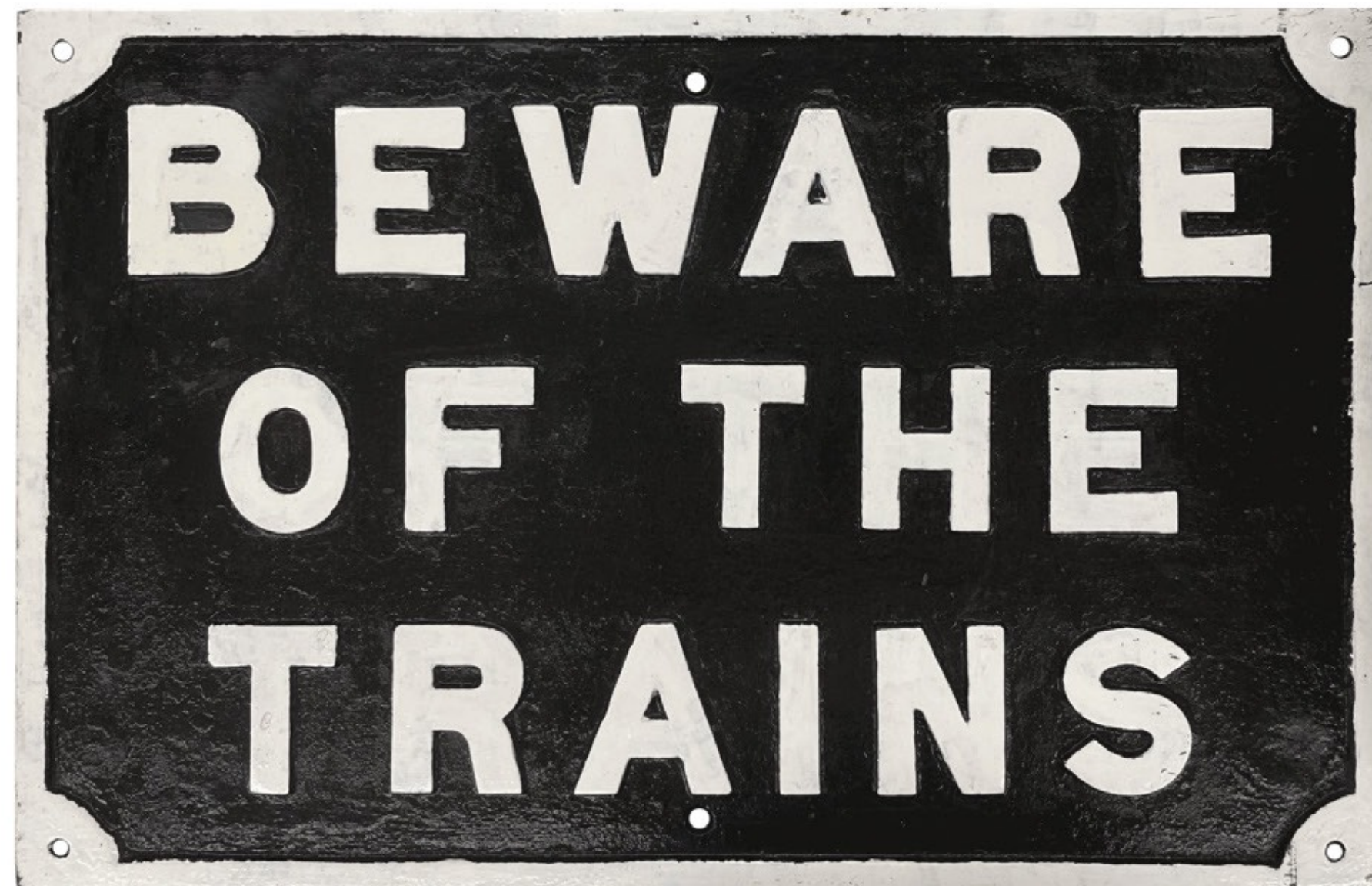




PORCHESTER WORKS

66 PORCHESTER ROAD, LONDON, W2 6ET

**2. A FORMER TICKET PRINTING
DEPOT OFFERING AN
INDUSTRIAL BACKDROP TO
CONTEMPORARY WORKING**

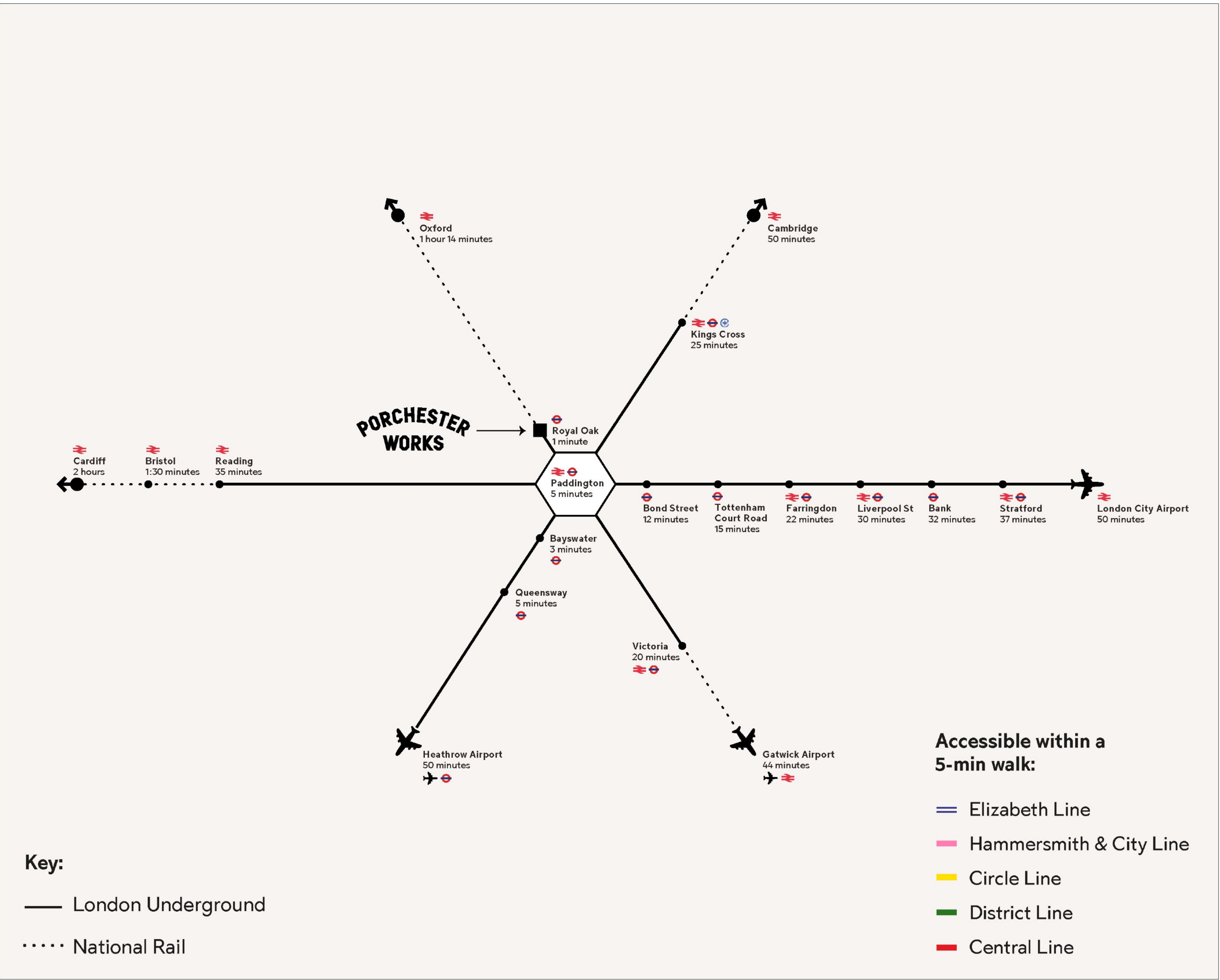


**FIVE FLOORS OF COMMERCIAL
OFFICE SPACE CATERED TO SMALL
AND MEDIUM BUSINESSES**

3. CONNECTIVITY

BY FOOT, CAR, TUBE AND TRAIN

Porchester Works is adjacent to Royal Oak Station and being only a few minutes away from Paddington, wherever you are coming from or going to, our location makes it possible.



