

245 HAMMERSMITH LONDON



The Big Idea

245 Hammersmith Road isn't just another office, it's the game-changer for Hammersmith.

We're the standout destination and we've re-imagined the workplace. Our 242,000 sq ft of flexible, collaborative space is built to inspire and connect people. A bold ambition realised over one brilliant office building, a Store Street coffee shop in reception, three retail units, a public Plaza, and an Urban Park we'll pack with year-round events for everyone.

**4th - 8th floors available
from 5,796 - 123,539 sq ft**

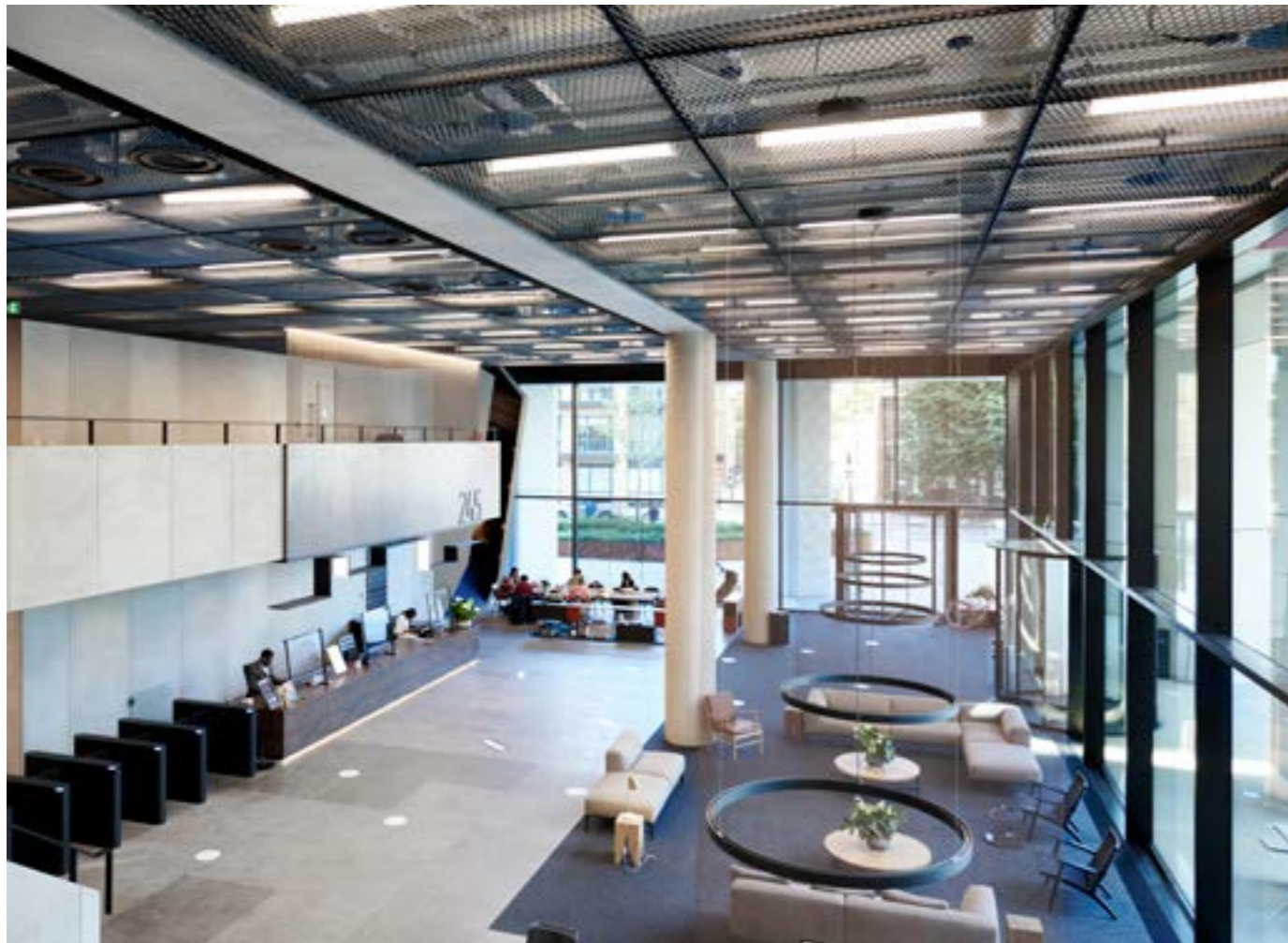
With 11 floors in total, five boast more than 27,000 sq ft which are the largest floorplates in Hammersmith. Each and every one is built to harness creativity and unlock potential in a place that makes you feel good.

A Game-Changing Destination for Hammersmith

As the largest development here for 25 years we attract all kinds of brilliance, and everyone is welcome.

We're the building that makes everything bolder. Setting new standards for West London there's enough office space for up to 2,400 people. Then, there's event space, flexible co-working spaces, and an Urban Park so large it could fit 150 red London buses in.





The Big Entrance

8,000 sq ft is the kind of space to do great things with.

The extensive reception area is the heart of the building featuring extensive seating area's, additional break out and meeting space and a Store Street Espresso with free wifi for occupiers to enjoy.



A Warm Welcome

From the best florist to a client-friendly lunch spot, no one knows the local neighbourhood as well as our front-of-house staff.

The reception team at the 245 Hammersmith Road provides a wide range of hotel-style concierge services, including discounts and special offers at local retailers, and organising fitness classes from our comprehensive programme of wellness activities. And when it comes to lively community events, seasonal celebrations and one-off pop-ups taking place at 245 Hammersmith, our on-site team is in the know about it all.



A Blank Canvas

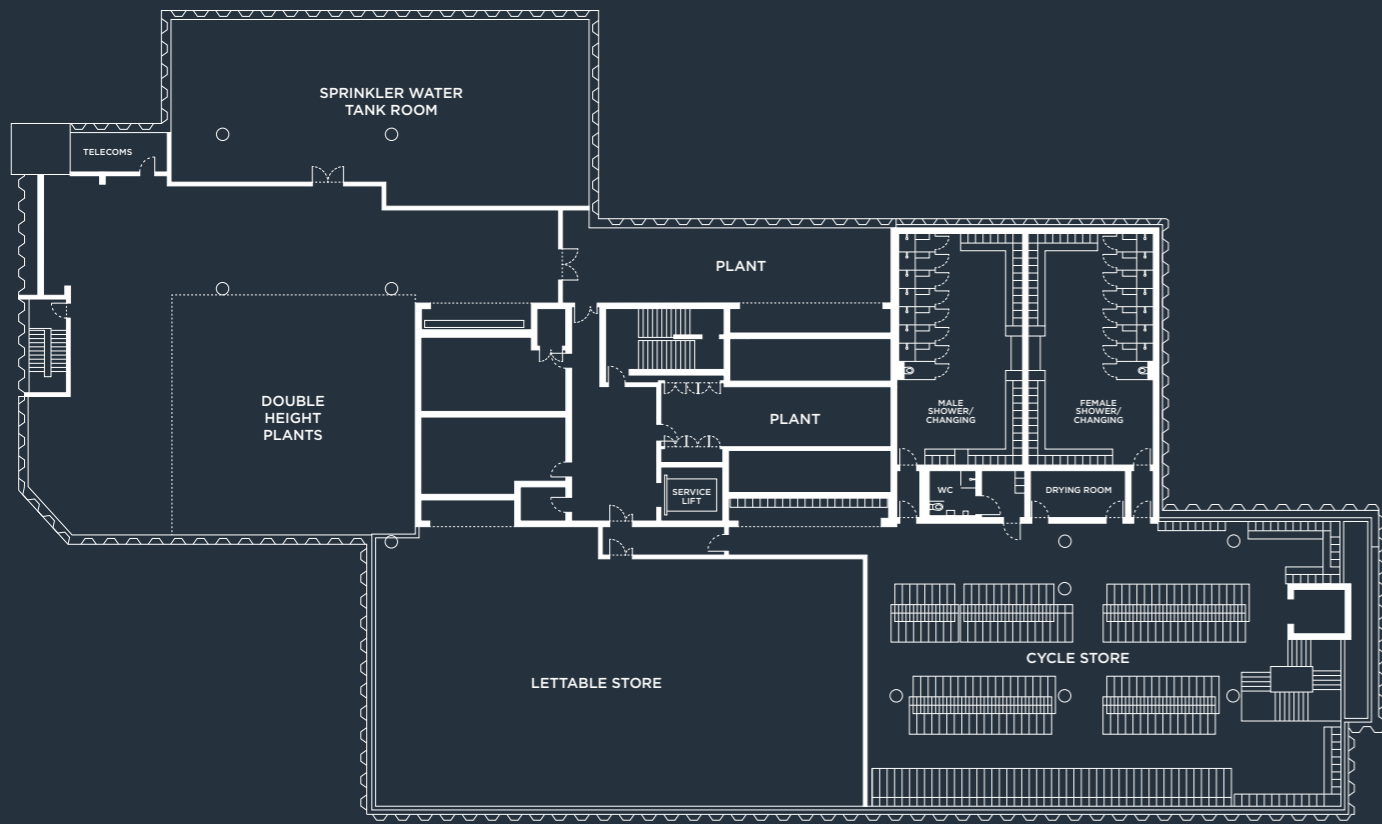
Our typical floorplates are anything but — 27,000 sq ft is Hammersmith's largest — supersized for maximum flexibility and adaptability.

