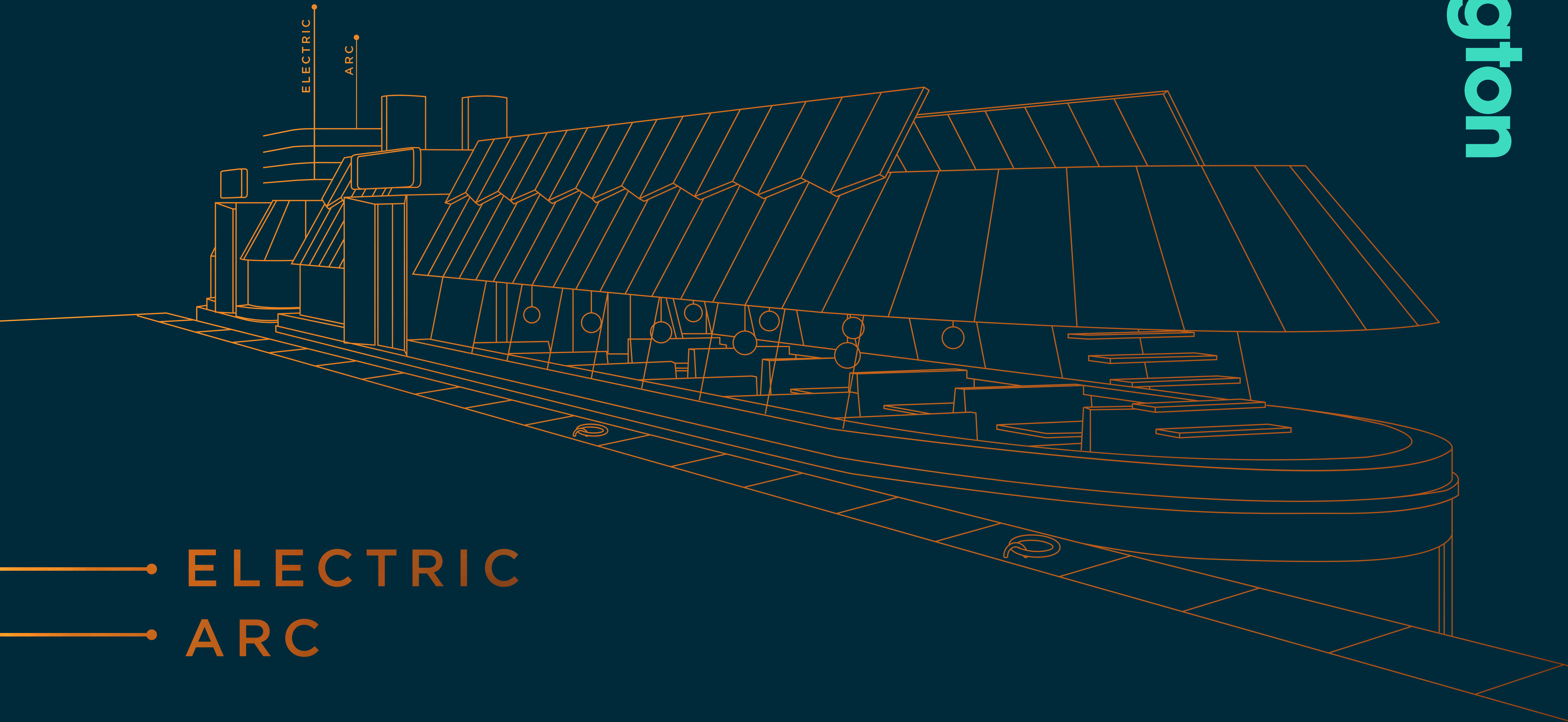


Paddington Central



- ELECTRIC
- ARC

Unique A1/A3/D1 Opportunity

A future London landmark opposite Paddington Station

46_{million}

journeys are made via
Paddington Underground
Station every year.

