

Consented Mixed Use Development

UNIT 10

343-453 LATIMER ROAD,
NOTTING HILL,
LONDON, W10 6RQ



CGI of the Proposed Development



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Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE 8 APARTMENTS AND FLEXIBLE COMMERCIAL SPACE IN NOTTING HILL

- A 0.17-acre (0.06 ha) site comprising commercial warehouse and office accommodation with forecourt and car parking
- Existing floor area measuring approx. 558 sqm (6,006 sqft)
- Planning has been granted to create 8 private residential apartments and approx. 9,607 sqft of flexible commercial space (Use Class E)
- The total proposed residential NIA is approx. 493 sqm (5,306 sqft)
- The total proposed GIA is approx. 1,860 sqm (20,025 sqft)
- Each apartment will benefit from private amenity space
- The estimated CIL payment is approx. £191,276 and S106 contribution is approx. £89,138.58
- The consent also presents the opportunity to enhance the scheme further by utilising the approved GIA more efficiently, with potential to reduce the Class E commercial provision and increase the residential accommodation, subject to the necessary planning consents
- The property is for sale freehold with vacant possession

Existing Property

The building presents a rare opportunity to acquire and occupy the property in its entirety. Benefiting from a full-height roller shutter door and three-phase power, it is well suited to a range of occupiers, including SMEs, hybrid industrial-office businesses, and creative users.

The property is well positioned, being in close proximity to Latimer Road Underground Station and the A40, providing convenient access for distribution across East, West and South London, as well as to the wider regions.

The property is arranged over two storeys, with a maximum height of approximately 5 metres. It falls within Class E use and comprises a warehouse building providing light industrial accommodation. Historically, the premises were used as a recording studio.

The building is served by three-phase power, making it well-suited to businesses requiring heavy-duty machinery, specialist equipment, or production processes.

Externally, the site benefits from a forecourt suitable for loading, together with a designated car parking area.

The property is offered for sale with full vacant possession.



Existing Schedule of Accommodation

Floor	Use	Sqm	Sqft
Ground & First	Office / Light Industrial	558	6,006



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Planning

Planning has been granted (Ref: PP/23/00778- Kensington and Chelsea Council) to create 8 residential units and 9,607 sqft of flexible commercial space (Use Class E) at ground, first and second floors with associated landscaping, public realm, private amenity space and cycle parking.

The total proposed residential NIA is approx. 493 sqm (5,306 sqft).

Cycle storage for both residential and commercial uses is provided, amounting to a total of 28 spaces. Each residential unit will have private amenity space, at approx. 7 sqm (75 sqft) each.

CIL & Section 106

The estimate CIL payment is approximately £191,276 and S106 contribution is approximately £89,138.58. We encourage interested parties not to rely on this information and to carry out their own due diligence to satisfy themselves.

Proposed Accommodation Schedule

Residential

Apartment	Floor	Bed	Sqm	Sqft
1	Third	1B2P	62	667
2	Third	2B3P	65	700
3	Third	2B3P	67	721
4	Third	2B3P	61	657
5	Fourth	2B3P	62	667
6	Fourth	2B3P	66	710
7	Fourth	1B2P	58	624
8	Fourth	1B2P	52	560
Total			493	5,306

Commercial

Unit	Floor	Sqm	Sqft
1	Ground	96.8	1,042
2	Ground	145.4	1,565
3	First	324.8	3,496
4	Second	325.5	3,504
Total		892.5	9,607

Location

The property is located on the northern edge of Notting Hill, a highly desirable West London neighbourhood renowned for its vibrant streets, boutique shops, cafés, and iconic markets. The surrounding area has undergone significant regeneration in recent years, evolving into a dynamic mixed-use location that combines established residential communities with growing creative, commercial and leisure occupiers.

Local amenities include independent retailers and eateries along Portobello Road and Golborne Road, while Westfield London is just over a mile away for larger-scale shopping and leisure.