The building can cater for requirements from 5,796 sq ft up to 123,539 sq ft across 5 floors. Sustainable and energy-efficient offices means your business has the edge, by keeping running costs down. Big to us also means generous, with the concierge-style service we're bringing to West London.

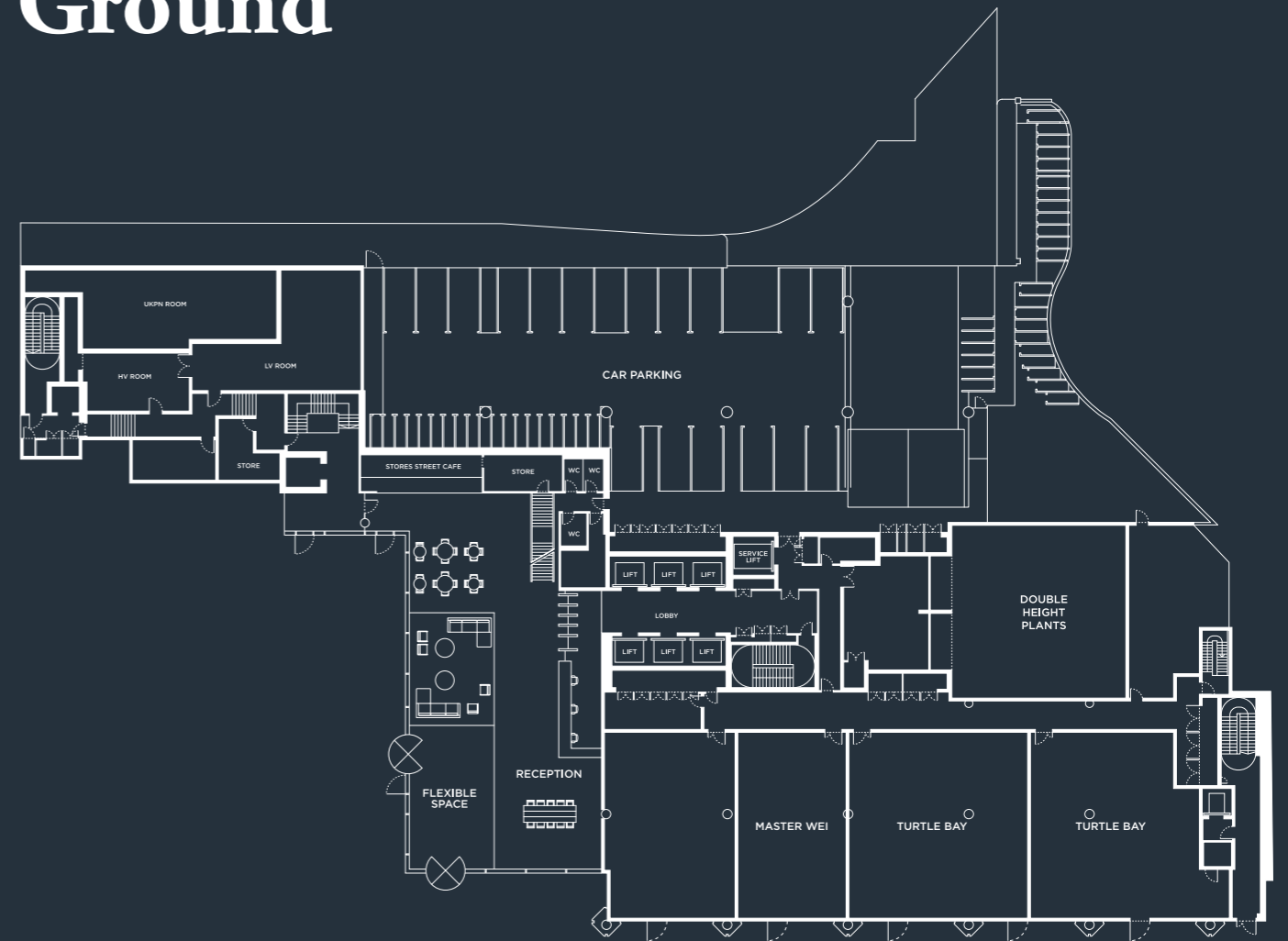
Office

	sq m (NIA)	sq ft (NIA)	
11			IMPERIAL BRANDS
10			BAKER HUGHES
9			ACHILLES THERAPEUTICS
8	1,278	13,753	CF PARTNERS
7	2,559	27,539	
6	2,559	27,539	
5	4 CAPSULE SUITES FROM 5,796 TO 8,388 SQ FT		
4	2,559	27,539	
3	ORCHARD THERAPEUTICS RESOLUTION THERAPUTICS		
2	INDUSTRIOUS		
1	INDUSTRIOUS		
G	RETAIL UNIT 1	RETAIL UNIT 2	RETAIL UNIT 3 CAFE STORE STREET EXPRESSO
		MASTER WEI	TURTLE BAY
LG	STORAGE	4,552	
	423		