67%

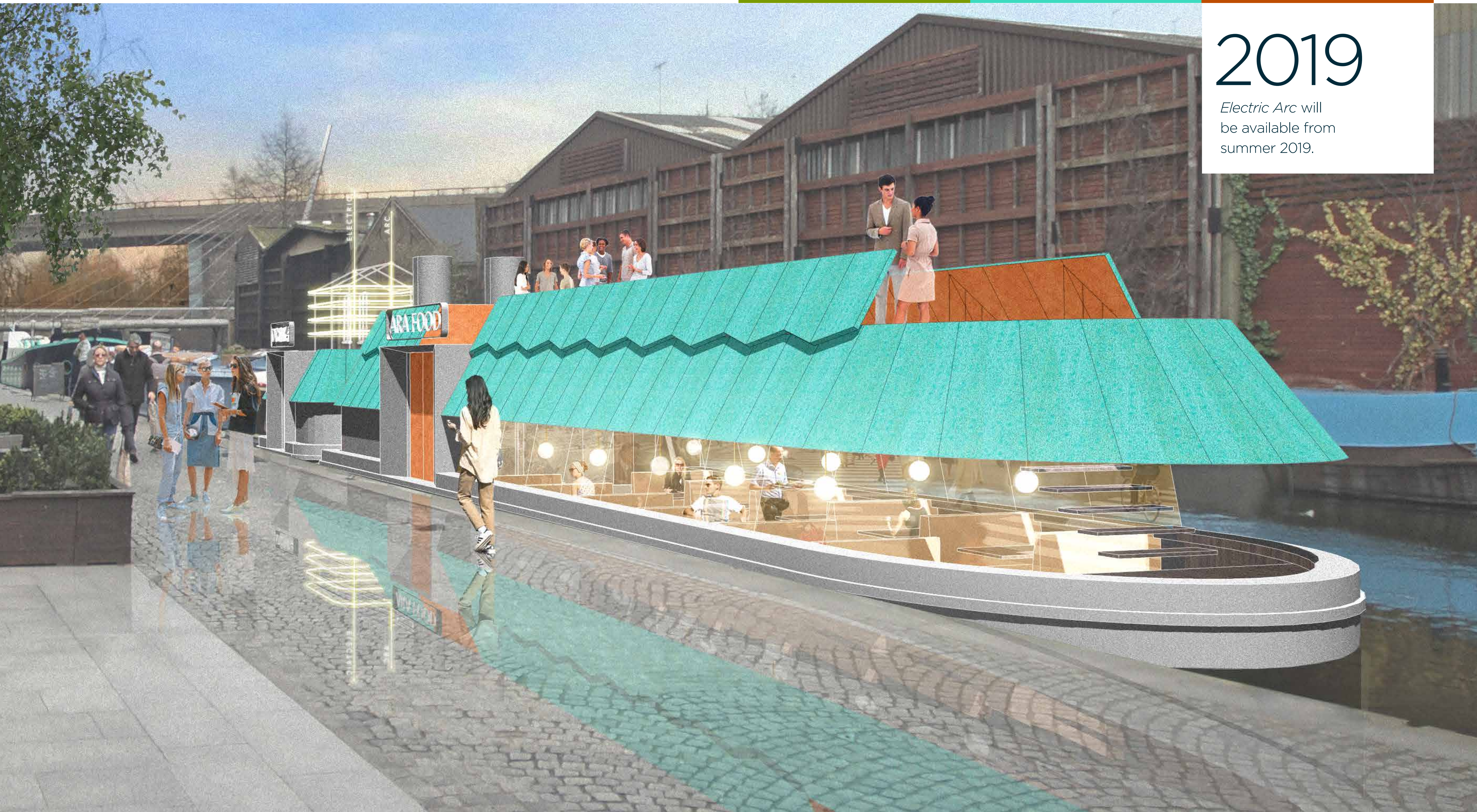
of campus users are in the
top two most affluent
Acorn segments.

90_k

Electric Arc will see passing
footfall of over 90,000
people a week.

