



**KINGSLAND VIADUCT,
KINGSLAND ROAD,
SHOREDITCH, LONDON**

12,091 sq ft (1,123.3 sq m)

OF RETAIL/LEISURE SPACE

TO LET

NEWMARK

5 INTER-CONNECTING ARCHES WITH A SEPARATE 3 LEVEL BUILDING & EXTERNAL SPACE FRONTING KINGSLAND ROAD

LOCATION

The property lies at the northern end of Shoreditch High Street where it becomes Kingsland Road & close to the junction with Old Street. Nearby occupiers include The Bike Shed, The Clove Club, Nest Restaurant, Sports Revolution, Mikkeler, Without Papers & Ringside.

DESCRIPTION

Arranged as 5 inter-connecting arches together with an external area to the front which connects the arches with the front building at 7 Kingsland Road, comprising (areas are approximate & to be confirmed on site by interested parties):

Arches

No. 450	1,967 sq ft (182.7 sq m)
No. 449	2,220 sq ft (206.2 sq m)
No. 448	2,181 sq ft (202.6 sq m)
No. 447	2,155 sq ft (200.2 sq m)
No. 446	1,810 sq ft (168.2 sq m)
Total	10,333 sq ft (959.9 sq m)

*There is potential to add an additional 1,768 sq ft (164.3 sq m) of mezzanine space within four of the arches

External

Front	1,240 sq ft (115.2 sq m)
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Front Building – 7 Kingsland Road

Ground	582 sq ft (54.1 sq m)
First	593 sq ft (55.1 sq m)
Second	593 sq ft (55.1 sq m)
Total	1,768 sq ft (164.3 sq m)

Combined Total (excluding the external area)
12,101 sq ft (1,124.2 sq m)

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HIGHLIGHTS

- Shoreditch location
- Rare external area
- Unique space & configuration
- Suitable for a variety of uses

RENT

Upon application.

BUSINESS RATES

To be re-assessed.

SERVICE CHARGE

To be confirmed.

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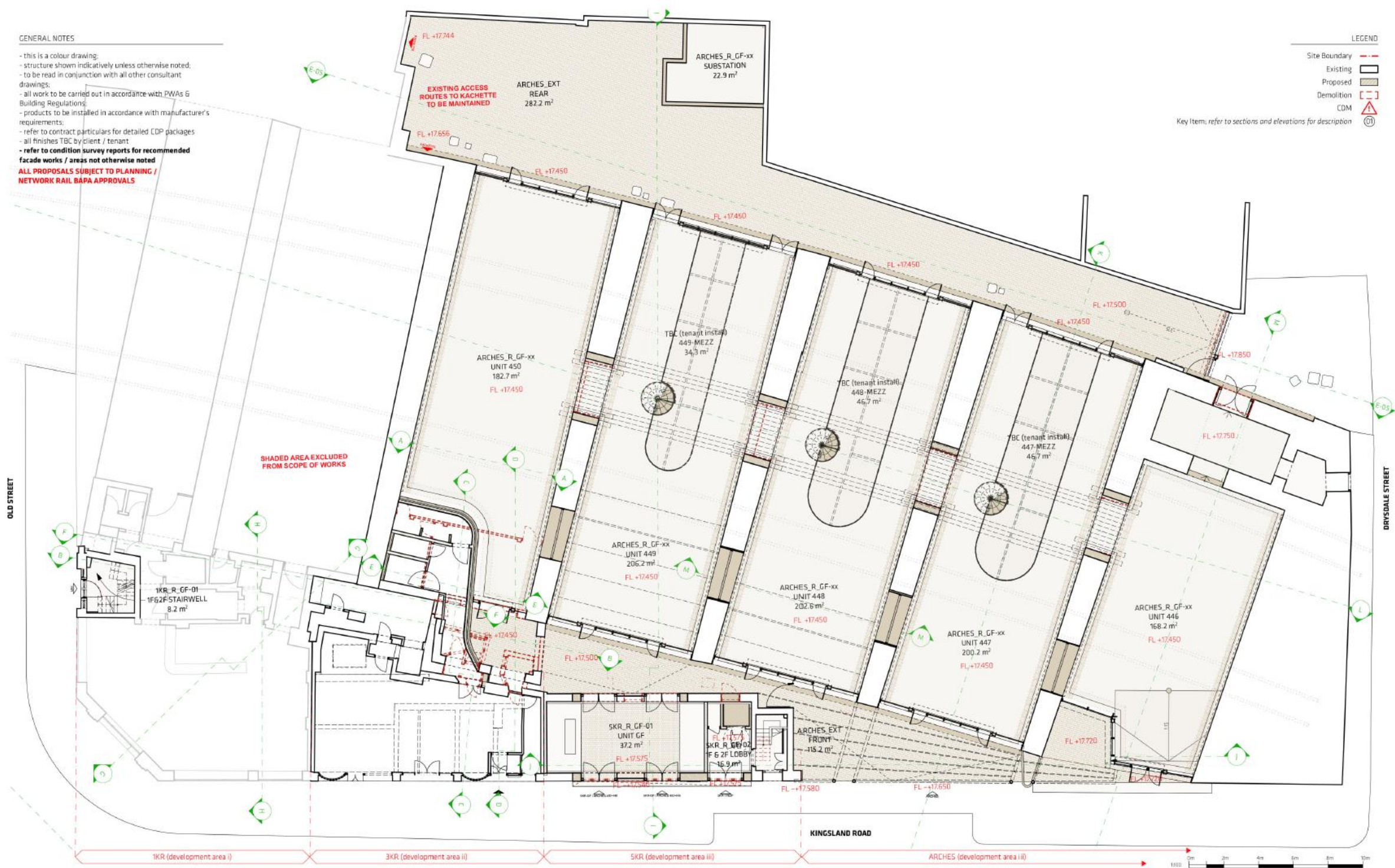
GENERAL NOTES

