



WEST END GATE

LONDON W2

Berkeley
Designed for life

A NEW RETAIL & LEISURE DESTINATION IN LONDON W2
FIRST RETAIL UNIT NOW AVAILABLE

FOREST
REAL ESTATE

West End Gate will deliver an exciting new opportunity for retail, restaurant and leisure uses, within a prestigious Squire and Partners designed development, in one of the most dynamic and vibrant locations in London.



9 New retail and restaurant units ranging from 789 to 4,297 sq ft.



Excellent transport links:

Edgware Road - Opposite & 2 min walk

(Bakerloo (opposite), Circle, District and Hammersmith & City)

Marylebone Station - 9 min walk

(Bakerloo, National Rail and Chiltern Main Line)

Paddington Station - 11 min walk

(Elizabeth Line*, Heathrow Express, Great Western Railway)



Close proximity to circa. 2 million sq ft of office and homes accommodation at Paddington Basin and 1.2 million sq ft at Paddington Central.



Set within an exclusive 844 home development of innovatively crafted mansion blocks and an architectural landmark tower.



Set back from Edgware Road by landscaped public realm and a plaza with outdoor seating.



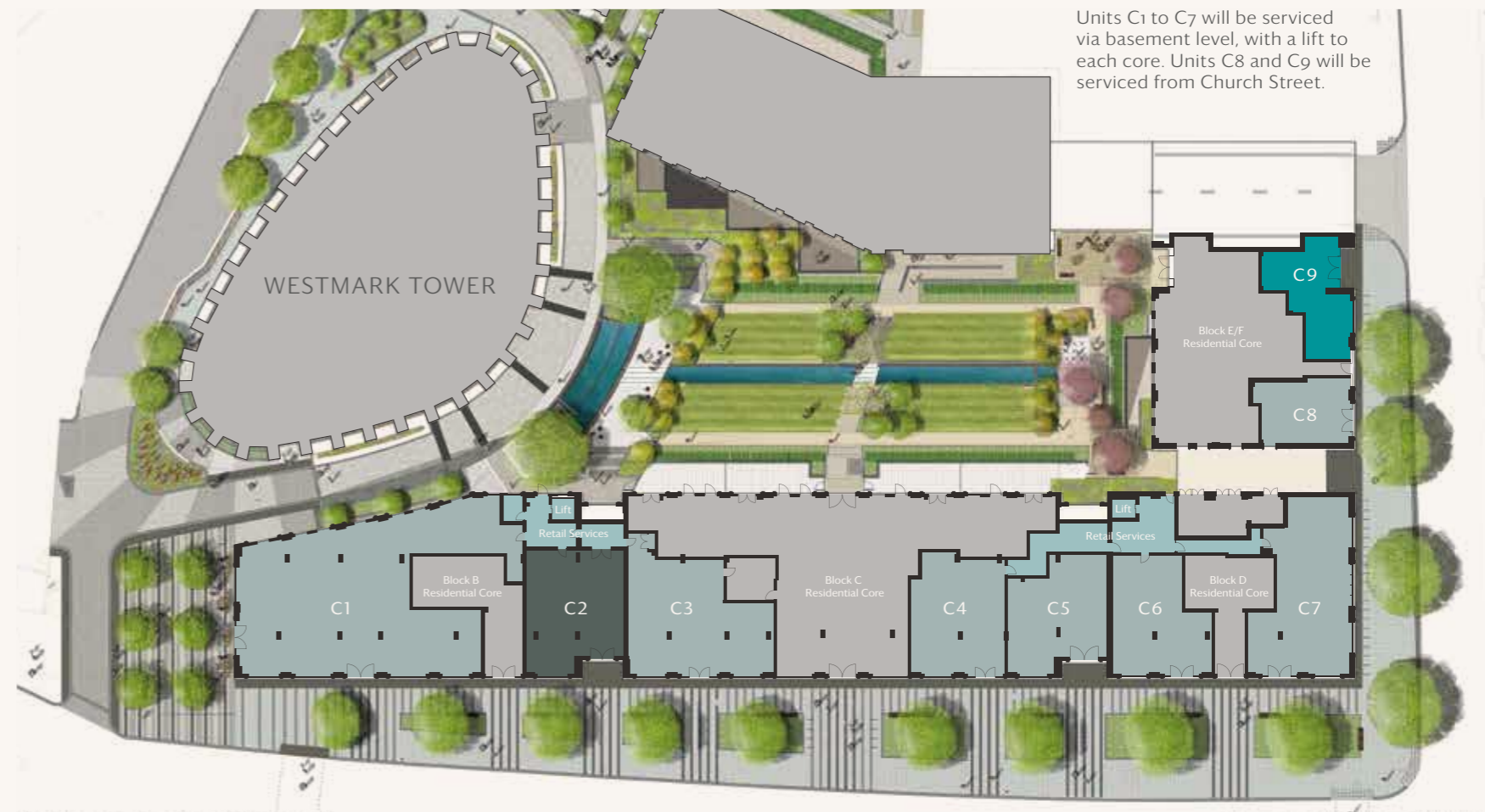
Located opposite the first major project in the Church Street Regeneration masterplan (Sites A, B & C) which is set to deliver 1,121 homes, up to 25,000 sq ft of retail space, a new market place and public realm, and a new community library from 2026.