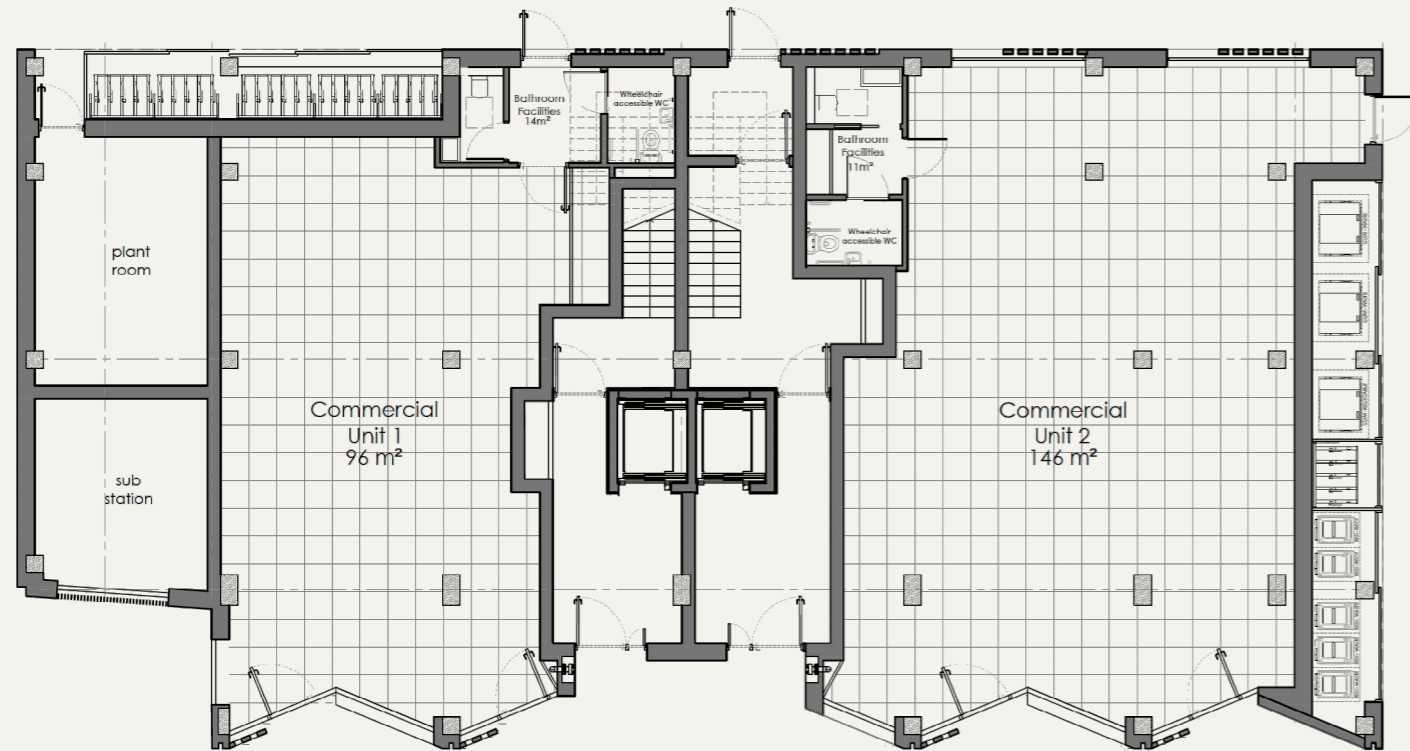
The location also offers convenient access to transport, with Latimer Road Underground Station (Circle & Hammersmith & City Lines) nearby and bus and road links connecting to Central London and Heathrow.

