

305
218

305-315 Westbourne Park Road
& 218 Kensington Park Road

A New Development By Euroterra Capital



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Welcome to 305-218

NESTLED IN THE HEART OF NOTTING HILL

Portobello Road is hailed as one of London's busiest, most sought after and diverse retail locations in London.

The project is located on the corner of Kensington Park Road and Westbourne Park Road. There will be seven units available to rent for various retail occupiers.

Notting Hill is a bustling neighbourhood, with 305-218 giving the opportunity to showcase your brand on an exciting new retail pitch.



280 Westbourne Park Road
Blue Door



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A Flagship Retail Opportunity in the Heart of Notting Hill

SUMMARY

- 7 commercial units available in prime Notting Hill
- Prominent commercial corner parade arranged over ground and basement floors
- Located adjacent to the junction of Westbourne Park Road and Kensington Park Road, a major retail destination
- Opposite the world famous "Blue Door" from the movie Notting Hill, which attracts high footfall
- First time on the market
- A new retail pitch with the opportunity to establish new and existing brands
- Available Q3 2025
- Unit sizes from 1,510 sqft GIA - 1,880 sqft GIA
- Asking rents from £85,000 - £120,000 per annum

Please note: All the above are subject to verification following completion. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 5%



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Situation

A RETAIL OASIS

The property is situated in an attractive retail hub, arguably one of the most energetic and eclectic areas in London. With Portobello Road just a stone's throw away, the neighbourhood is alive with niche market stalls, exciting boutiques, charming cafés, and exceptional restaurants at every turn.

With an enviable location, directly opposite the iconic Blue Door made famous in the film Notting Hill, the space offers a retail oasis amidst a wealth of culture and neighbourhood activity. The spaces enjoys a prime position along a popular stretch known for cafés, restaurants, and private clubs, spanning Kensington Park Road, Portobello Road, and Westbourne Grove.

This exceptional setting is a harmonious mix of international names and independent operators, offering everything from fabulous food outlets and boutique brands to artisanal cafés and fine dining—a true assortment of culinary delights.

Notting Hill has always been known for its quintessential English heritage, none more than the Portobello area which exhibits charm and elegance through its organically curated retail offerings.



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The Parade



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Location

A WELL ESTABLISHED PITCH IN NOTTING HILL

Portobello Road is renowned as one of London's busiest, most popular, and diverse retail destinations.

Located at the prominent corner of Kensington Park Road and Westbourne Park Road, the development will offer seven retail units available for lease to a range of occupiers.

Situated in the vibrant heart of Notting Hill, 305-218 presents a unique opportunity to position your brand on an exciting and high-profile new retail pitch.



Highly Regarded Local Operators

A RARE OPPORTUNITY TO BE AMONGST SOME OF THE MOST DISTINGUISHED OPERATORS IN THE WORLD

Portobello Road Market is one of the most loved and largest landmarks with over 1,000 specialist shops, art galleries, and stalls for selling most extensive selection of antiques within short walking distance.

In addition to the boutiques of Notting Hill, Westbourne Grove and the vibrant Portobello Market there are highly acclaimed chefs perched alongside talented newcomers offering a wonderful choice of dining options. Notting Hill is home to some of the most highly acclaimed stunning Michelin-starred cuisine and very often a modern twist.



Nearby Occupiers

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- | | |
|--|--|
| 1 Notting Hill | 10 <i>Electric</i> |
| 2  GOLD | 11 <i>CORE</i>
<small>by CLARE SWIN</small> |
| 3 KNOOPS | 12 NOTTING HILL
FISH + MEAT |
| 4  SUNSPEL
ENGLAND
1860 | 13 Paul Smith |
| 5 SOHO HOME | 14 BRASSERIA |
| 6 Aēsop | 15 NATOORA |
| 7 WILD | 16 THE LEDBURY |
| 8 MIZNON | 17 DORIAN |
| 9 OTTOLENGHI | 18 GAIL'S |