Lower Ground



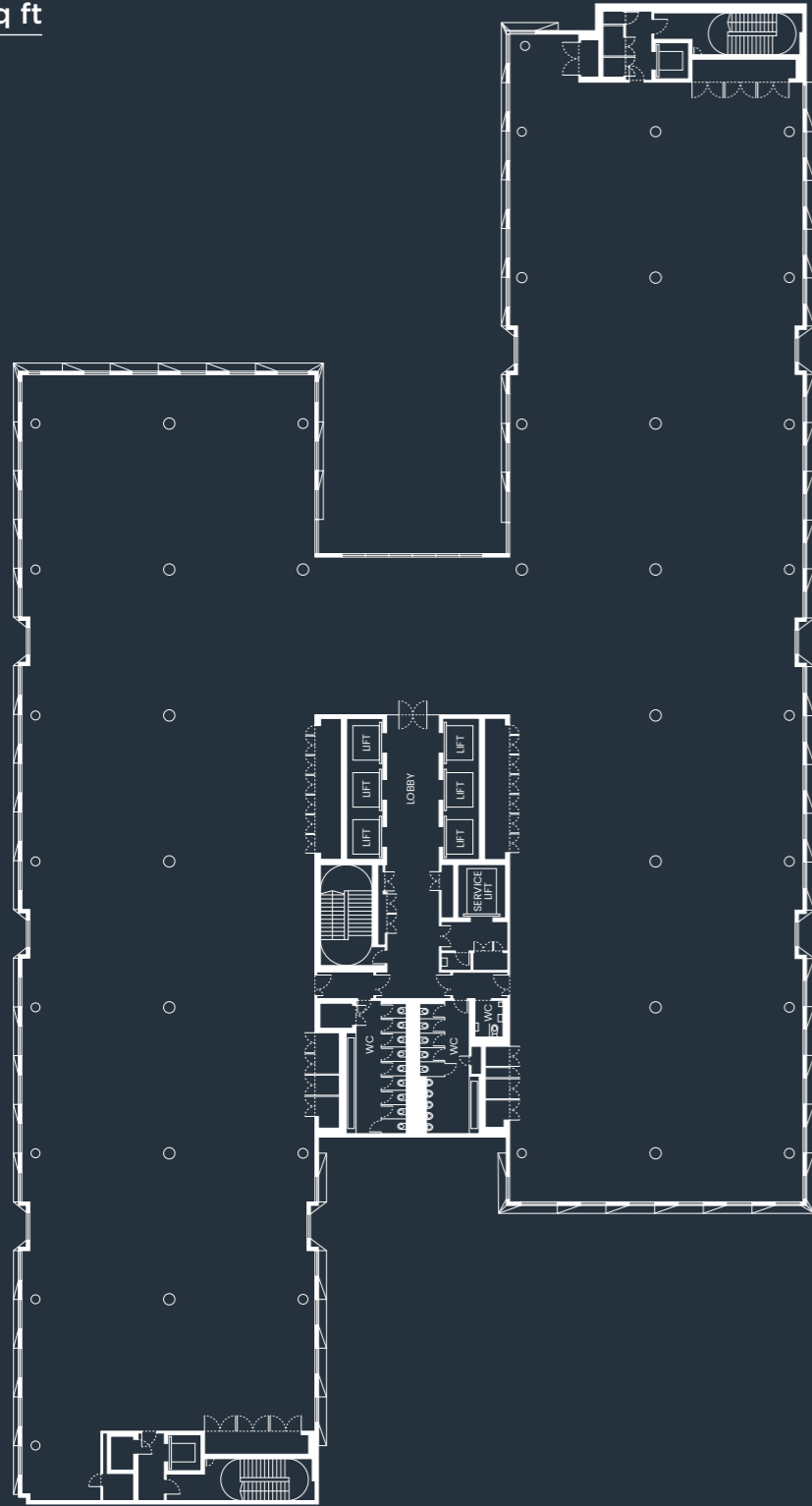
Ground



What's The Plan?

