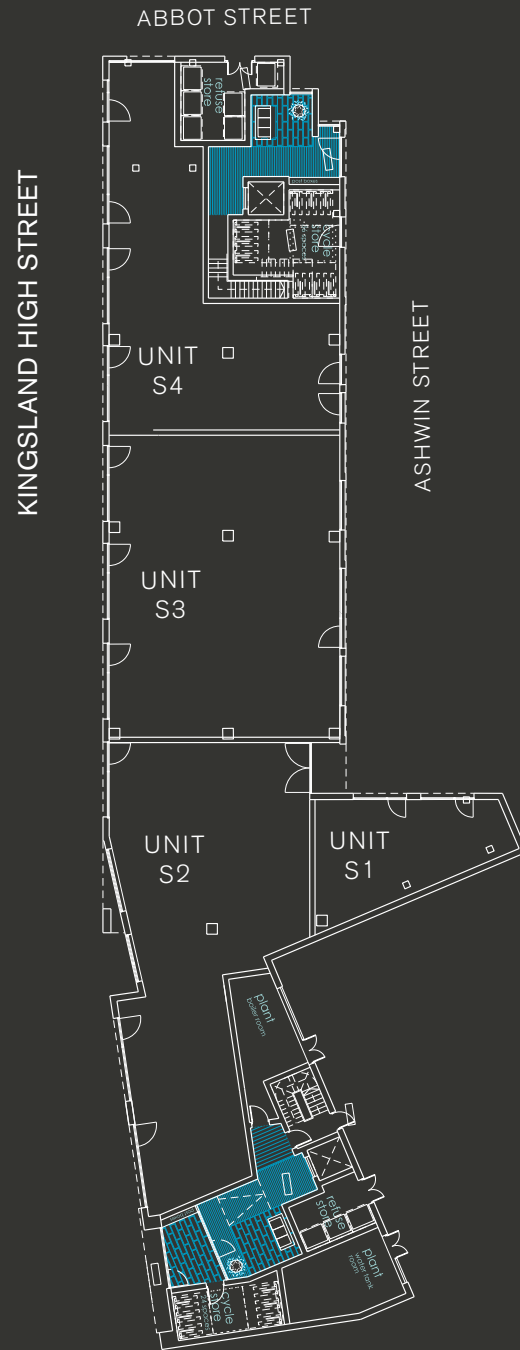
Illustrative Floor Plans



Dalston Western Curve
Northern site

There is a degree of flexibility regarding the unit sizes and it may be possible, in some instances, to combine or further divide the units.

Dalston Western Curve
Southern site



Accommodation -

The development will comprise the following commercial units with a mixture of A1, A3 and A4 uses:

Unit	GIA(Sq.m)	GIA(Sq.ft)	Predicted Availability
N1	403.4	4,342	Mid 2016
N2	342.9	3,691	Mid 2016
S1	58.2	626	Early 2016
S2	211.6	2,278	Early 2016
S3	221.2	2,381	Early 2016
S4	157.1	1,691	Early 2016

Specification -

The units will be provided in a shell condition.

EPC -

Available upon request.

Terms -

The premises are available to let by way of new effectively full repairing and insuring leases, subject to 5 yearly upwards only rent reviews.

The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.





From hidden gems to market stalls to branded retailers



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