Wild



Dalesford



Gold



Dorian



Notting Hill Fish + Meat



Aēsop



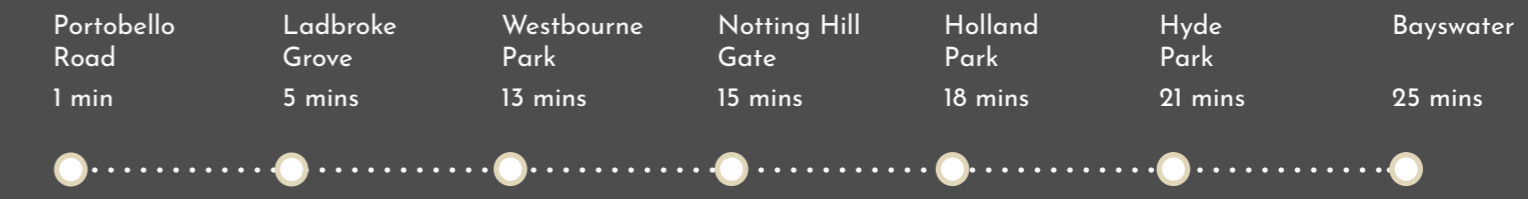
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Connectivity

EASY ACCESS FROM ACROSS LONDON

The area is well served by eight underground stations. Notting Hill has access to the Central, Circle, Hammersmith & City and District lines, providing easy access from around the city.

From the Parade | On Foot



From Notting Hill Gate Station | By Underground



From Paddington Station | By Crossrail



* Source of average travel times: Google Maps, tfl.gov.uk and crossrail.co.uk

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Area Schedule

APPROX. GROSS INTERNAL AREAS

The current property consist of a seven individual retail spaces, upon request we are able to combine units where applicable to create the required size for interested parties.

UNIT	FLOOR	NIA COMMERCIAL Sqft	GIA COMMERCIAL Sqft	OUTSIDE AREA COMMERCIAL Sqft	TOTAL GEA COMMERCIAL Sqft	ANNUAL RENT
305	Ground Floor	637	700	69	761	£100,000
	Lower Ground	720	810	-	885	
307	Ground Floor	636	675	67	724	£95,000
	Lower Ground	837	955	-	1,058	
309	Ground Floor	650	710	71	795	£90,000
	Lower Ground	848	940	-	1,062	
311	Ground Floor	567	675	58	750	£85,000
	Lower Ground	789	945	-	1,036	
313	Ground Floor	605	657	61	711	£95,000
	Lower Ground	861	973	-	1,075	
315	Ground Floor	606	653	56	744	£95,000
	Lower Ground	845	967	-	1,046	
218	Ground Floor	733	815	103	868	£120,000
	Lower Ground	905	1,065	-	1,216	
GROUND FLOOR		4,434	4,885	485	5,353	
LOWER GROUND FLOOR		5,805	6,655	-	7,378	
TOTAL		10,239	11,540	485	12,731	

Please note: All the above are subject to verification following completion. Purchasers must the refore rely on their own inspection to verify any information provided. All dimensions are within + or- 5%