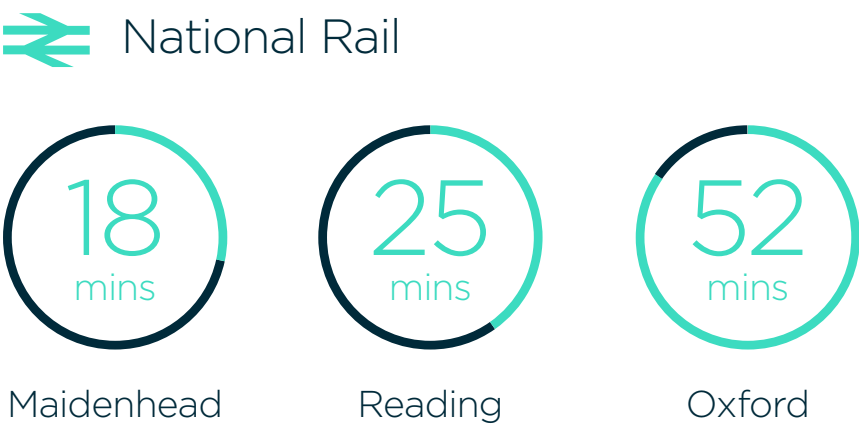
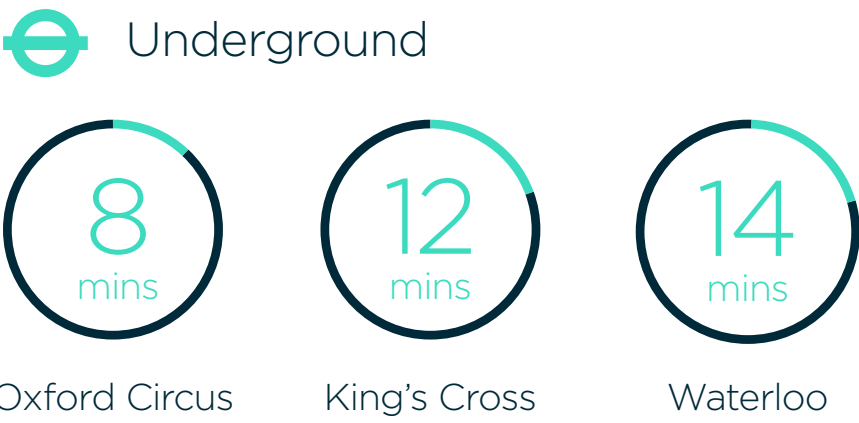
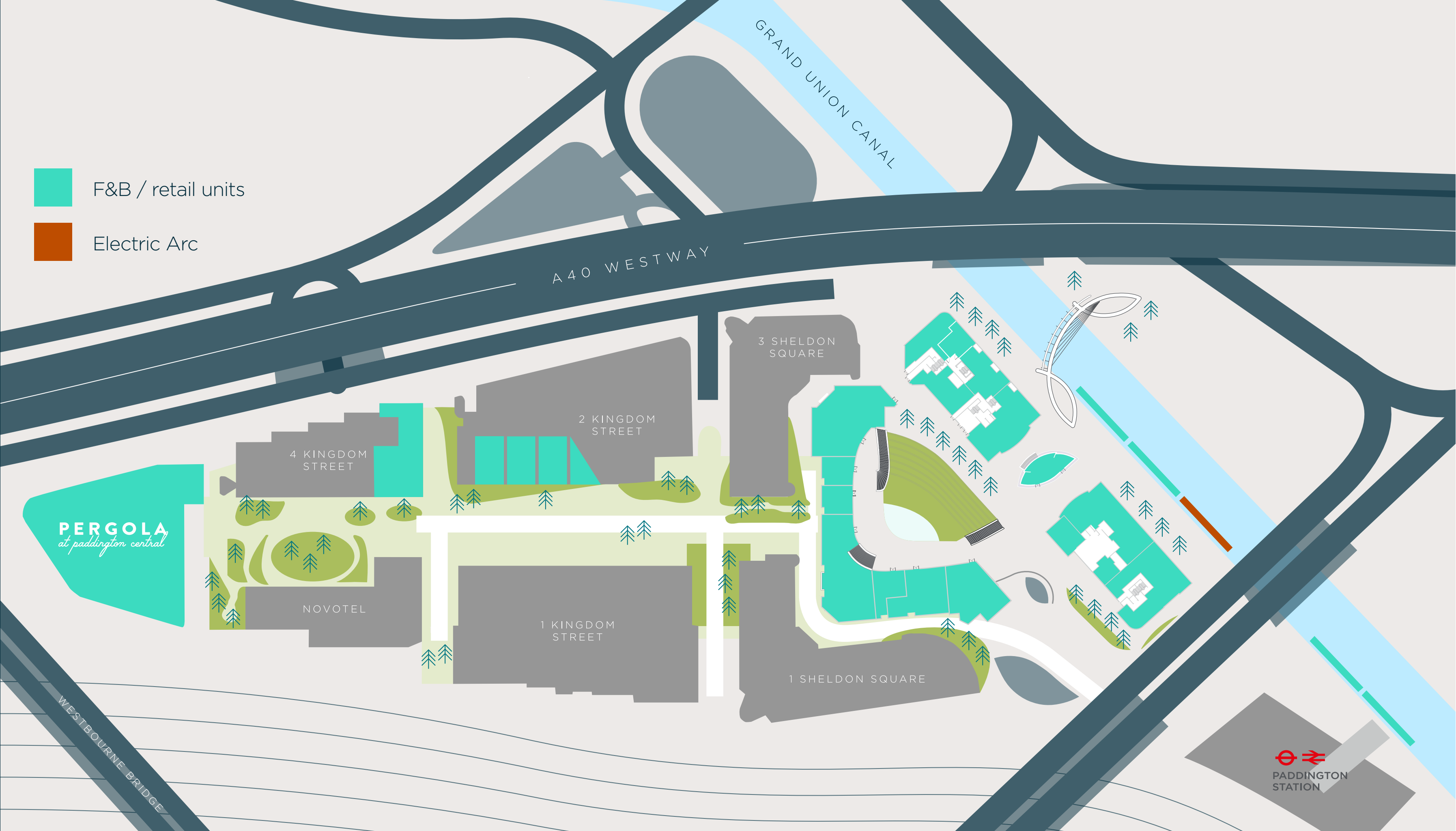
2019