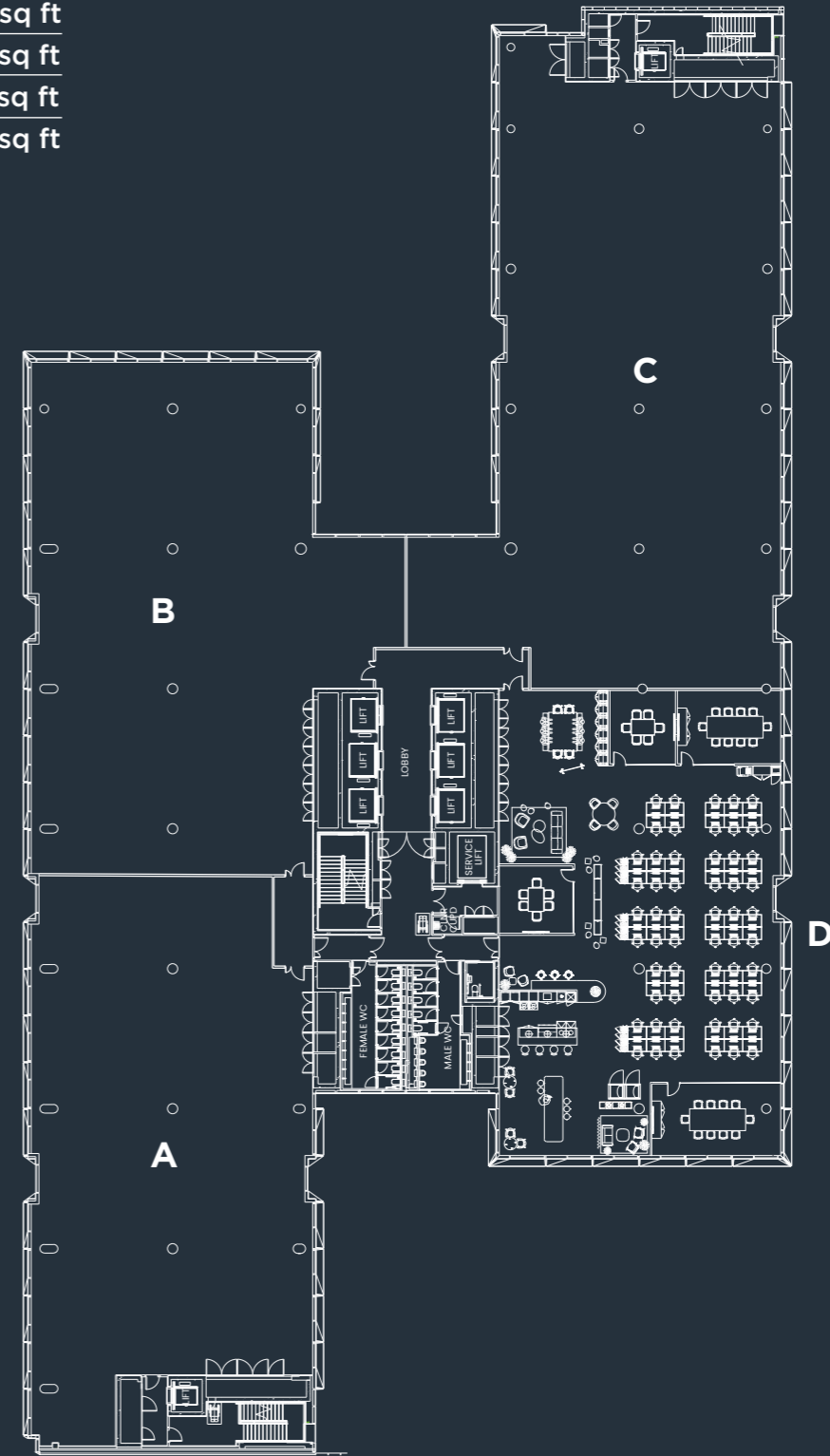
Floor 4

27,539 sq ft



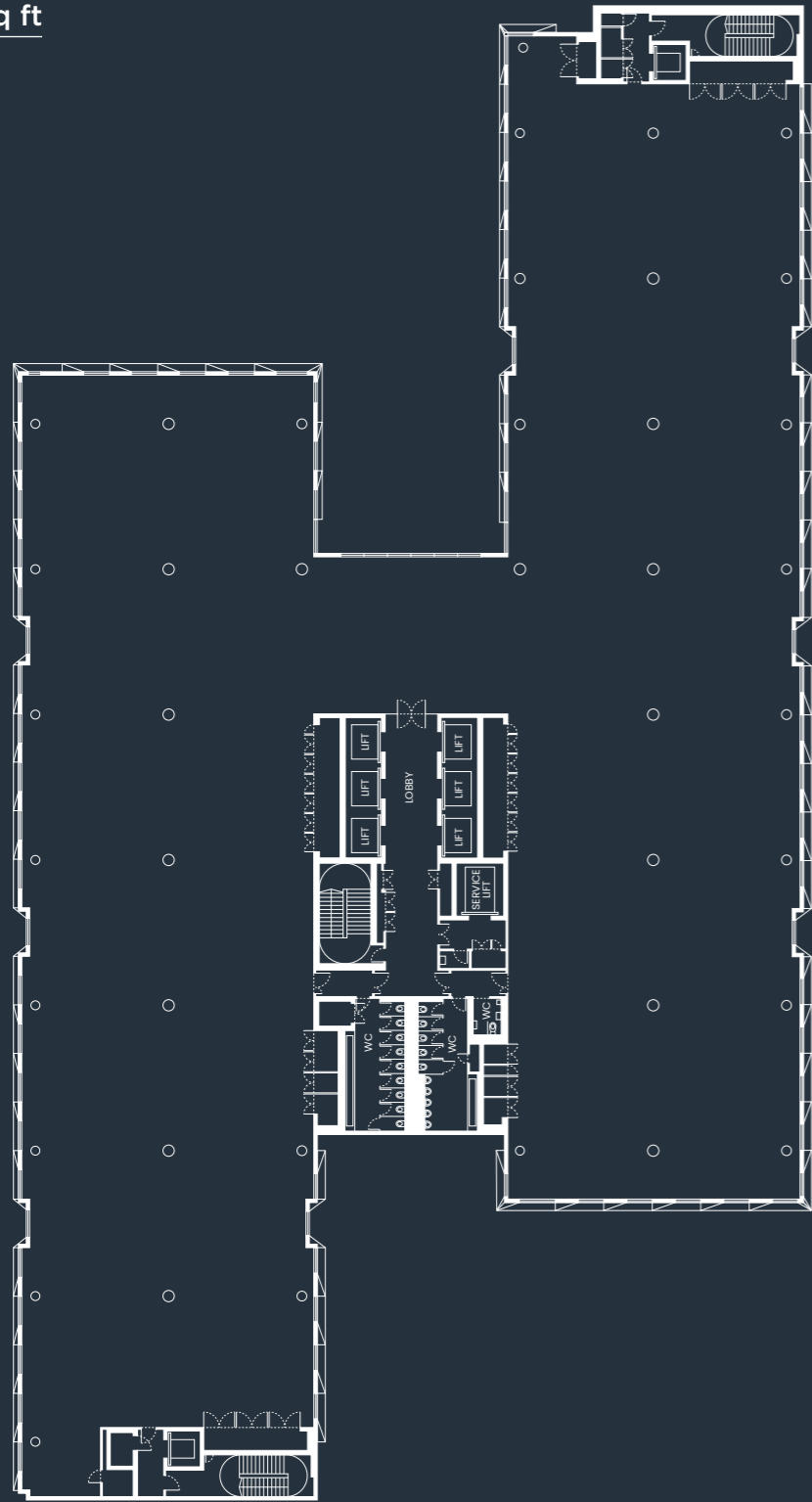
Floor 5 Capsule Suites

- A — 6,858 sq ft
- B — 5,848 sq ft
- C — 8,388 sq ft
- D — 5,796 sq ft



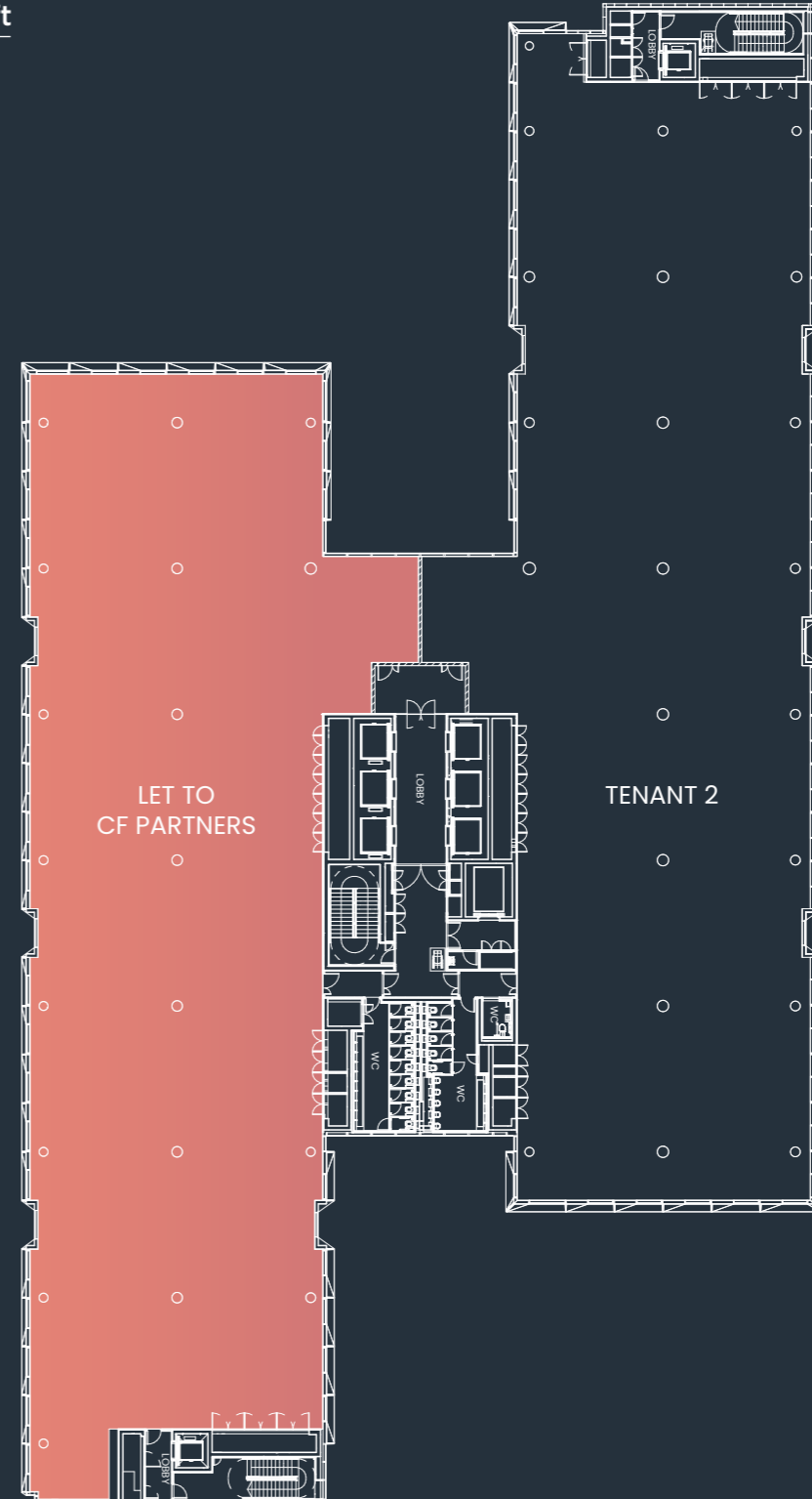
Floors 6-7

27,539 sq ft



Floor 8

13,753 sq ft

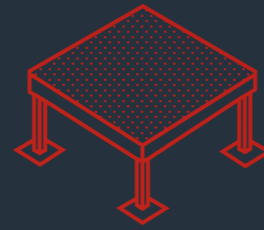


Big on Detail

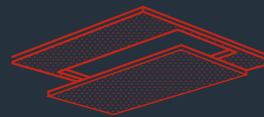
We think of all the little things that make the biggest difference. That's how many people we think should be in each space (1 person/8 sq m), a 2.75m ceiling height so there's always space to breathe, and how much fresh air we pump in. It's how the smart building gets its people from place to place, so that's our 6 lifts and 1 cycle lift, 414 cycle spaces and 17 car parking spaces. And how it gets them in a great place for work, with 15 showers and 330 secure lockers.