KEY DISTANCES

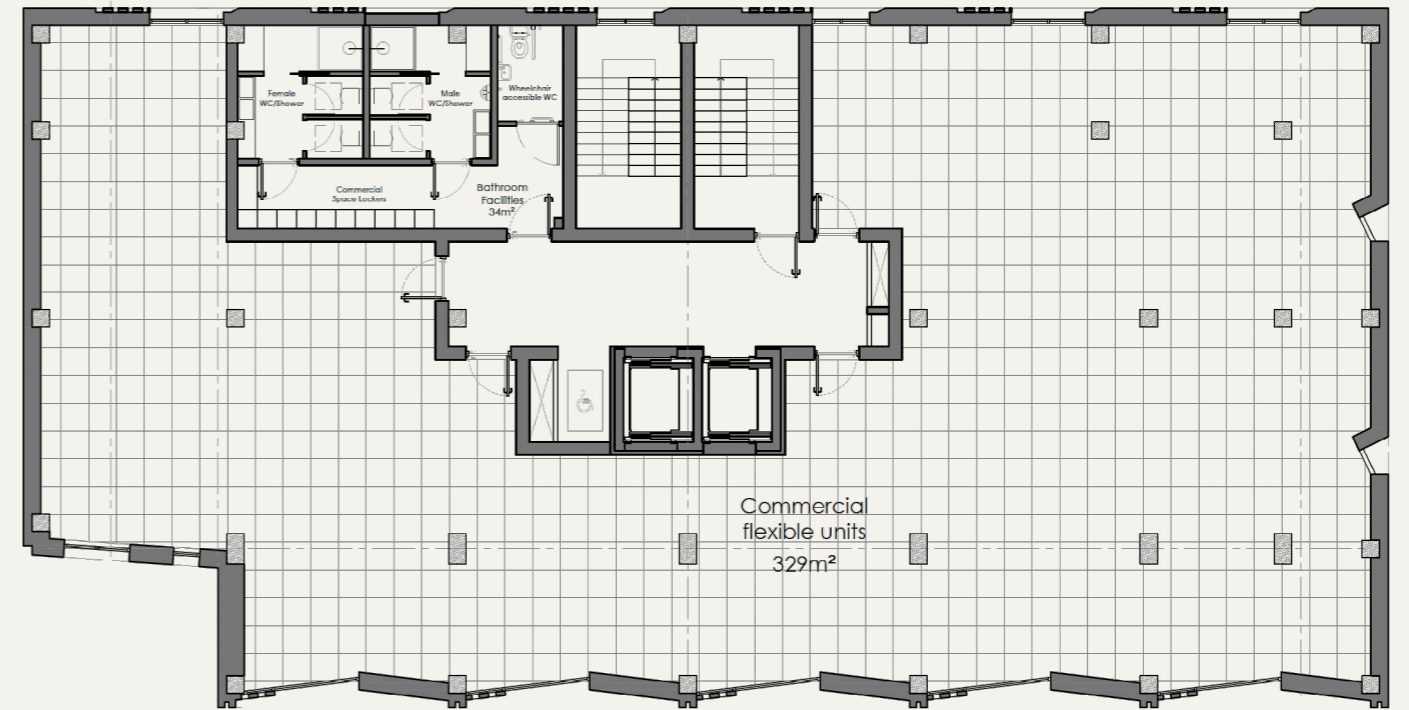
Tesco Express	0.2 miles
Oxford Gardens Primary School	0.2 miles
Ladbroke Grove Station	0.7 miles
White City Station	0.8 miles
Westfield London	0.8 miles
Portobello Road Market	0.8 miles
Hammersmith Hospital	0.9 miles
O2 Shepherd's Bush Empire	1.4 miles



