

The image features a background of industrial machinery, including silver pipes, a red fire extinguisher, and a large grey fan. A decorative trail of yellow and pink particles flows from the machinery towards the bottom of the page. A white rectangular box is positioned in the center, containing the address information.

**ONE  
QUEEN  
CAROLINE  
STREET**  
W6

**ONE SUITE AVAILABLE  
2ND FLOOR  
11,846 SQ FT**



**One Queen Caroline Street offers unique Grade A office space, in the very centre of Hammersmith. Located directly above the Underground Station, the building provides a home to businesses that demand the highest standards in the workplace.**

One Queen Caroline Street's unique specification lies within the detail. From the mechanical and electrical services throughout the building promises to exceed the quality expected by London's most demanding occupiers.

**EPC RATING  
'B'**

**OCCUPANCY  
DENSITY –  
1 PERSON / 8M<sup>2</sup>**

**CONTEMPORARY  
EXPOSED  
CEILINGS**

**SUSPENDED  
LED LIGHTING  
WITH HIGH  
EFFICIENCY  
4-PIPE FAN  
COIL SYSTEM**

**CYCLE PARKING  
AND 7 CAR  
PARKING SPACES**

**LARGE PART  
DOUBLE-HEIGHT  
RECEPTION**

**LARGE  
LANDSCAPED  
ROOF TERRACE**

**BROADBAND  
FIBRE  
CONNECTIVITY**

**DIRECT ACCESS  
TO SHOPPING  
MALL AND  
TRANSPORT HUB**

**CLUB ROOM**

**24/7 ACCESS  
AND SECURITY**

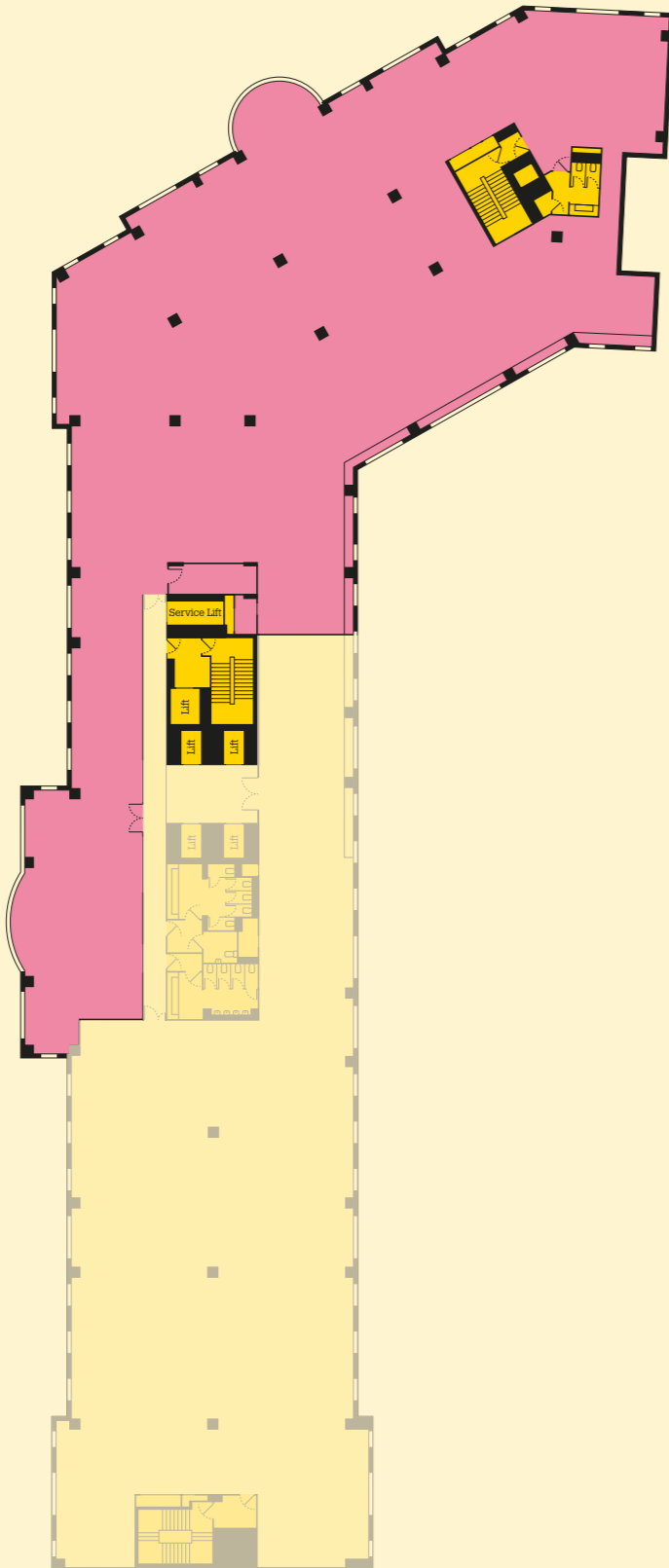
**4 TUBE LINES  
WITHIN 2 MINS  
WALK**



**SECOND FLOOR**  
**11,846 SQ FT**  
**1,100.5 SQ M**

**SPACE PLAN**

Queen Caroline Street



Desks	74
Meeting rooms	7
Hot offices	4
Reception	1
High seating	3
Collab (mixed)	12
Focus rooms	4
Hot desking	1
Booths	2
Banquet seating	4
Soft seating	1
Hot office	1
Breakout	1
Print / copy	1
Comms	1

Example of  
kitchenette fit out



The suites at  
One Queen Caroline  
Street are beautifully  
equipped for work.