But there's also the café, the business lounge, and the office terraces. The break out areas, hubs, hot desks, and the sensors; making every moment feel seamlessly looked after with hotel-style service. There are solar panels, and sustainability with an Excellent BREEAM rating, and EPC B. Why do ordinary when you can be in The Big Red Workplace?

Office specification



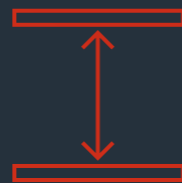
Full access raised floor



Suspended ceiling



LED lighting

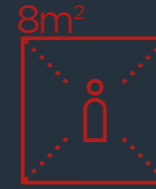


Floor to ceiling height: 2.75m



Air-conditioning systems: four-pipe fan coil

Building performance



Occupation density: 1 person/8 sq m

Means of escape: 1 person/6 sq m
Clear floor-to-ceiling height: 2.75m
Raised floor depth: 150mm (gross)



Fresh air:

Cat A office 14 l/s per person based on total occupancy of 1 person per 8 sq m

Diverse routes for data

1.5m planning grid

Office floor loadings: 3.5kN/sq m plus 1.0kN/sq m

Planning grid: 1.5m x 1.5m



Six 21-person passenger lifts, one 2,500kg service lift and one 21-person 1,600kg bicycle lift

Lifts: operated using a hall call allocation (HCA) control system

Office area small power: 25kW/m²

Office lighting levels: 300–500 lux



Male, female & disabled WCs on each level

WC density 1:10 with 20% absenteeism

Amenities



414 secure cycle spaces at Lower Ground level, with lift access from Plaza



15 showers (7 female, 7 male, 1 disabled)



330 lockers

Changing facilities

17 car parking spaces (5 blue badge, 1 car club, 11 standard)

Electric car charging points



Business lounge



Café

Work lobby

Concierge service

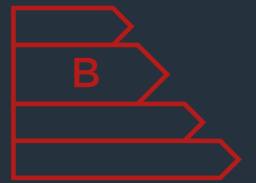
Regular community events

10th floor communal terrace

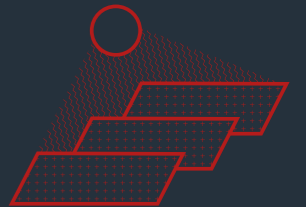
Funicular lift connecting Plaza level to Urban Park

CCTV

Sustainability



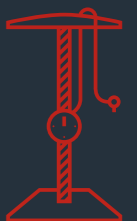
EPC rating: B



150 sq m of photovoltaic cells



Significant areas of planting in vibrant Urban Park and green roof



Extensive cycle facilities

Proactive approach to carbon reduction in the structure and future use

Pedestrian friendly & public realm space

Segregator waste/recycling storage



AirRated platinum



Big on Well-being

We don't just do good, we do better. Expect more than bike space, showers, and changing facilities — we've got all of those. We know that with fresh air and responsive environments, we're helping make people feel good.

The striking architectural windows let the light flood in as we know that natural light enhances moods and increases productivity levels. There are collaborative working spaces to inspire the big thinkers, and there's space to quiet the mind, in calming landscaped gardens and on the roof terraces of our upper floors.



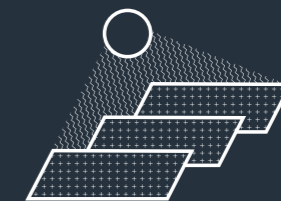
Our big red architectural frames don't just look beautiful, they shade and cool, while maximising daylight and are double-glazed for comfort



For the cyclists, runners and gym goers, there are 15 showers on the Lower Ground level



Smart sensors ensure everyone gets looked after with fresher air and better temperature control wherever you are in the building



150 sq m of photovoltaic cells on the roof to create an even more sustainable building



BREEAM rated "Excellent"

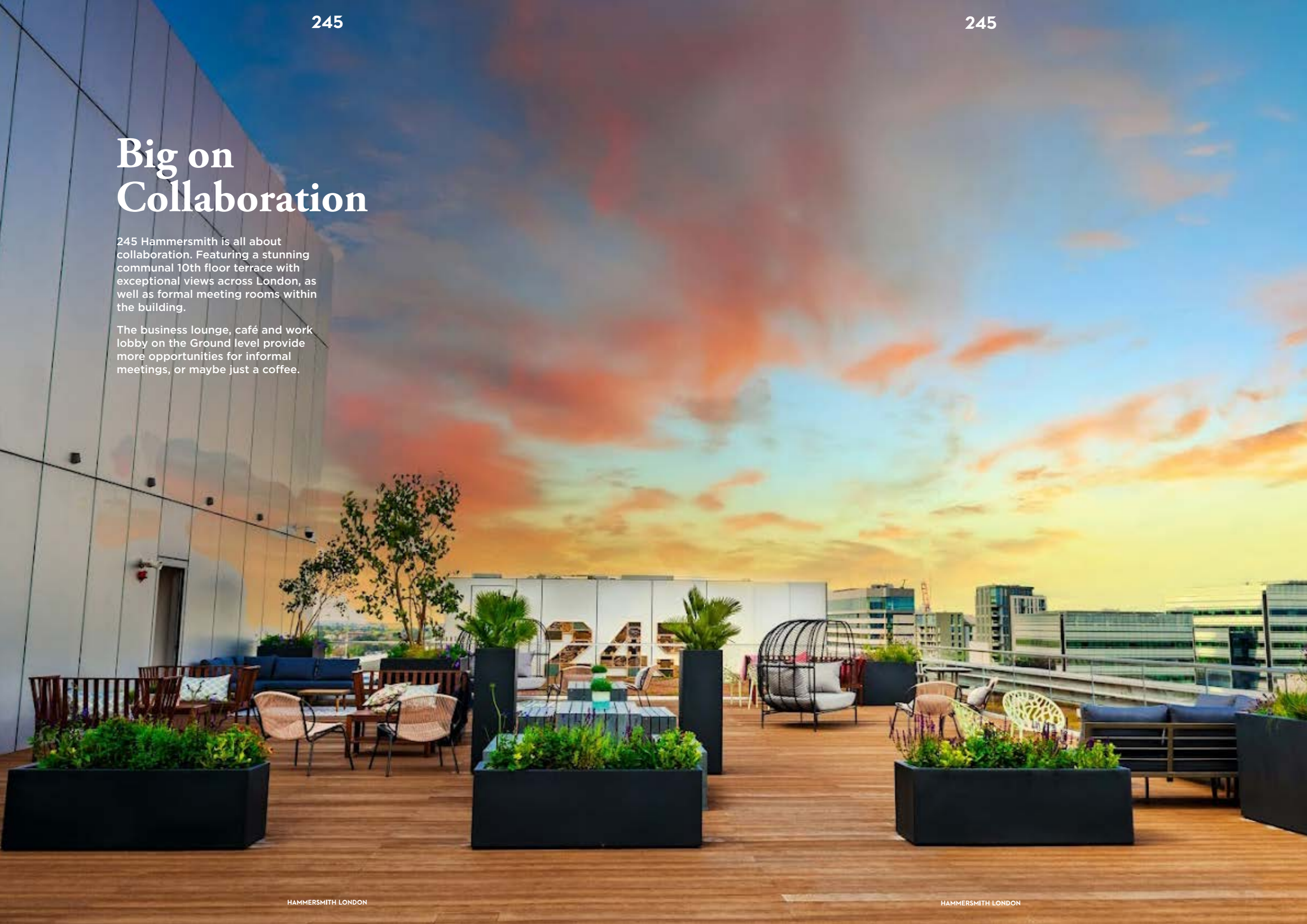


245 Hammersmith smart phone app featuring news about concierge services, offers, amenities and events in and around the building