West End Gate Phasing

Construction of the first phase of the West End Gate masterplan completed in 2023. The first commercial unit, C9, is available in July 2024.

Paddington Green Police Station

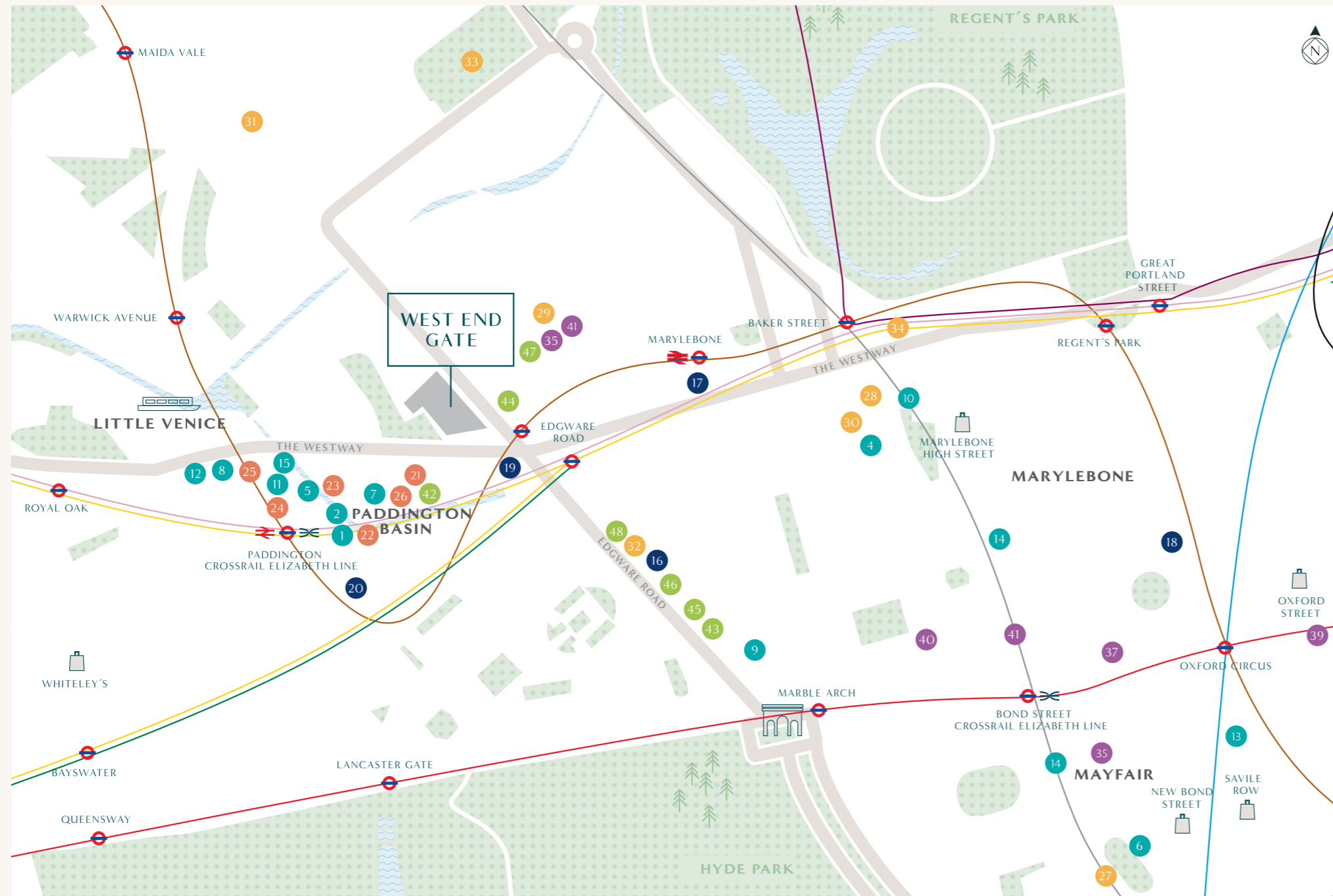
A detailed planning application has been granted for the redevelopment of the neighbouring site, previously home to the Paddington Green Police Station, completing the original West End Gate masterplan vision. Approval was granted for a high quality residential-led mixed use development comprising a mixture of private and affordable homes, Grade A office space and flexible commercial space.