- this is a colour drawing;
- structure shown indicatively unless otherwise noted;
- to be read in conjunction with all other consultant drawings;
- all work to be carried out in accordance with PWAs & Building Regulations;
- products to be installed in accordance with manufacturer's requirements;
- refer to contract particulars for detailed CDP packages
- all finishes TBC by client / tenant
- refer to condition survey reports for recommended facade works / areas not otherwise noted
- ALL PROPOSALS SUBJECT TO PLANNING / NETWORK RAIL BAPA APPROVALS**

LEGEND

- Site Boundary
- Existing
- Proposed
- Demolition
- CDM

Key Item; refer to sections and elevations for description



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NOTES
DO NOT SCALE (except for planning use). Use figured dimensions only for construction. All contractors are requested to check all dimensions on site before proceeding. All discrepancies to be notified in writing to PATALAB. Dimensions are in millimeters unless stated otherwise. All levels are in meters above AOD unless stated otherwise. No areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts. To be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Copyright by PATALAB. All rights reserved including the right of reproduction in whole or part, in any form or media.

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PROJECT ADDRESS:
1-5 Kingsland Road
London
E2 8AF



STATUS INFORMATION [RS2]
NOT FOR CONSTRUCTION

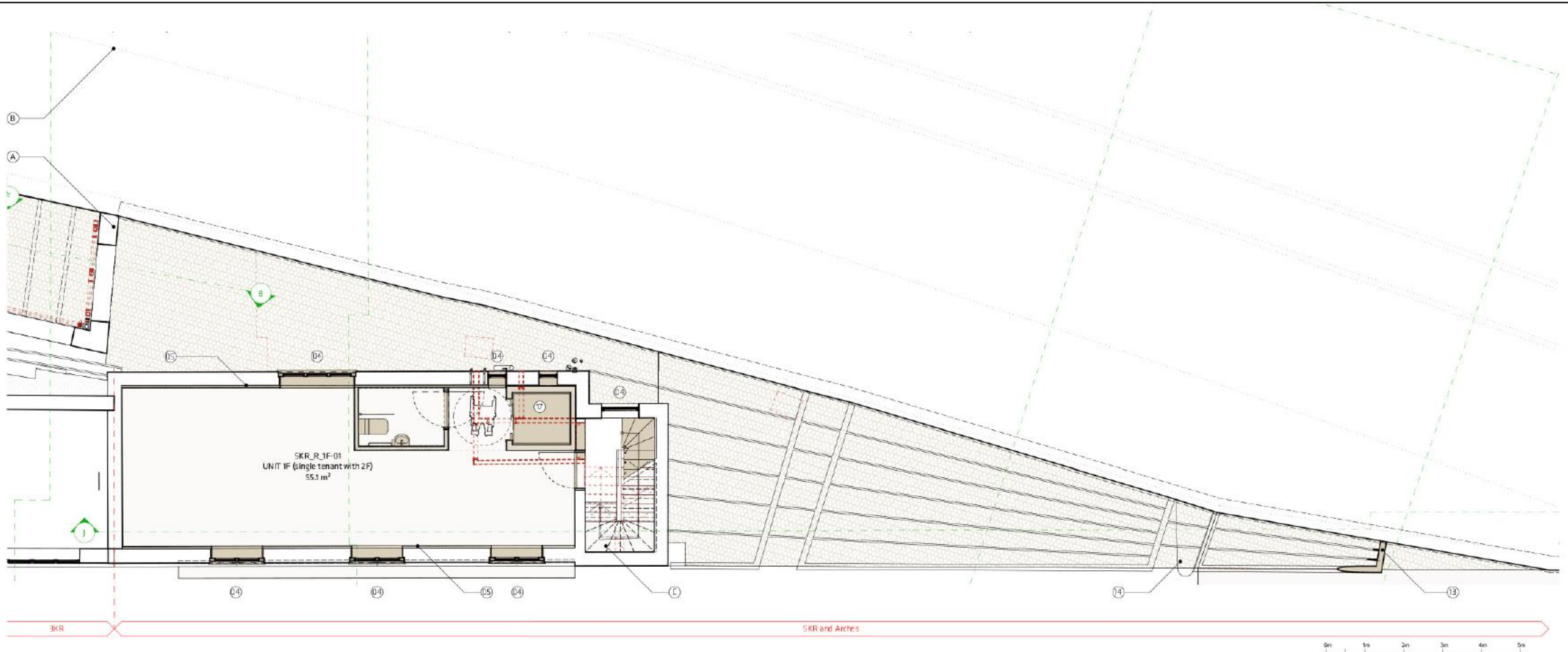
REV	DATE	REASON FOR ISSUE
00	04/07/2025	Issued for Information [RS2]

PATALAB architects LLP

PROJECT Kingsland Road Arches
DRAWING Proposed Site Plan

SCALE	PAPER	DATE	PROJECT #	CODE	DRAWING #	REVISION
1:100 @ A1	A1 / A3	04.07.2025	2202	KRA	PA-3000	00

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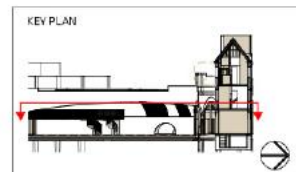


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STATUS
 INFORMATION [RS2]
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REV	DATE	REASON FOR ISSUE
00	04/07/2025	Issued for Information [RS2]