View from Kensington Park Road

Floorplans

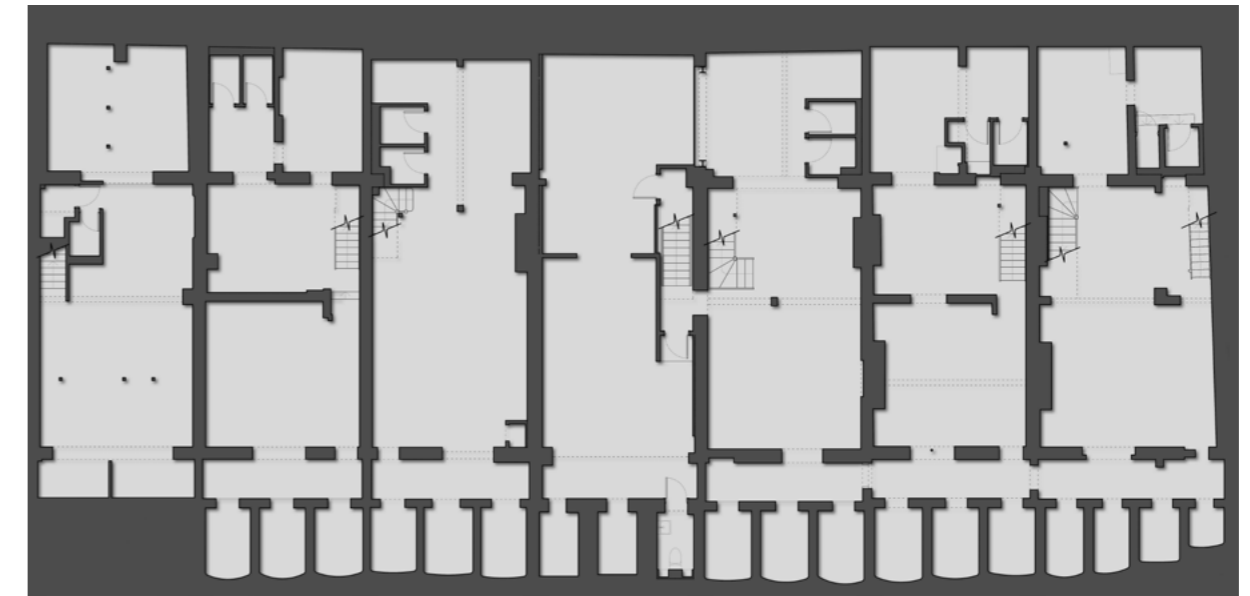
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Ground Floor



Lower Ground Floor



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DISCLAIMER

The Developer, for themselves and for the vendor(s) of these properties give notice that: 1. The plans, specification and sizes referred to in this Brochure have been prepared from preliminary materials available before construction of the Properties were complete. As such they are intended as a guide only and no warranty or representation is given as to the final accuracy or completeness of the same. Those plans, specification and sizes may change and the only commitment regarding the same that the Developer is willing to make, will be contained in any binding contract for sale of a Property entered into by the Developer. 2. Any reference to facilities being provided in or for the Properties are those currently anticipated but may be varied by the Developer without prior notice. In addition where a facility is being provided for the Properties that facility may not be available for use at the time that completion (both physical and legal) of any given Property occurs as facilities may be situated in subsequent phases of the development. 3. Any reference to travel times and distances are based on information obtained on line by the Developer and no actual measurements have been undertaken. As such these times and distances cannot be warranted by the Developer. 4. Nothing herein constitutes a binding offer to sell or provide any sort of services or creates any contractual relationship and all sales remain subject to contract. 5. All liability and responsibility arising from any reliance placed on any Materials or any information in this Brochure is disclaimed to the extent legally permitted. Reliance may only be placed on information provided by the Developer's solicitors to a prospective purchaser's solicitor in writing, and then only to the extent that such information is not independently verifiable. 6. Computer generated images are for references purposes only and the final design and layout of the Properties may be different. In addition where a photo or computer generated image shows contents and furniture, then such contents and furniture is not being installed by the Developer or included in any sale. 7. All sizes quoted are estimated maximum sizes. The actual sizes (when built) may vary. No representation is being made that actual sizes (when built) will be as per the estimated maximum sizes. Possible variations to the size are not expected to exceed 10% but this is an expectation only and not a contractual commitment - any contractual commitment regarding size adjustments will be set out in any sale contract to be entered into by the Developer with a purchaser. 8. Ceiling heights quoted are estimated maximum ceiling heights at the highest point in each flat and actual ceiling heights may vary throughout the flat. 9. No agent or representative has any authority to make any statement or commitment binding on the Developer (whether in this Brochure or otherwise) and the only statements that can be relied upon are any contained in binding contracts for sale entered into by the Developer, or those confirmed in writing by the Developer's solicitors to a prospective purchasers solicitor. 10. We reserve the right to alter the provisions in the Brochure (including but not limited to these Terms) at any time, without prior notice. Any modification will take effect immediately. It is your responsibility to check the Brochure and these Terms regularly for modifications and additions.