4. THE AREA

HEALTH & FITNESS

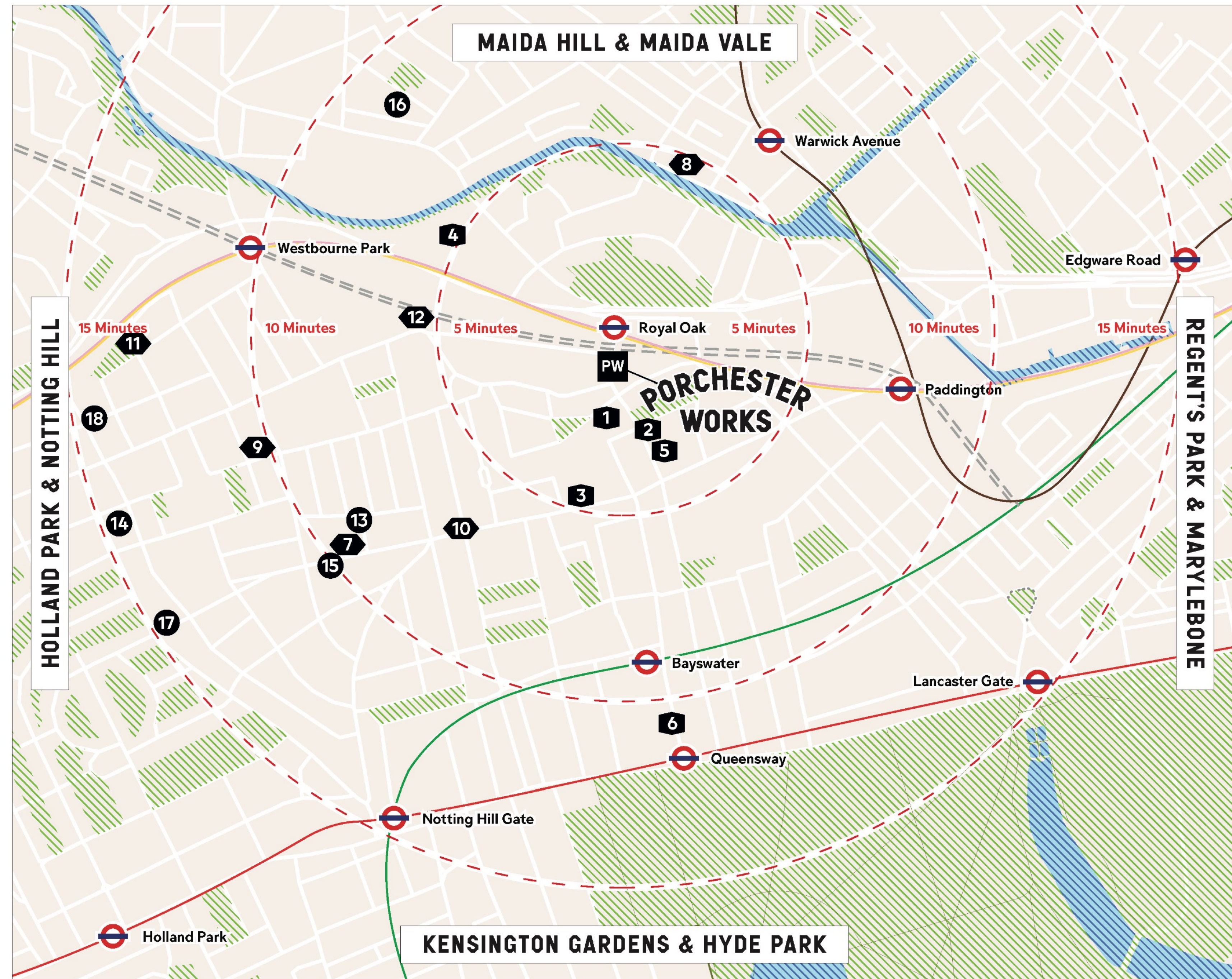
- 1 Porchester Centre
- 2 1-Rebel
- 3 Psyche
- 4 Harbour Club
- 5 Bootcamp Pilates
- 6 Barry's Bootcamp

FOOD & DRINK

- 7 Granger & Co
- 8 The Summerhouse
- 9 Dorian
- 10 Frame
- 11 The Pelican
- 12 The Cow

