

Places
for
London

The TFL Property
Company



Places for Growth

Supporting new and
ambitious businesses

Lockton
Street ^{W10}
Arches

The opportunity

Places for Growth is coming to Lockton Street Arches.

At Lockton Street Arches, up to 11 businesses will have the opportunity to join our estate and flourishing customer community. They will benefit from personalised support and advice, alongside a specialised rent model giving them the platform to accelerate their expansion. To become part of the fabric of North Kensington, and of London. Just like the Lockton Street Arches.

Places for Growth encourages boldness and bravery, belief and brilliance. It's designed for businesses that are ambitious, courageous and innovative. The ones that have all the ingredients to expand, and with a little bit of extra help could go a whole lot further.



The offer

A five-year lease

11 arches fitted out ready for the finishing touches: The arches are finished to turnkey standard, tenants fit out required

Specially designed rent model building to market rent in Year 4

Personalised support and advice from Portobello Business Centre and Grow London Local

Open and transparent application process and criteria

Access to our dedicated in-house support and the chance to join our customer community

Available to future occupiers in Winter 2026/27

The lease

To help businesses understand what is on offer and whether Places for Growth at Lockton Street Arches is suitable, we are sharing the lease headlines now. The proposed lease will be available when applications open in January 2026.

- Five-year lease
- Rent is paid at the beginning of every month by Direct Debit
- Businesses must comply with all Health, Safety and Compliance obligations
- Option to sign up to our London Lease, where you will share environmental usage and pay employees the London Living Wage so we can support a greener, more prosperous city together

In addition to rent, businesses will also need to ensure they can afford other property-associated costs such as Business Rates – payable to the Local Authority – utilities and service cost.

We have a helpful indicative start-up costs calculator available to use as part of any business planning.

COST CALCULATOR

Rent and service cost

Places for Growth means that all successful businesses will benefit from a specially designed rent model building to a market rent in Year Four.

Businesses will also be required to pay a service cost which is standard, this will contribute toward keeping the arches clean and safe.

Rents vary slightly from arch to arch, depending on their size. We have provided an indicative cost, and can provide specific rents once the applications open in January 2026.

Year	Rent (% Market Rent)	Rent (£pcm)	Service Cost (£pcm)
Year One (Months 1-6)	0%	£0	£500*
Year One (Months 7-12)	50%	£917	£500*
Year Two	50%	£917	£500*
Year Three	75%	£1,375	£500*
Year Four	100%	£1,834	£500*
Year Five	100%	£1,834	£500*

*Service Cost TBC

Deposit

We ask all businesses to pay a deposit, which is usually six months' rent. Like the rent, the deposit will step up through the course of the lease, always keeping track with six months' of the rent paid that year.

Year	Rent Level (% Market Rent)	Deposit (£)	Yearly Top-Up (£)
Year one	25%	£2,750	£2,750
Year two	50%	£5,500	£2,750
Year three	75%	£8,250	£2,750
Year four	100%	£11,000	£2,750
Year five	100%	£11,000	£0

The conditions + criteria

To help the right businesses apply, we have included some conditions that we'd expect them to meet prior to making an application. We've also shared what criteria we will be assessing those application against to help occupiers prepare their submission.

Conditions

To be considered, it is strongly recommended that applying businesses show how they meet one of the following conditions:

- ♦ A first solo property after testing the concept from home, local markets or shared space.
- ♦ Moving to a larger space from an existing property.
- ♦ Adding to an existing location, where this extra space will clearly turbo charge the business.

At Lockton Street, we are eager to reflect the local community in the businesses and business owners selected.

By design, arches are suitable for a wide range of commercial uses ranging from food and drink manufacturing to wellness, gaming or media spaces. If any business is unsure that their proposed use is suitable, simply get in touch.

Criteria

While we are encouraging local businesses to apply, the criteria are not limited solely to location. Every application will be assessed against the following criteria, all weighted equally.

Strength of Business Plan

Proximity of permanent residence or an existing business to Lockton Street Arches

Anticipated contribution to the local community and economy

When selecting our final occupiers, we'll look to curate a balanced and diverse range of businesses that complement one another rather than aggressively compete.

The application

Applications will open on 14th January 2026, and all applicants will be required to submit:

- Covering Letter telling us about you and why your business would benefit
- Business Plan covering the five-year lease
- Indicative Floor Plan showing how you would lay out the arch

To find out more information, please visit:

www.placesforlondon.co.uk/projects/lockton-street

The criteria

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Get in touch



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code or click the
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