Electric Arc will
be available from
summer 2019.



Travel fast, take it slow

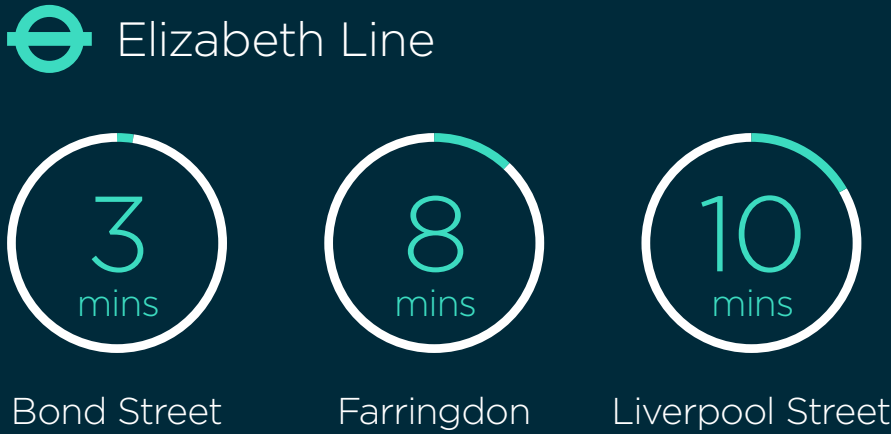
Paddington Station is less than five minutes' walk along the canal, offering Tube and National Rail connections, so getting to the rest of London and beyond couldn't be easier and the imminent arrival of the Elizabeth Line will offer exceptional connectivity across Greater London.



With the Elizabeth Line opening in Autumn 2019, travel times between Paddington and many of the major stations will halve, widening the catchment for Paddington Central.



1m more people within a 60-minute journey after the Elizabeth Line than before



In the centre of Paddington

With five barges already making Paddington Central a unique canal dining destination, this A1/A3/D1 opportunity presents a chance to join a line-up of well-established and renowned canal retailers.



Darcie & May Green



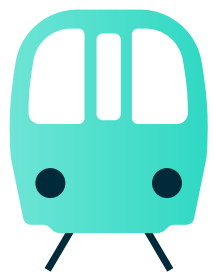
London Shell Co.

Darcie & May Green

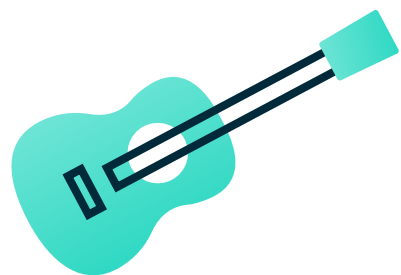
Darcie & May Green arrived in Paddington Central in December 2017. The restaurant and café pair designed by Sir Peter Blake have been receiving outstanding reviews not only for their food and drink menus but for adding a distinctive splash of colour to the canal.

London Shell Co.