Big on Collaboration

245 Hammersmith is all about collaboration. Featuring a stunning communal 10th floor terrace with exceptional views across London, as well as formal meeting rooms within the building.

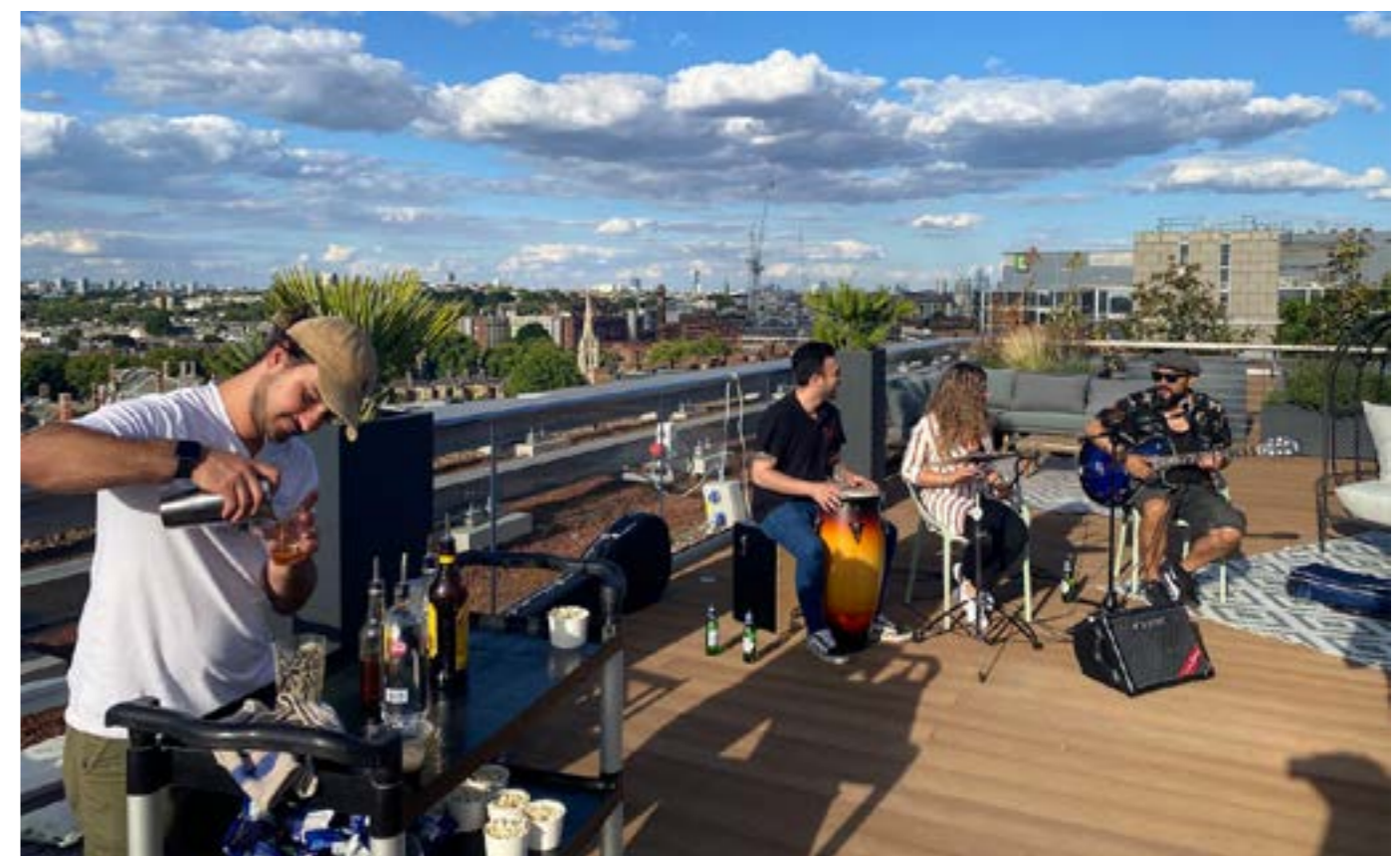
The business lounge, café and work lobby on the Ground level provide more opportunities for informal meetings, or maybe just a coffee.



Big on Customer Experience

245 Hammersmith is more than just a building: it brings together the local community and the bright talent working here.

There are vibrant community events happening across the site, from the public Plaza and Urban Park to the mezzanine-level Library. With an ever-changing roster of food markets, pop-ups and community fundraising activities brought to you by an events and reception manager. National holidays and seasonal events are fixtures in the year-round calendar, and for those wishing to stay in shape, fitness classes such as yoga and zumba are available too.



The Place for Big Business

245 Hammersmith is a place for the bold, where your neighbours already include Disney, GE, UKTV, Fox International Channels, and Virgin Media.

Big on ambition; the brightest talent and the local community will enjoy a destination with everything in one place. Where everything else is framed by a quick and easy journey — to the West End, the City, and London Heathrow Airport — by road, tube, and bike. There are Cycle Superhighways close by and a Santander Cycles hub right outside.

Where to eat. What to do after work. Big decisions.

Shopping on King Street, lunch at Distillery Wharf or at the Lyric Bar & Grill? Hammersmith has something for every taste. Hale and hearty local pubs, independent cafés, gyms, and cultural institutions lead the way closer to home, with neighbouring London villages of Chiswick, Kensington, and Fulham to explore a little further.

Restaurants

- 1 The River Café
- 2 Amoret Specialty Coffee
- 3 Blanche Eatery
- 4 La Petite Bretagne
- 5 Alma
- 6 Bill's
- 7 Lyric Bar & Grill
- 8 Kerbisher & Malt
- 9 Suzu Japanese Tapas Bar
- 10 Wagamamas

Quick Bites

- 11 Joe & the Juice
- 12 Paul
- 13 Café Nero
- 14 Café Nero
- 15 Tesco

Bars

- 16 Hammersmith Ram
- 17 The Blue Boat
- 18 The Hampshire Hog
- 19 Rutland Arms
- 20 Blue Anchor
- 21 The Dove
- 22 Smith's Cocktail Bar
- 23 The Stonemasons Arms
- 24 The Queen's Head

Culture

- 25 Eventim Apollo
- 26 Lyric Hammersmith
- 27 Olympia London

Places of Interest

- 28 Brook Green
- 29 Farnival Gardens
- 30 Queen's Club
- 31 Ravenscourt Park

Gym & Fitness

- 32 Virgin Active Gym
- 33 Fitness First
- 34 PureGym
- 35 Boom Cycle
- 36 State of Mind Fitness
- 37 Frame gym
- 38 Brook Green Tennis Courts & café
- 39 Lumi Power Yoga
- 40 Auriol Kensington Rowing Club
- 41 1Rebel Hammersmith