Units C1 to C7 will be serviced via basement level, with a lift to each core. Units C8 and C9 will be serviced from Church Street.

Key
■ Available ■ Coming Soon ■ Sold

EDGWARE ROAD



West End Gate will deliver an exciting new destination not just for the residents of Marylebone, Little Venice and Paddington, but for the surrounding hotel residents, local businesses and office campuses of Paddington Basin and Paddington Central.

Food and Drink

- 1 Bondi Green
- 2 Cheese Barge
- 3 Chiltern Firehouse
- 4 Claridge's
- 5 Darcie and May Green
- 6 Hakkasan
- 7 Heist Bank
- 8 HUCKSTER
- 9 Lurra
- 10 Opso
- 11 Pearl Liang
- 12 Pergola
- 13 Sketch
- 14 The Ivy
- 15 Vagabond

Entertainment & Leisure

- 27 Annabel's
- 28 BXR Gym
- 29 Cockpit Theatre
- 30 Everyman Cinema (Baker Street)
- 31 Everyman Cinema (Maida Vale)
- 32 Grosvenor Casino
- 33 Lords Cricket Club
- 34 Madame Tussaud's

Shopping

- 35 Alfies Antique Market
- 36 Fenwick
- 37 John Lewis
- 38 M&S
- 39 Retro Living
- 40 Selfridges
- 41 St. Christopher's Place

Hotels

- 16 Marriott Hotel
- 17 The Landmark Hotel
- 18 The Langham
- 19 The Hilton Metropole
- 20 The Hilton Paddington

Food Stores

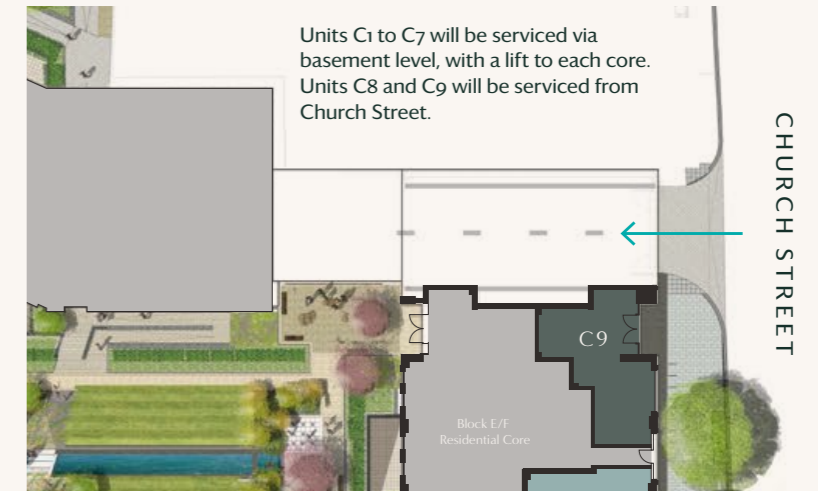
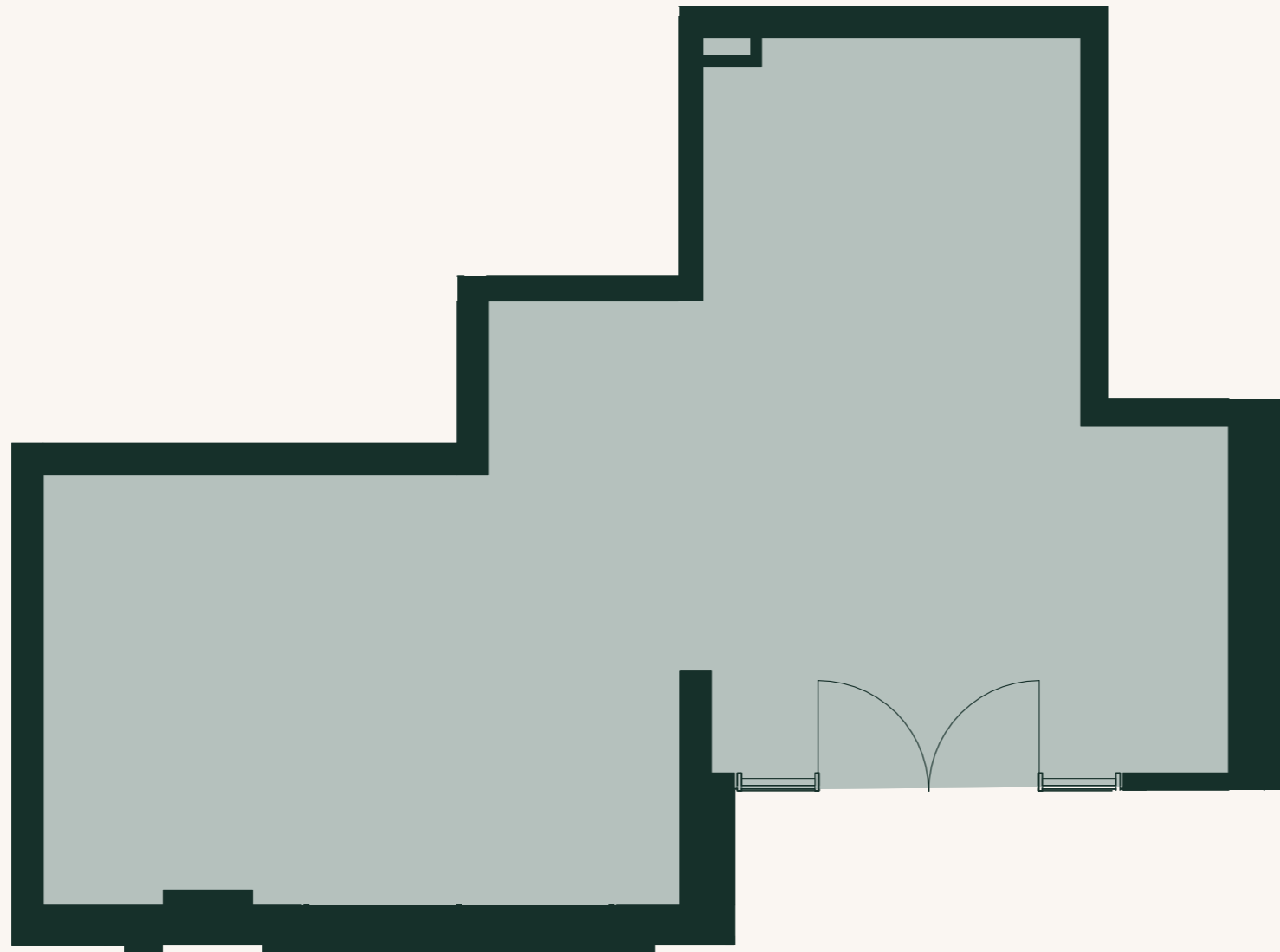
- 42 M&S Simply Food
- 43 Pret a Manger
- 44 Sainsburys
- 45 Starbucks
- 46 Tesco
- 47 Tesco
- 48 Waitrose

