

SHORT-TERM
PODS FOR
ENTERPRISE AND
START-UPS



**FLEXIBLE
ACCESSIBLE
AFFORDABLE**

PODOBELLO

NEW POP-UP PODS ON THORPE CLOSE

**WEST
WAY
TRUST**



PODOBELLO - POP-UP PODS

Our aim is to turn Thorpe Close into a lively, vibrant and animated street space to better connect Ladbroke Grove with Portobello Road.

Thorpe Close offers a route between Portobello Road and Ladbroke Grove. With the exception of Saturdays, the route has been essentially used as a service road and car parking area which fails to encourage a flow of people through Thorpe Close.

We want to make better use of the available space, promote a more active, inviting offer outside of market days and deliver greater opportunities for the community and local entrepreneurs.

Podobello, the new pods on Thorpe Close, support enterprise, small business incubation, maker space and other commercial and community activity which will be accessible, affordable and flexible for community and business use.

Lettings Policy

PURPOSE OF THE POP-UP PODS

The pods are an exciting initiative that was funded via the Westway Trust and the Mayor of London's High Street Fund. The exciting initiative is to provide a launch pad for local businesses/entrepreneurs to test the market with their business idea, and to help them grow and sustain.

- The pods are small units and are equipped with electricity, and heating. There is no water supply – thus food and beverage type businesses will not be able to apply for this reason.
- The pods are not for office or hot-desking.
- The pod units are supplied empty – so that businesses are able to animate it to their own needs.
- The units are A1 business class use – this is retail only – more info can be found here:
www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

ELIGIBILITY CRITERIA

- Preferably are local to the area or vicinity of North Kensington.
- Are a new entrepreneur or start-up business trading no longer than 2 years.
- Do not own/run another business elsewhere.
- Have a valid public liability certificate up to £5mil.
- If applicable – have valid regulatory certificates e.g. food and hygiene.
- Are willing to take up further business support training to develop your skills.
- Demonstrate how they will assist in enlivening the area.
- How the business would impact positively on the community and area.
- Westway Trust reserves the right to decline applications that are not ethical or deemed unsuitable for the area.



RENTAL RATE

The rents are subsidised and therefore affordable.

- Single Pod - £140 per week
- Double Pod - £280 per week

Pods must be open for business for a minimum of 5 days. Weekend only openings will not be accepted and may invalidate your license if opening times are not adhered to.

Special offers may apply for times in the year that the pods may be closed - at the following rate and specified months of the year (subject to the discretion of Westway Trust):

- Thursday – Monday - £100 (when on offer)
- Friday-Saturday - £150 (when on offer)



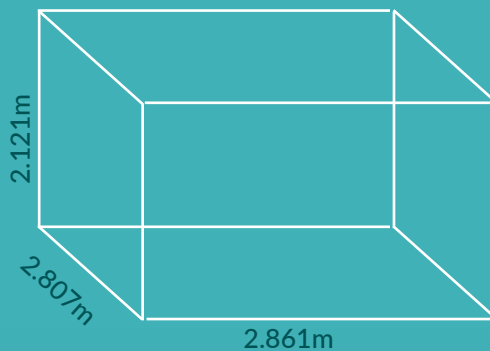
POD MEASUREMENTS

Dimensions of a single pod

Square footage = 86.44 ft²
Square Meters = 8.03 m²

Depth = 2.807 m
Width = 2.861 m

Height = 2.121 m



TERMS AND CONDITIONS

FOR USE OF THORPE CLOSE UNITS

- 1.** We reserve the right to reject an application based on the criteria outlined in application form.
- 2.** The units can only be used for a limited period for start-up enterprises that fall within the use class A1 (Retail). Please note: No food or beverage type pop-up will be allowed.
- 3.** We will not accept applications to use the space for betting and gambling.
- 4.** We will not accept applications to use the space for preparing, serving or selling hot food or drinks.
- 5.** One designated Pod unit will be made available for community/exhibition use, all others will be for retail or business purposes solely.
- 6.** You must agree to keep the unit open for business for a minimum of 5 days a week including Saturdays.
- 7.** You must produce a valid certificate of public liability insurance to the value of £5,000,000 to cover the duration of occupancy. Proof will be required.
- 8.** You must make a payment of £100, payable to Westway Trust (WT) as a deposit. At the end of the Licence Agreement the deposit will be returned subject to the satisfactory condition of the premises and no breakages/ damage caused.
- 9.** You may be permitted to make temporary decorative changes to the walls, subject to the prior approval of WT but must agree to return the premises to WT at the end of the agreed period in the same condition as at the start of the Licence, making good, as required.
- 10.** You will be presented with an inventory of fixtures and fittings and will be responsible for making good or paying for any damage or defects that may

occur during the period of the Licence and will keep the unit clean, tidy and clear at all times and dispose of all rubbish.

- 11.** You will be expected to clear and vacate the unit on the expiration day of the Licence and leave the unit clean and tidy and clear of all rubbish and your personal effects.
- 12.** We are not responsible for any item(s) that you may display or exhibit in the unit and not liable for damage or theft of any item during the term of Licence. You are responsible for obtaining your own contents insurance.
- 13.** You will be responsible for making sure the unit is locked and secure when not in use and be responsible for any resulting damage or theft from failure to do this.
- 14.** Although not a requirement, if items are of personal or monetary value, WT strongly advise the occupant to take out separate contents insurance.
- 15.** We reserve the right for WT officers and all persons authorised by us to enter the unit at any reasonable time and if necessary to carry out works to the unit.
- 16.** You must comply with all fire and electrical or other statutory regulations or legislation at all times and must comply with the WT's fire and electrical safety procedure provided and be familiar with the location of any fire extinguishers, blankets and evacuation meeting points.
- 17.** You agree to enter into a formal Licence Agreement with WT, if your application is successful.
- 18.** For the avoidance of doubt, the use of premises is temporary and shall not confer or infer that any legal interest in the premises is granted and no security of tenure is given to the occupier.
- 19.** Community groups using the pop-up for shorter term initiatives will be exempt from providing Public Liability Insurance.

A photograph of two women smiling and holding coffee cups, overlaid with a teal tint. The woman on the right is wearing a cap and glasses. In the background, there is a colorful mural with the word 'GROVE' and a chalkboard with the words 'PUNCH' and 'PUNCH'.

WWW.WESTWAY.ORG/THORPECLOSE

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