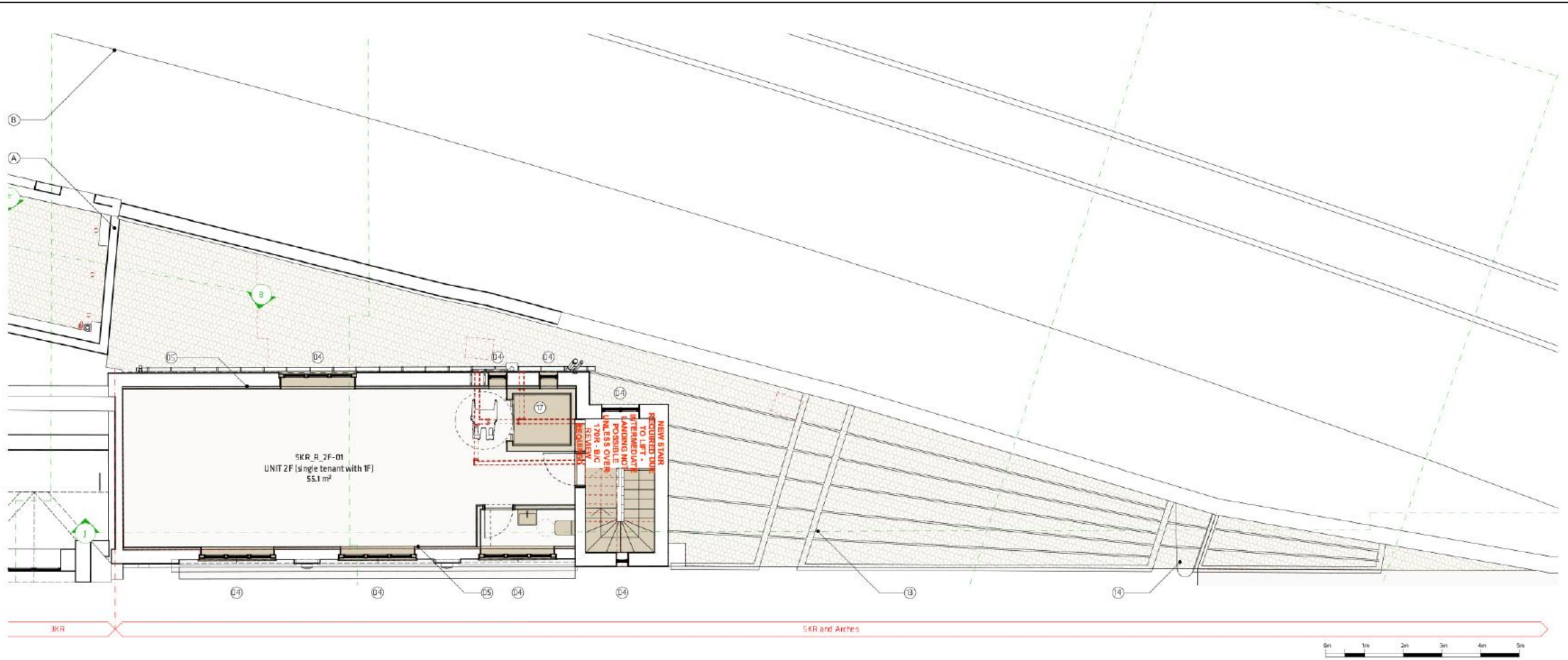
PATALAB architects LLP

PROJECT Kingsland Road Arches
DRAWING SKR Proposed First Floor Plan

SCALE	PROJECT #	CODE	DRAWING #	REVISION
150 @ A1	2202	KRA	PA-iii-3011	00

SCALE: 150 @ A1
 PAPER: A1 / A3
 DATE: 04.07.2025

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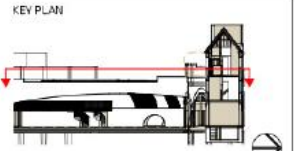


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PROJECT ADDRESS
1-5 Kingsland Road
London



DATE	DESCRIPTION
00	04/07/2025 Issued for Information [RS2]