Proposed Floor Plans

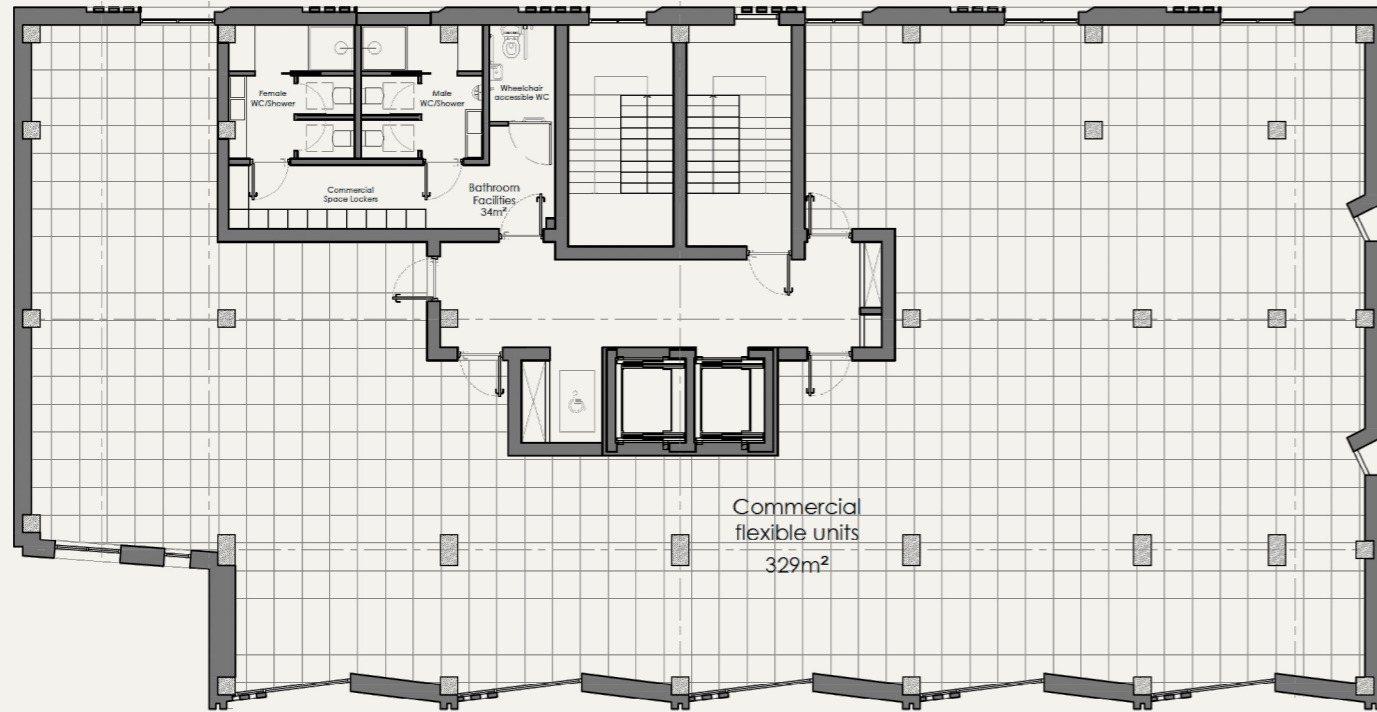


Ground Floor

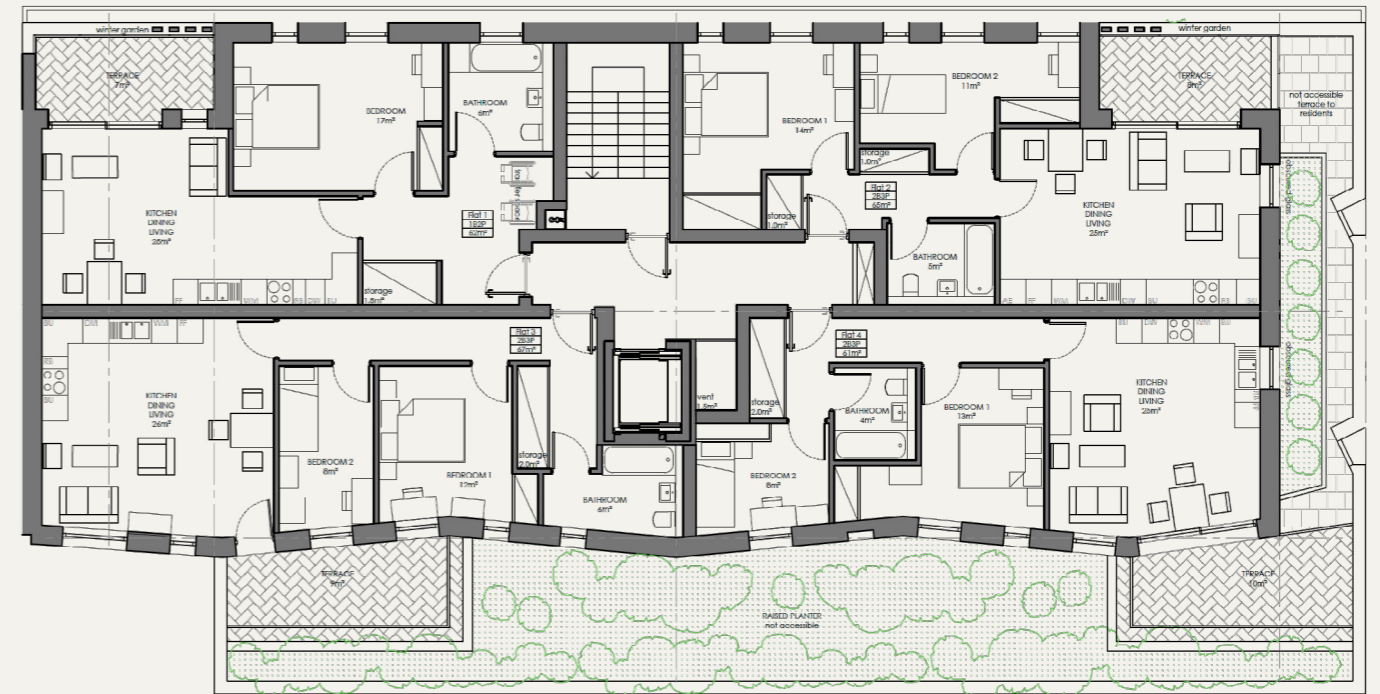


First Floor

Proposed Floor Plans

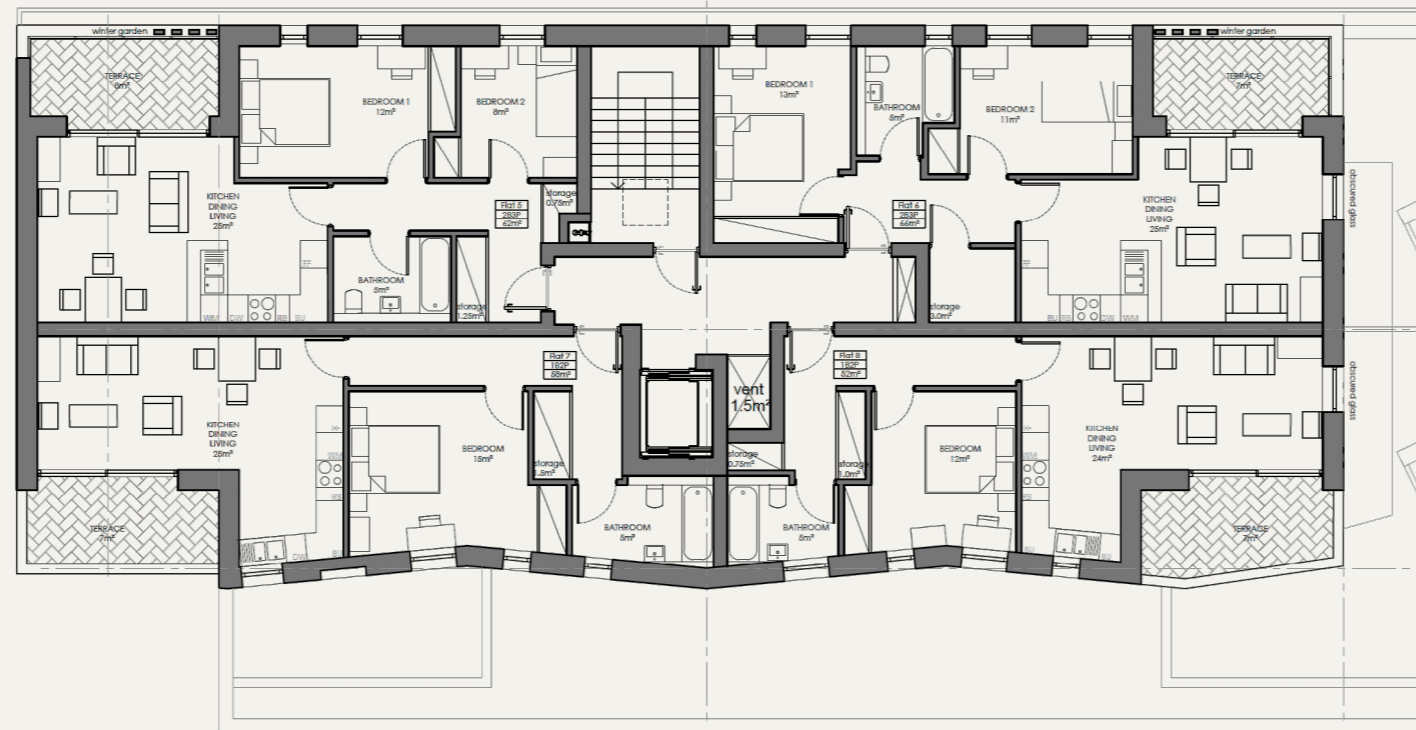


Second Floor



Third Floor

Proposed Floor Plans



Fourth Floor

Leasing Comparables

Office take-up in the Western Fringe has risen in recent years, reaching a 4-year high in 2025. Vacancy rates have fallen by 1.0% over the past 12 months to 8.5%, well below the London average of 10.6%.

Media, marketing, and fashion companies remain the dominant demand drivers, with new or refurbished buildings in Western Fringe hotspots.

In November 2024, Spacemade acquired 19,000 sqft at the Yellow Building for £45 psf, approximately a 10-minute walk from 10 Latimer Road. Additionally, Spacemade is under offer to acquire a further 18,000 sqft within the building, which is due to complete late Q1 2026.

Property	Floors	Date Leased	Floor Area (Sqft)	Rent (£ psf)	Lease Length
326 Kensal Road, London, W10	4th	December 2025	5,984	£37.50	10 years
13 Bramley Road, London, W10	Ground	August 2025	1,289	£45.00	5 years
87 Lancaster Road, London, W11	Basement & Ground	March 2025	3,347	£45.00	5 years
21 Evesham Street, London, W11	3rd, 4th & 5th	January 2025	8,279	£42.00	10 years
327 Harrow Road, London, W9	Ground	December 2024	6,612	£35.00	10 years
1 Nicholas Road, The Yellow Building, W11	4th	November 2024	19,372	£45.00	10 years

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £2,500,000, subject to contract.

VAT

The property is elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glp.co.uk/latimer-road/

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the joint sole agent, GLPG or Albany:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.