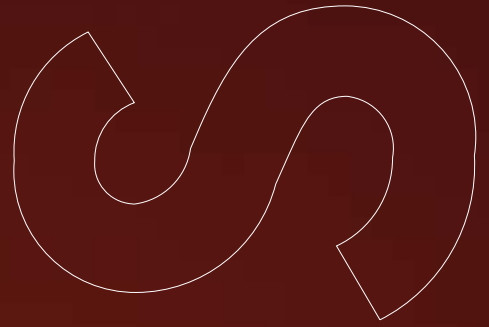


LABS
at
245

Meeting the criteria for Life Science



245 HAMMERSMITH
LONDON

bulb
LABORATORIES

245 Hammersmith Road has the technical requirements to accommodate Life Science occupiers that need extensive laboratory use.

Two Life Science businesses are operating successfully within 245 Hammersmith: biopharmaceutical company Achilles Therapeutics and gene and cell therapies developer, Orchard Therapeutics.

Our Life Science Specification

Bulb Laboratories are the go-to organisation that provides a single point of contact for the design and delivery of your laboratory. They have worked with 245 Hammersmith on the workplace feasibility and practicalities of supplying high tech environments for Life Science occupiers on our premises.

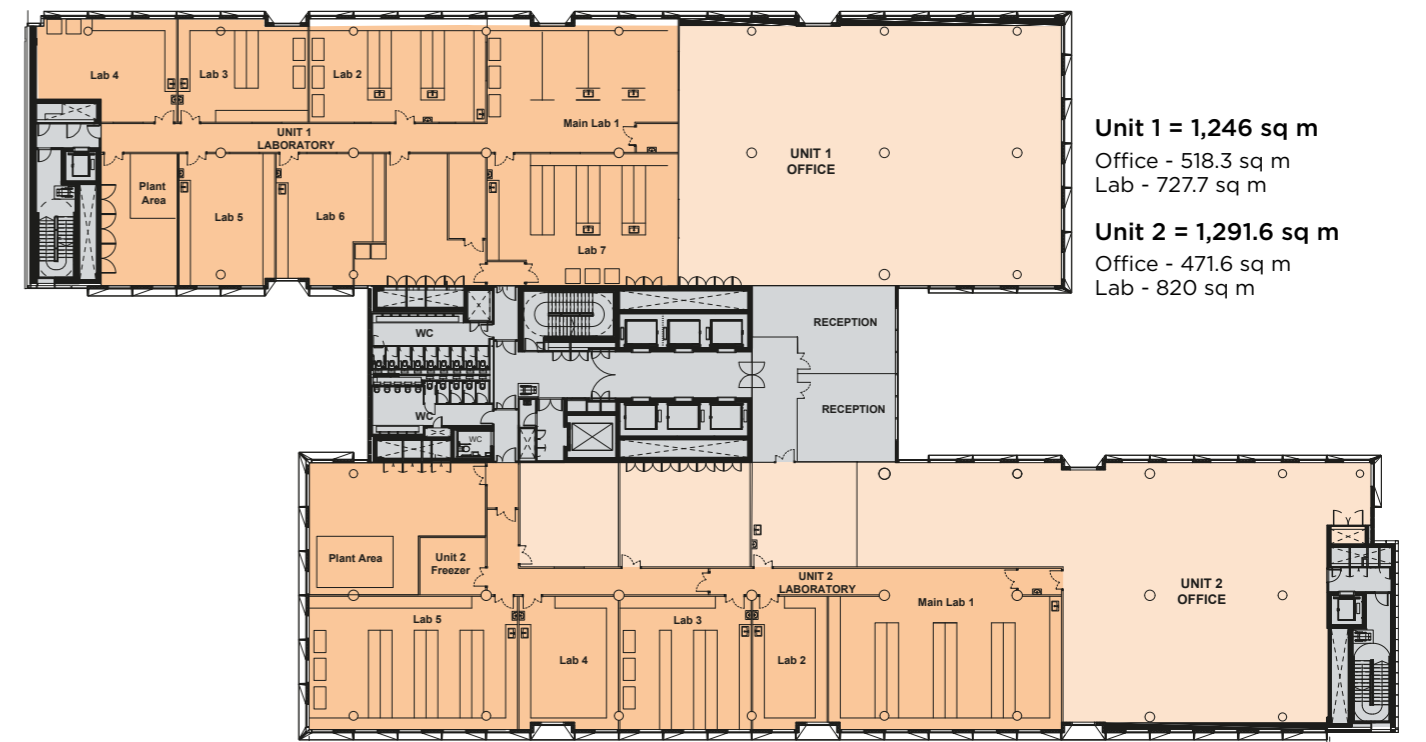
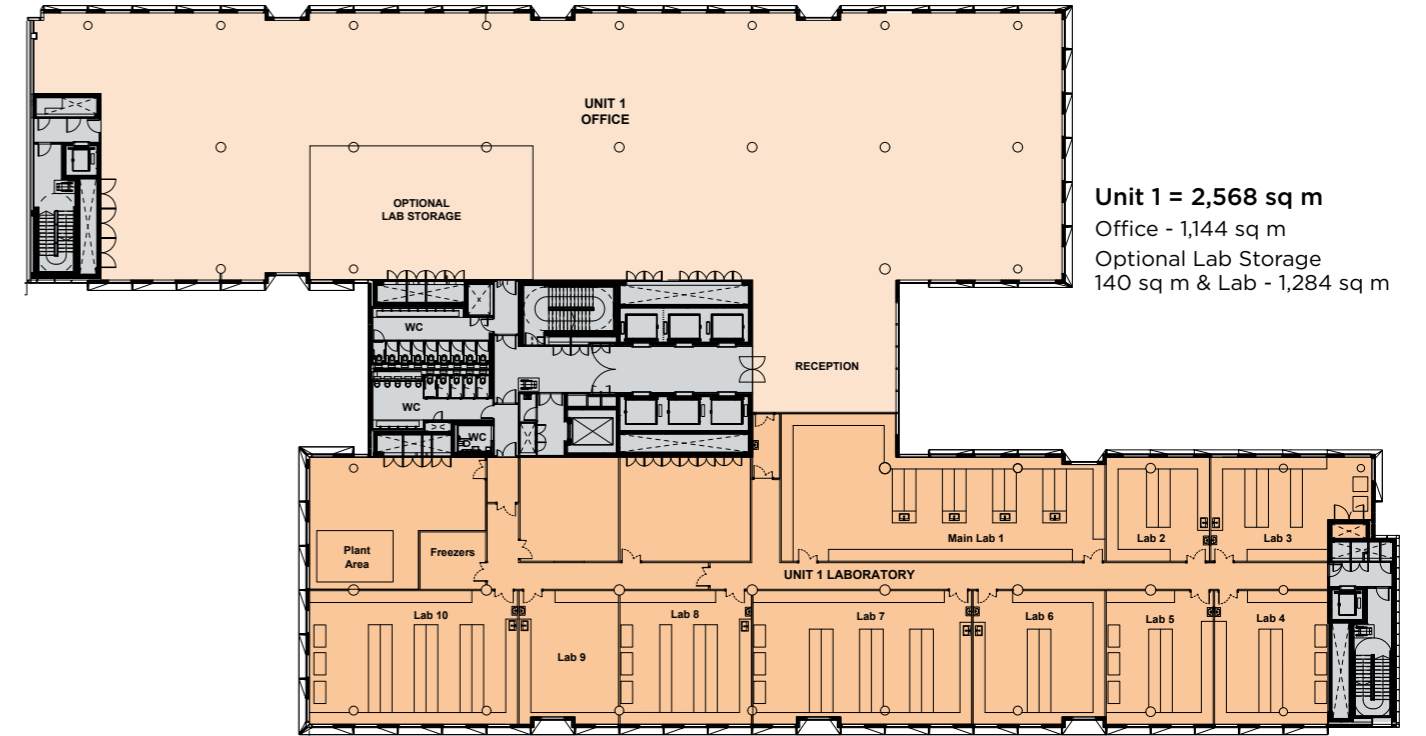
Below is the list of specifications in our building that meet their requirements:

- ▢ Attractive space capable of CL2 lab & office use
- ▢ Easily accessible goods delivery to the rear of the building
- ▢ Goods lift available to the floor with safety systems installed
- ▢ Ample raised floor to slab height for hygienic ceiling installation in labs
- ▢ Louvre installation allows for enhanced level of air changes in labs
- ▢ Available space at roof level for supplementary air conditioning
- ▢ Gas storage, air handling units & Cat 5 water plant can be accommodated at floor level
- ▢ Power supplies suitable for labs with central generator back up on essential circuits (Essential power switchgear to be fitted by tenant)



4th floor Lab Options

Indicative laboratory layouts shown for guidance only





From Hammersmith Underground

White City (Circle/Hammersmith & City)	10 mins
King's Cross St Pancras (Circle/Hammersmith & City)	28 mins
Waterloo (Piccadilly & Jubilee)	28 mins
London Bridge (Piccadilly & Jubilee)	32 mins

Hammersmith is located within close proximity to Imperial College's White City campus, which is beneficial for occupiers in the Bio-Tech & Life Science sector. It is also very accessible to other key Life Science hubs such as King's Cross (The Francis Crick Institute and University College cluster) and Waterloo & London Bridge (Guys & St Thomas Hospitals).

245hammersmithroad.com

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