PATALAB architects LLP

PROJECT Kingsland Road Arches

DRAWING SKR Proposed Second Floor Plan

SCALE	PROJECT #	CODE	DRAWING #	REVISION
1:50 @ A1				
PAPER	A1 / A3			
DATE	2202	KRA	PA-iii-3012	00

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PROJECT ADDRESS

7-5 Kingsland Road



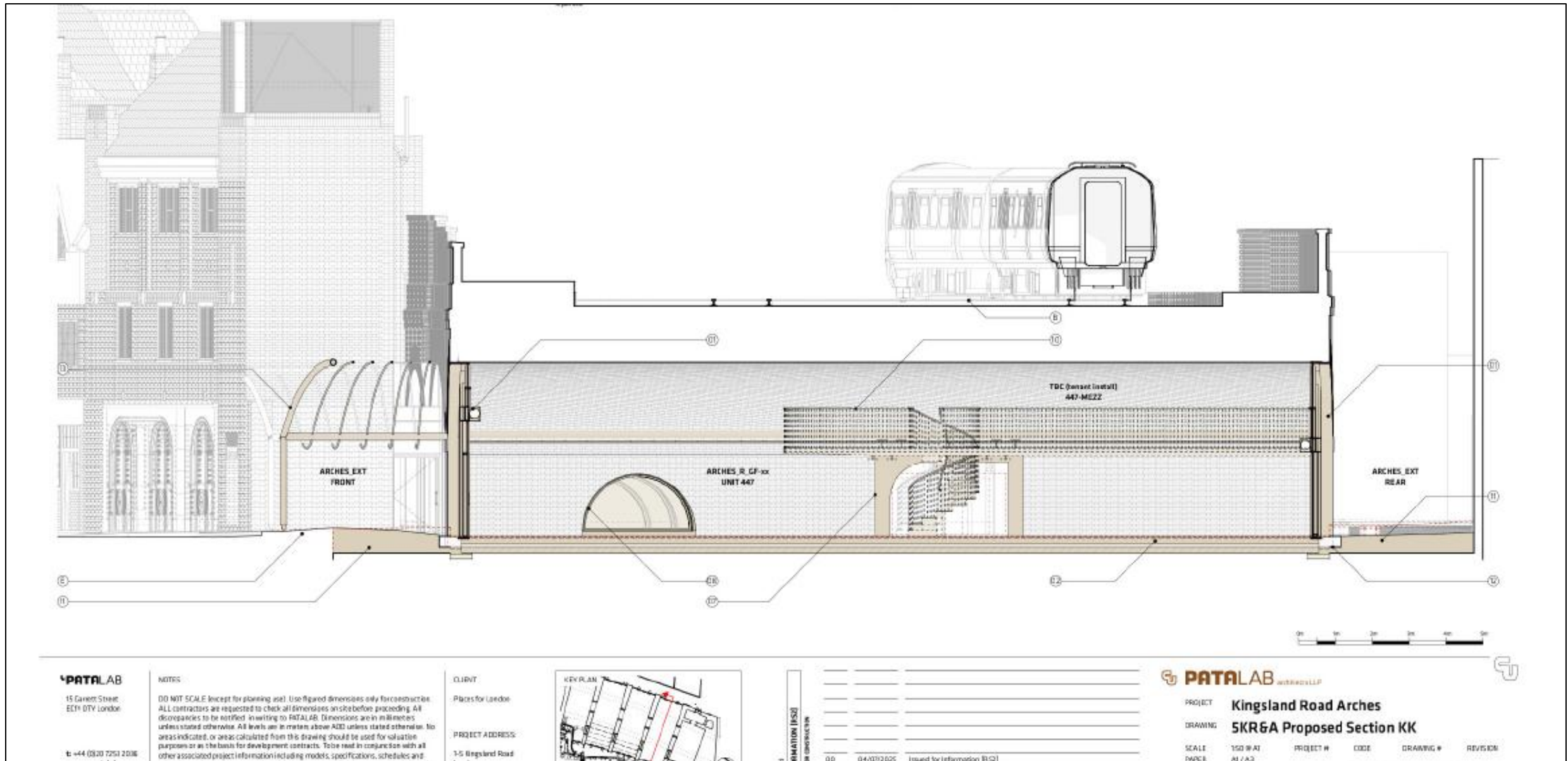
00 04/03/2025 Issued for Information (RIS)



PROJECT Kingsland Road Arches
DRAWING SKR&A Proposed Section JJ

SCALE 1:50 W/A1 PROJECT # CODE DRAWING # REVISION
PAPER A1/A3

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PROJECT ADDRESS

7-5 Kingsland Road



IMMEDIATELY BEFORE CONSTRUCTION

D.D. 04/07/2025 Issued for Information (BCI)

PATALAB ARCHITECTS LLP

PROJECT Kingsland Road Arches
DRAWING SKR&A Proposed Section KK

SCALE	PROJECT #	CODE	DRAWING #	REVISION
1:50 @ A1				
DWG#				

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**KINGSLAND VIADUCT
SHOREDITCH, LONDON**



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Subject to Contract.

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