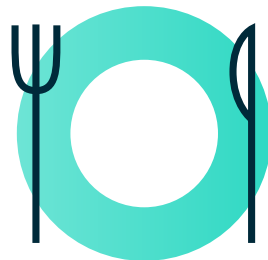
London Shell Co. has been growing steadily ever since its launch in 2016. Their continuing success, which has gained them extensive press coverage, has allowed them to look into expansion already, aiming to open their second canal boat in Summer 2019.



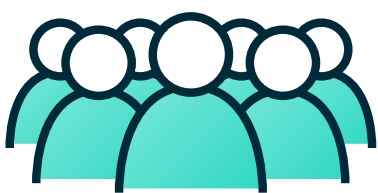
Access to **60m** people passing through Paddington Station



45,000 people attended **234** events last year



85% of campus workers visit the F&B outlets on a weekly basis



120,000 people enter the campus each week



335,000 workers and **275,000** residents within a 2-mile radius



Captive audience, with **10,000** people living or working on campus



A perfect
opportunity
to create
unforgettable
experiences



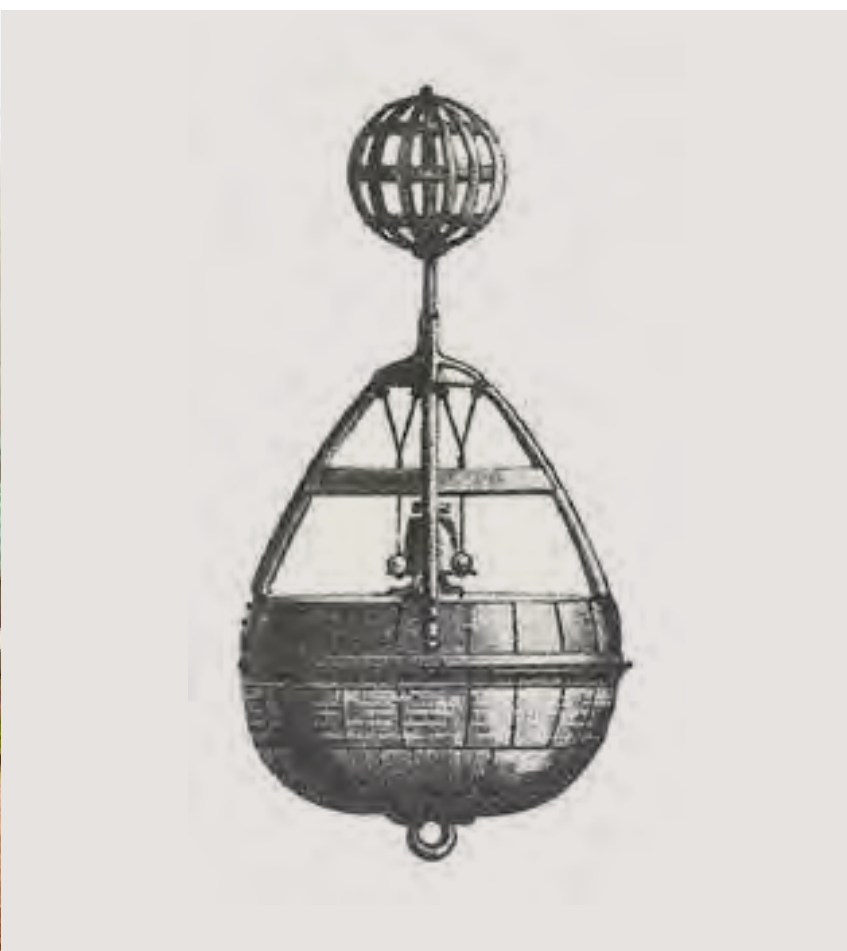
A unique space for a visionary venture

Designed by the award-winning Adam Richards Architects practice, *Electric Arc* has a distinct identity rooted in a rich local heritage that informs every design aspect of the barge, from its name to its architectural detailing.



Electric Arc

Electric Arc's name is inspired by the pioneering scientist Hertha Ayrton's most famous discovery. Ayrton lived in Paddington between 1903 and 1923 and was the first woman to be awarded the Royal Society's Hughes Medal.



Kitchen Kiosk

Inspired by traditional nautical buoys, the kiosk is both a practical device and a theatrical feature that provides a talking point for customers as well as a useful annex.



Light Sculpture

The sculpture on top of the kitchen kiosk acts as a beacon; using sensors it will flicker gently as it detects people walking by along the towpath.