Local Occupiers (Offices)

- 21 M&S (380,000 sq ft)
- 22 Orange (84,000 sq ft)
- 23 Sony Pictures Entertainment (68,000 sqft)
- 24 Visa Europe (200,000 sq ft)
- 25 Vodafone (87,000 sq ft)
- 26 WeWork (160,000 sq ft)



Unit C9



Unit C9- Now Available

KEY
■ Available ■ Coming Soon ■ Under Offer

Accommodation

	Area (sq ft)	Area (sq m)
Unit C9	855	80

Permitted Use

Class A1-A3,A4.

Availability

The unit is available on a new lease for a term to be agreed.

Quoting Rent

Available upon request.

Business Rates

The Rateable Value is to be assessed on occupation.

Service Charge

Available on request.

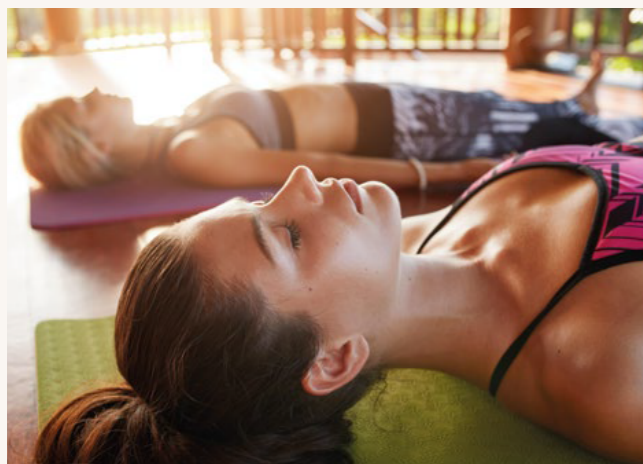
Handover Condition

The unit is available as seen with any loose Fixtures Fittings & Equipment removed.

EPC

Available upon request.

For indicative purposes only, not to scale.



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