Shopping

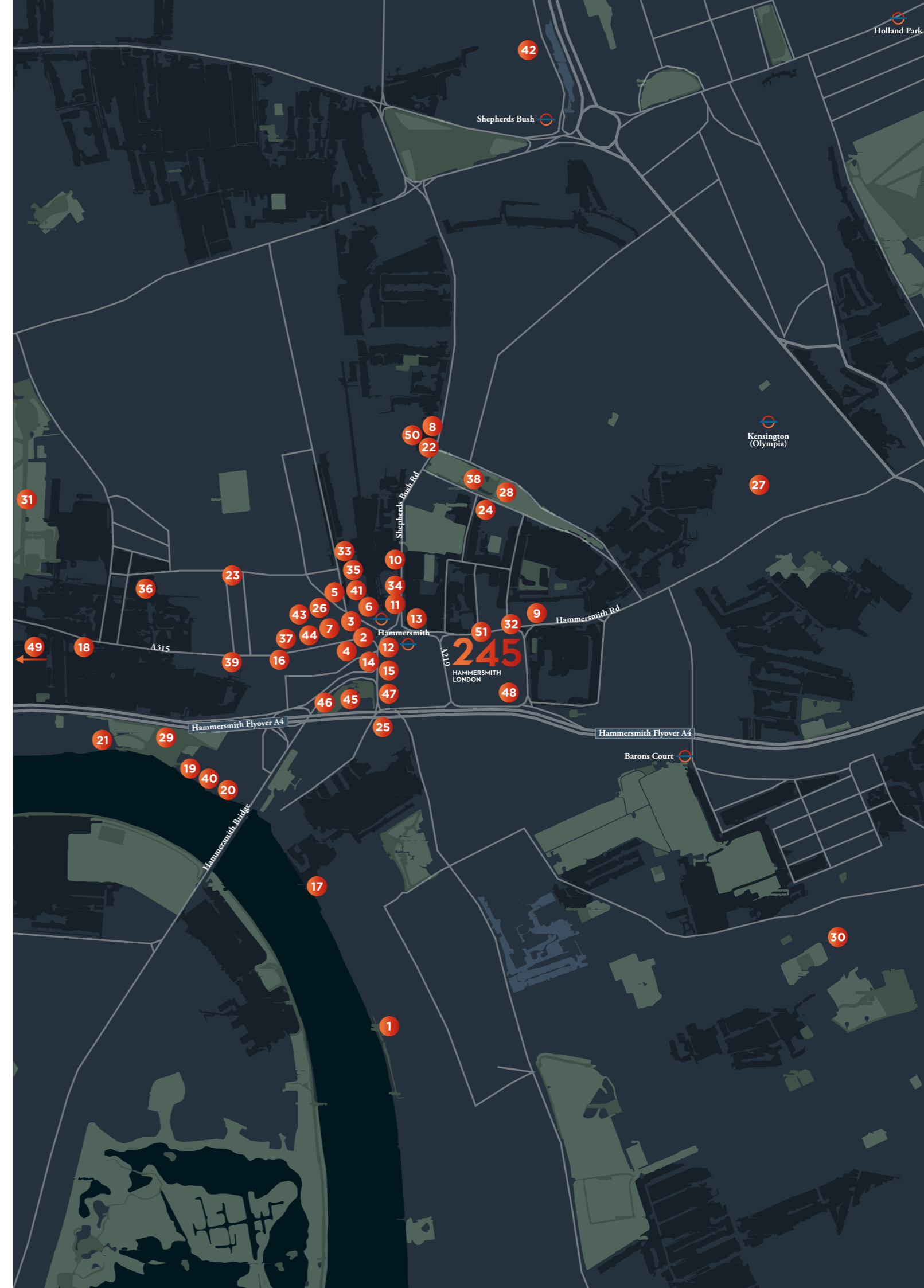
- 42 Westfield
- 43 Hammersmith Street Market
- 44 Turners Florists
- 45 Kings Mall
- 46 IKEA
- 47 Broadway Shopping Centre
 - Costa
 - Krispy Kreme
 - Leon
 - McDonald's
 - Pret a Manger
 - Starbucks
 - Wasabi

Hotels

- 48 Novotel
- 49 Premier Inn
- 50 Brook Green Hotel

245 on-site amenities

- 51 - Store Street Espresso café
 - Master Wei street food
 - Turtle Bay restaurant and bar



20 minutes from the West End by tube, or 36 minutes from Heathrow by car, you pretty much have everywhere covered.