ARTS & CULTURE

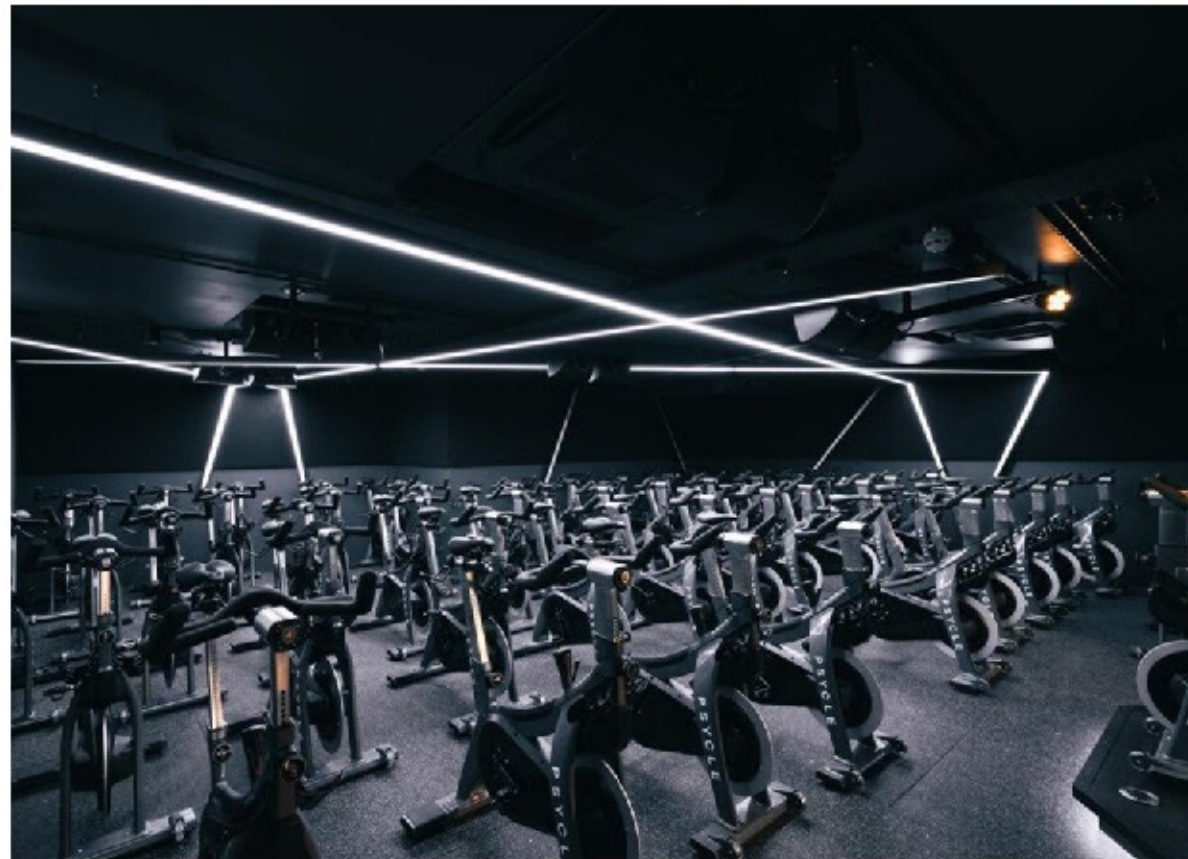
- 13 Flow Gallery
- 14 Notting Hill Bookshop
- 15 Bartha Contemporary
- 16 Madeinbritaly
- 17 Vessel Gallery
- 18 J/M Gallery



5. THE AREA

↓ 3 PSYCLE

Hundreds of classes available to book each week, for those that want to sweat! A schedule built for you, around you.



→ 13 FLOW GALLERY

An intimate, modern gallery space, showcasing ceramics, glass, paper, wood, textiles, metal and jewellery.



↑ 6 BARRY'S BOOTCAMP

The home of the high intensity interval workout, Barry's is the perfect place to tone muscle through combined running and weight training.



↓ 7 GRANGER & CO

Australian all-day dining by the legendary Bill Granger, serving fresh and vibrant seasonal dishes.



→ 14 NOTTING HILL BOOK SHOP

Notting Hill's most famous shop is still a popular spot for locals, offering a wide variety of travel books as well as a large range of children's educational books.



↑ 11 THE PELICAN

This treasured pub on All Saints Road has been a permanent fixture throughout Notting Hill's history, and continues to be a community hub.



6. SPACES

OVERVIEW

Spanning five floors, occupants have the opportunity to lease office sizes catered to small and medium businesses, providing a single office that can cater growth from individual co-working spaces, to dedicated self-contained offices for companies with twenty-five or more staff. Situated uniquely at the precipice of multiple modes of transport, Porchester Works has always simultaneously garnered an international audience, as well as a local following from residents in Notting Hill.