Versatile. Adaptable. Theatrical.

Electric Arc is a beautifully designed space that allows for a wide range of uses. Whether it's a shop, a cinema or a luxury dining experience — this state of the art venue will be a future London landmark with a true vanguard spirit.

1,090_{sq ft}

of combined space —
830 sq ft (77m²) of internal
usable space with a 260 sq ft
(24m²) roof terrace.

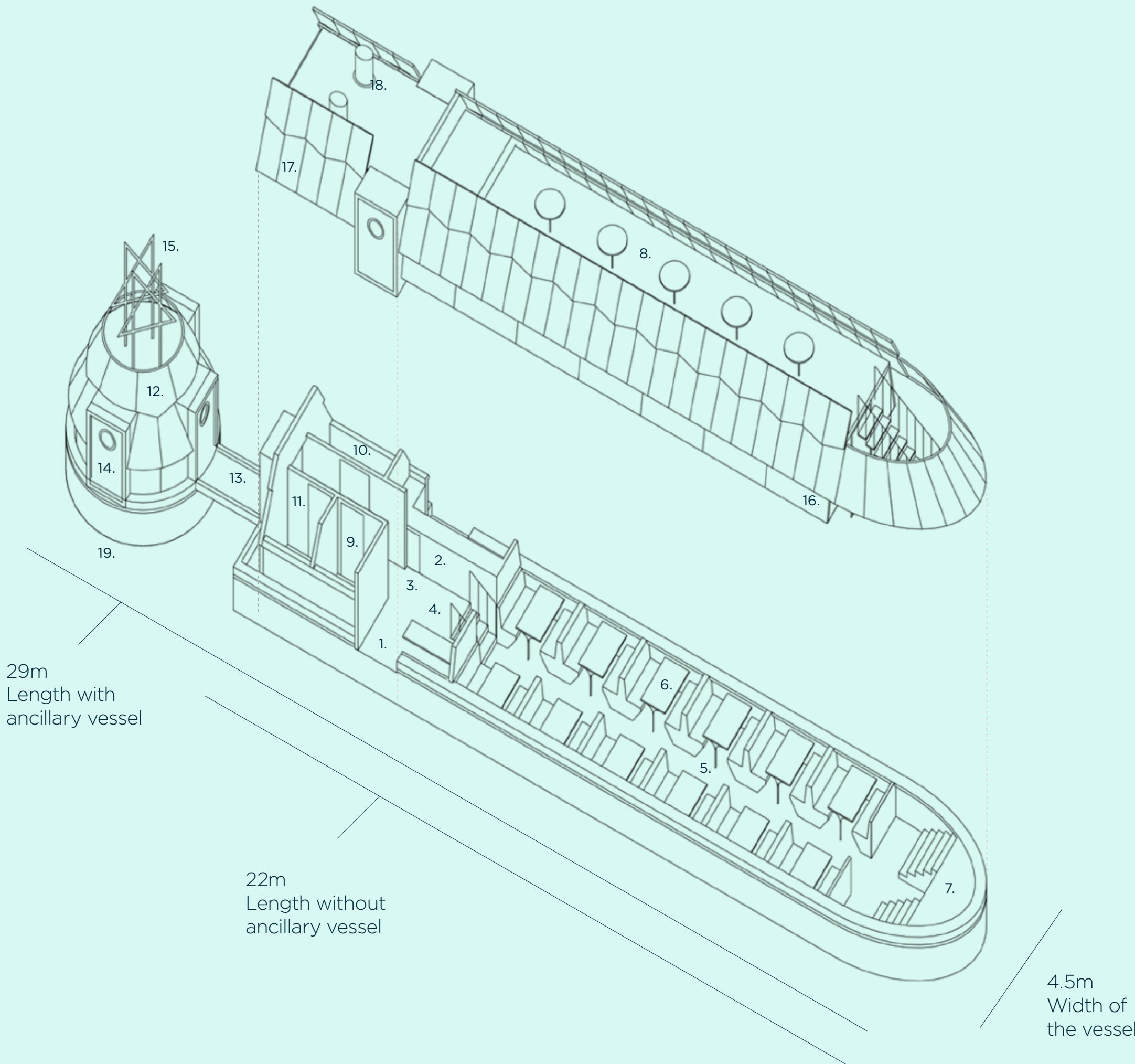
50_{diners}

Electric Arc accommodates
50 diners internally with
additional seating on
the roof terrace.