245

HAMMERSMITH LONDON

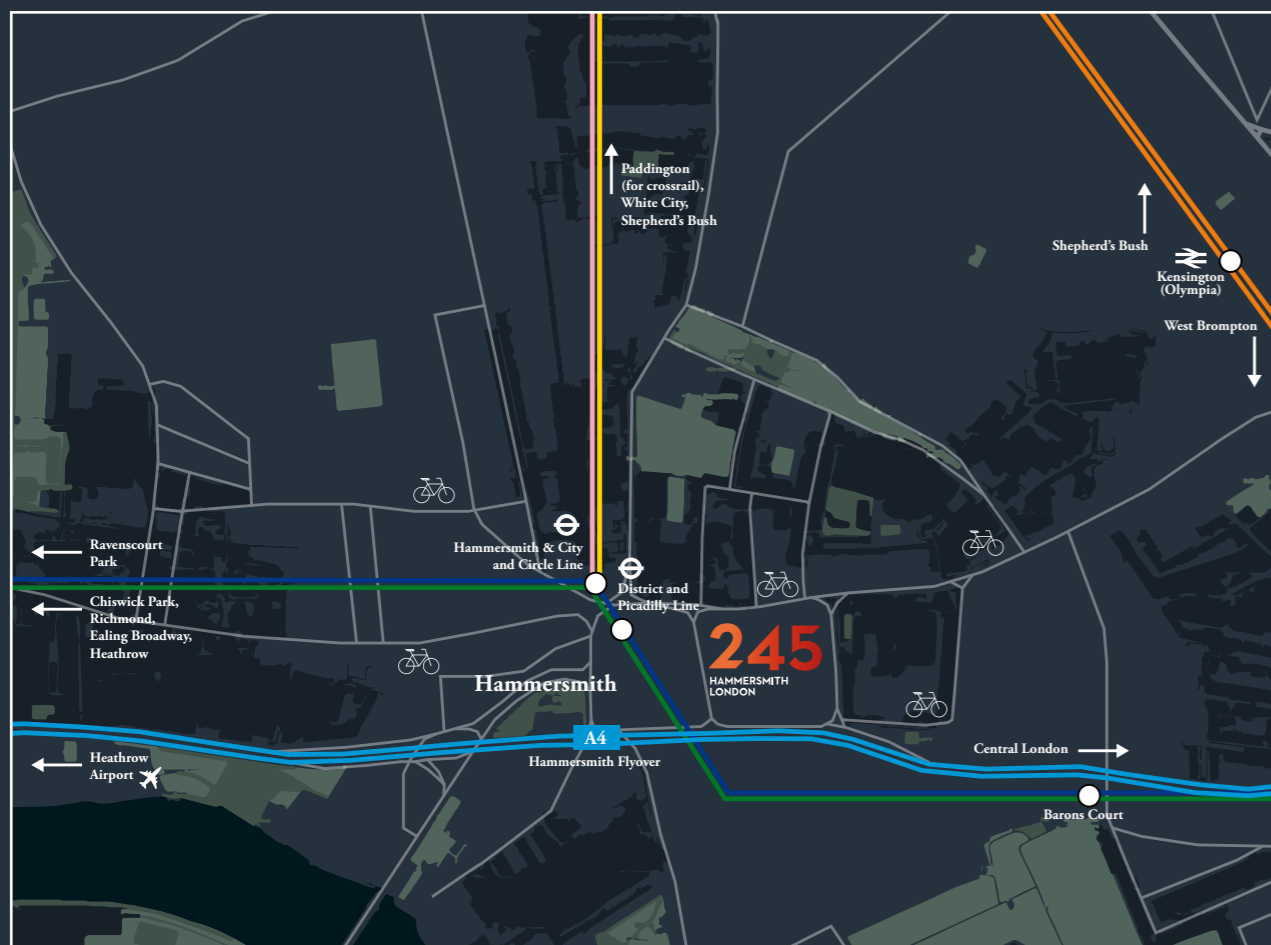
Heathrow Airport
← 17 miles

Putney

HAMMERSMITH LONDON

HAMMERSMITH LONDON






3 minutes
 to Hammersmith underground station by foot


11 minutes
 to High Street Kensington underground station by bike


20 minutes
 direct to the West End by tube








17 bus routes
 on your doorstep


M4 motorway
 the M4 and A4 just minutes away, connecting you by road


36 minutes
 to London Heathrow Airport via the A4 and the M4 motorway

A well-connected workplace makes a big difference.

The place for big business needs seamless connectivity. With four tube lines, one train line and 17 bus routes, easy access to the A4/M4, direct links to London Heathrow Airport for international air travel, and Paddington closer still, whether commuting or getting to your clients, it takes very little time to get to and from The Big Red Workplace.

		 		
Earl's Court	South Kensington	Paddington Station	Thames Riverside	Victoria Station
4 mins by tube	10 mins by tube	12 mins by tube	14 mins by foot	14 mins by tube
				Green Park
				20 mins by tube

		 		
London Heathrow	Waterloo Station	King's Cross & St Pancras International	Clapham Junction	Liverpool Street
36 mins by car	25 mins by tube	24 mins by tube	15 mins from Kensington	33 mins by tube

Welcome to the West.

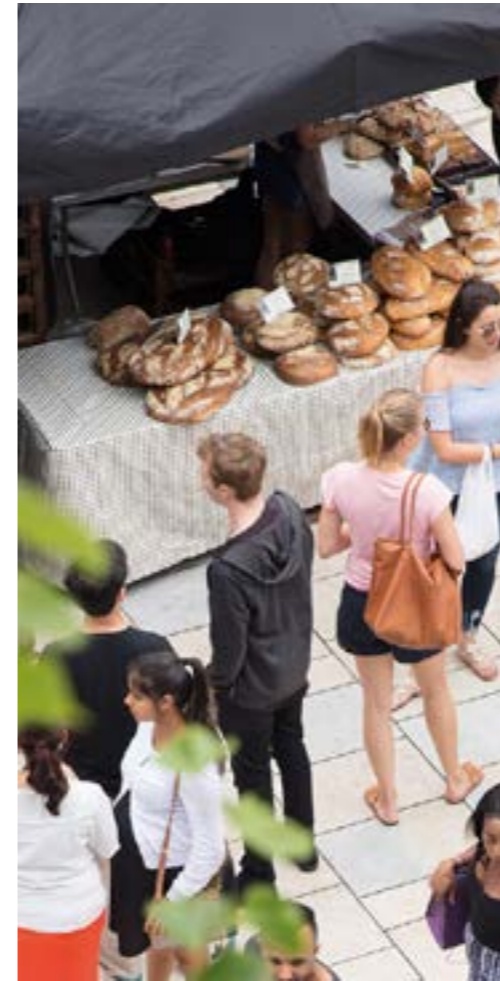
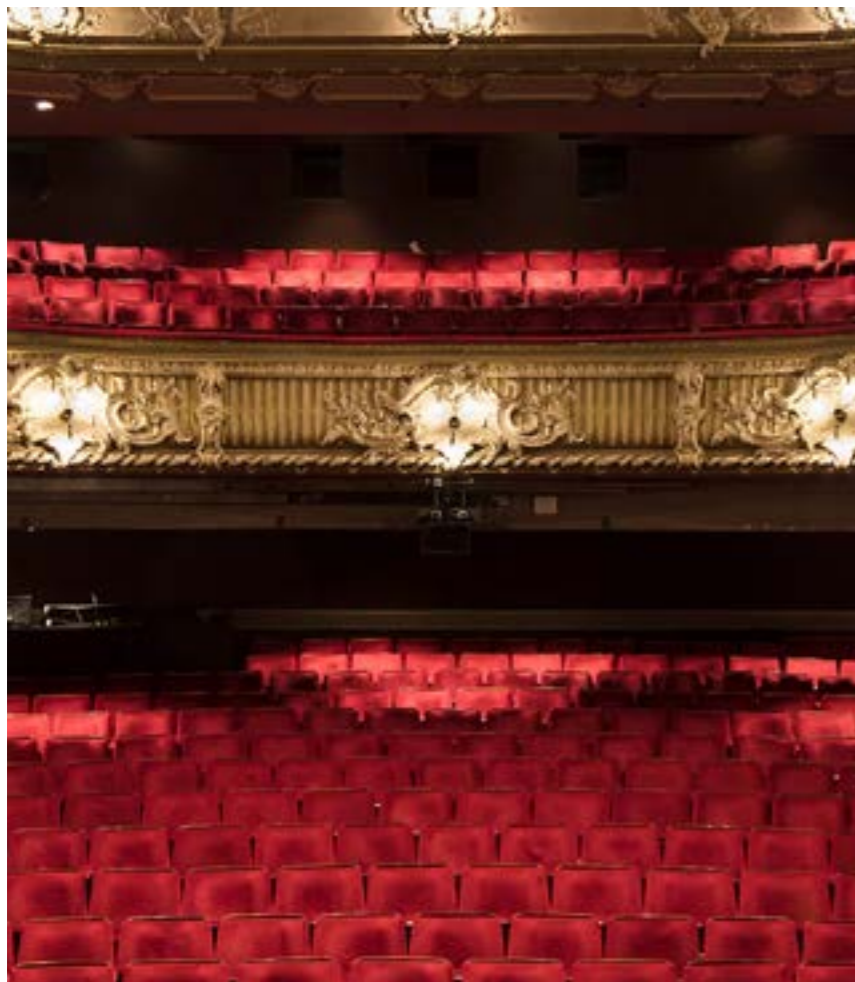
Experience the unique energy of a changing Hammersmith. With independent eateries and world-famous ones like The River Café; the Apollo, and the Lyric Theatre that happily rub shoulders with a farmers' market, and a great pub scene, just a few minutes from the River.

Here, there's already greatness happening and the excitement of what's to come.

"The Lyric Hammersmith has been at the centre of cultural life in Hammersmith for over 125 years. Hammersmith is a thriving and exciting location with a rich cultural history and, as West London's largest creative hub, the Lyric is proud to play its part in this vibrant and diverse community."

Sian Alexander Executive Director
Lyric Theatre





“As the transport hub for West London, Hammersmith has great links, some of the best schools - as well as the famous boat race of course. We’ve been here for nearly 6 years and the good mix of business and residential developments will ensure Hammersmith continues to flourish.”

Abigail Pritchard
The Hampshire Hog



savills



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REAL ESTATE

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MITSUBISHI ESTATE

245
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LONDON

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