OFFICES

- ◆ **SMALL OFFICES**
 - ◆ **LARGE OFFICES**
 - ◆ **SELF-CONTAINED OFFICES**
 - ◆ **CO-WORKING SPACES**
-

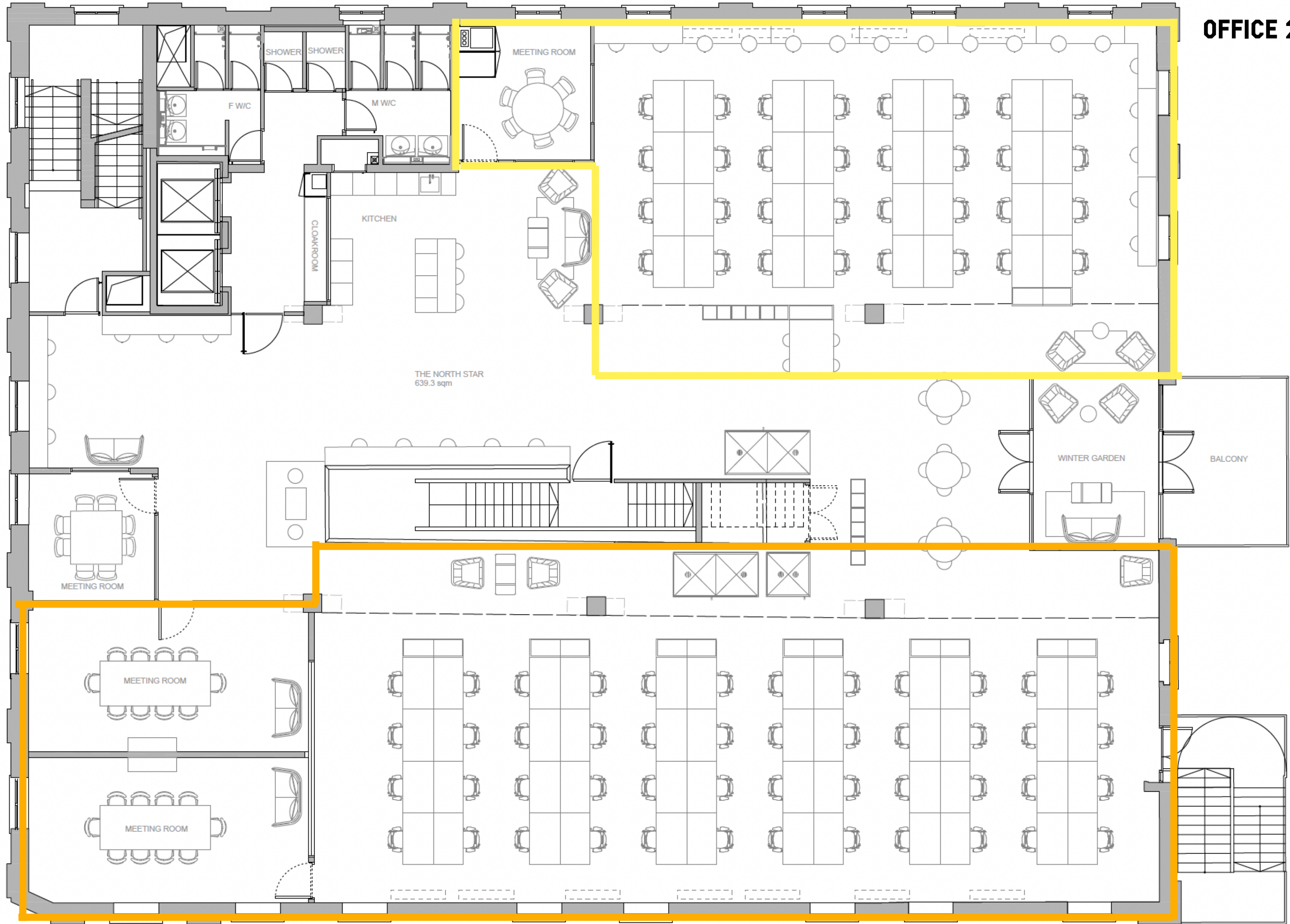
AMENITIES

- **LOUNGE AND EVENTS SPACES**
 - **BOOKABLE MEETING ROOMS**
 - **24-HOUR RECEPTION**
 - **SHOWERS AND CHANGING FACILITIES**
-

2ND FLOOR SPLIT OPTION

OFFICE 2.01: APPROX 1,711 SFT

OFFICE 2.02: APPROX 3,044 SFT



PORCHESTER WORKS	66 Porchester Rd London W2 6ET	DATE	21-02-24	DRAWING TITLE	SECOND FLOOR PLAN
		DRAWN BY	E.COLEMAN	SCALE	1:100 @ A3

2ND FLOOR SPLIT OPTION

OFFICE 2.01: APPROX 1,711 SFT

OFFICE 2.02: APPROX 3,357 SFT