Indicative layouts

Restaurant

1. Main Entrance
2. Reception / Bar
3. Accessible Upper Level
4. Accessible Dining Position
5. Main Restaurant Space
6. Banquette Seating
7. Steps to Upper Deck
8. Upper Deck
9. Unisex W.C.
10. Accessible W.C.
11. Staff W.C.
12. Kitchen Kiosk
13. Bridge
14. Towpath Serving Hatch
15. Light Installation
16. Opening Windows
17. Copper Veil
18. W.C. Extract
19. Utilities link to towpath

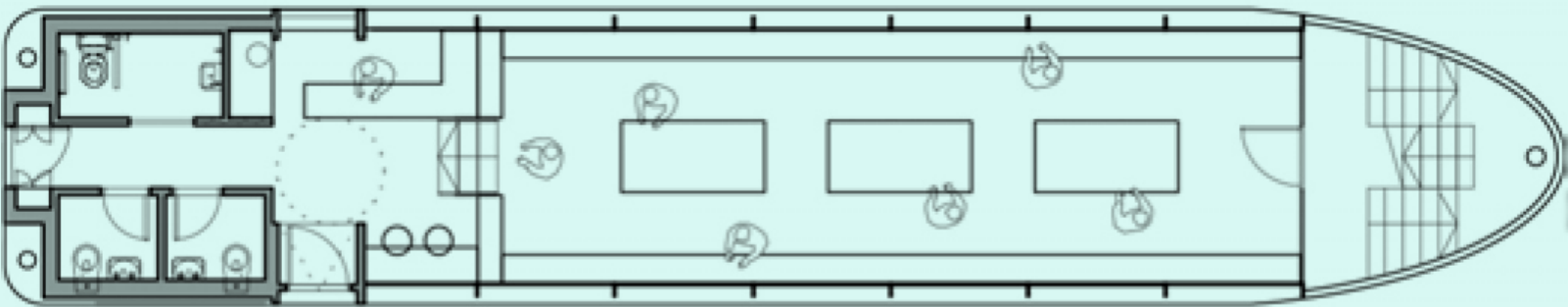


- Application to be made for A1/A3/D1 planning use
- To be handed over in shell condition with capped services
- Opportunity for incoming operator to influence design
- Sweeping band of glazing allows for views of canal and tow path
- Fully openable glass sliding windows
- Bridge linking buoy and kitchen adds theatrical view of the service
- Wheelchair accessible

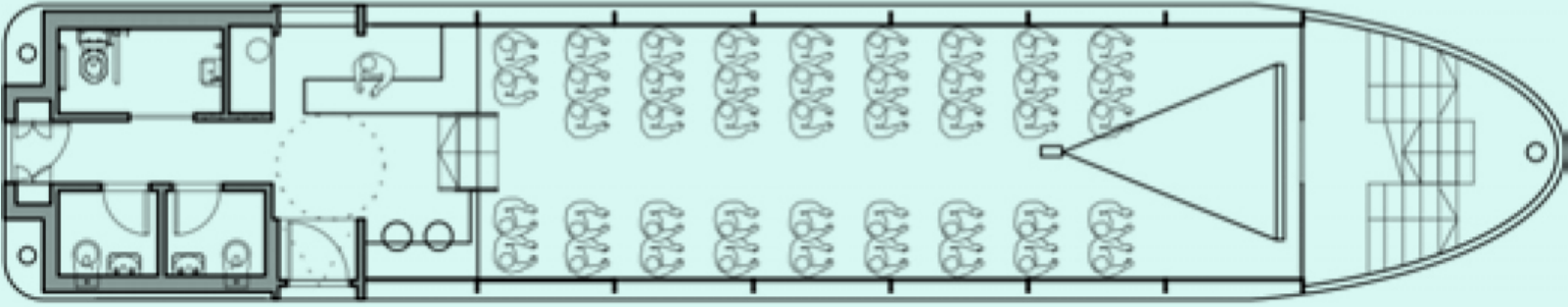
Cafe



Book Shop



Cinema



We are British Land

British Land's commitment to Paddington Central

Our operational platform and package of services are tailored to you. We can provide you with great buildings, within a curated wider neighbourhood for lasting relationships. Your best-in-class partner.

Get in touch to find out more

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