# CLUB ROOM

Co-work, meet, breakout, or host private events in the communal club room on the 6th floor.



# COMMUNAL ROOF TERRACE

The huge 6th floor terrace provides ample outdoor space for employees.





**15 MINS  
TRAVEL TIME  
TO CENTRAL  
LONDON**

**32 MINS  
TRAVEL TIMES  
TO HEATHROW  
AIRPORT**

**17 BUS  
ROUTES  
SERVICE  
HAMMERSMITH**

**FOUR  
UNDERGROUND  
LINES SERVICE  
HAMMERSMITH**

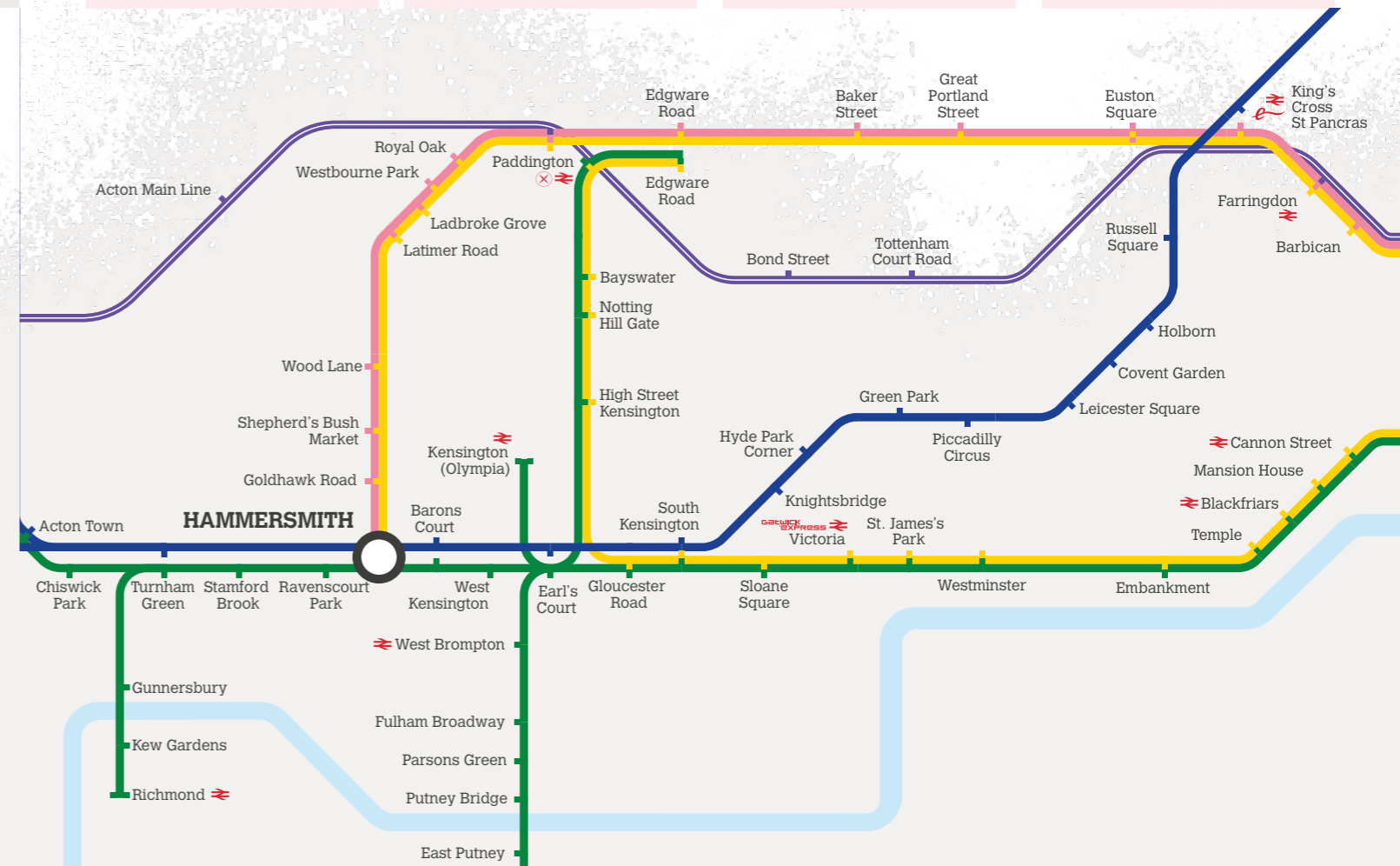
**TRAVEL TIMES  
PADDINGTON  
14 MINS  
GREEN PARK  
16 MINS  
KINGS CROSS  
26 MINS**

Hammersmith is a thriving cultural hub with the iconic Apollo and Lyric theatre also boasts independent shops, restaurants and the Lyric Square food market.

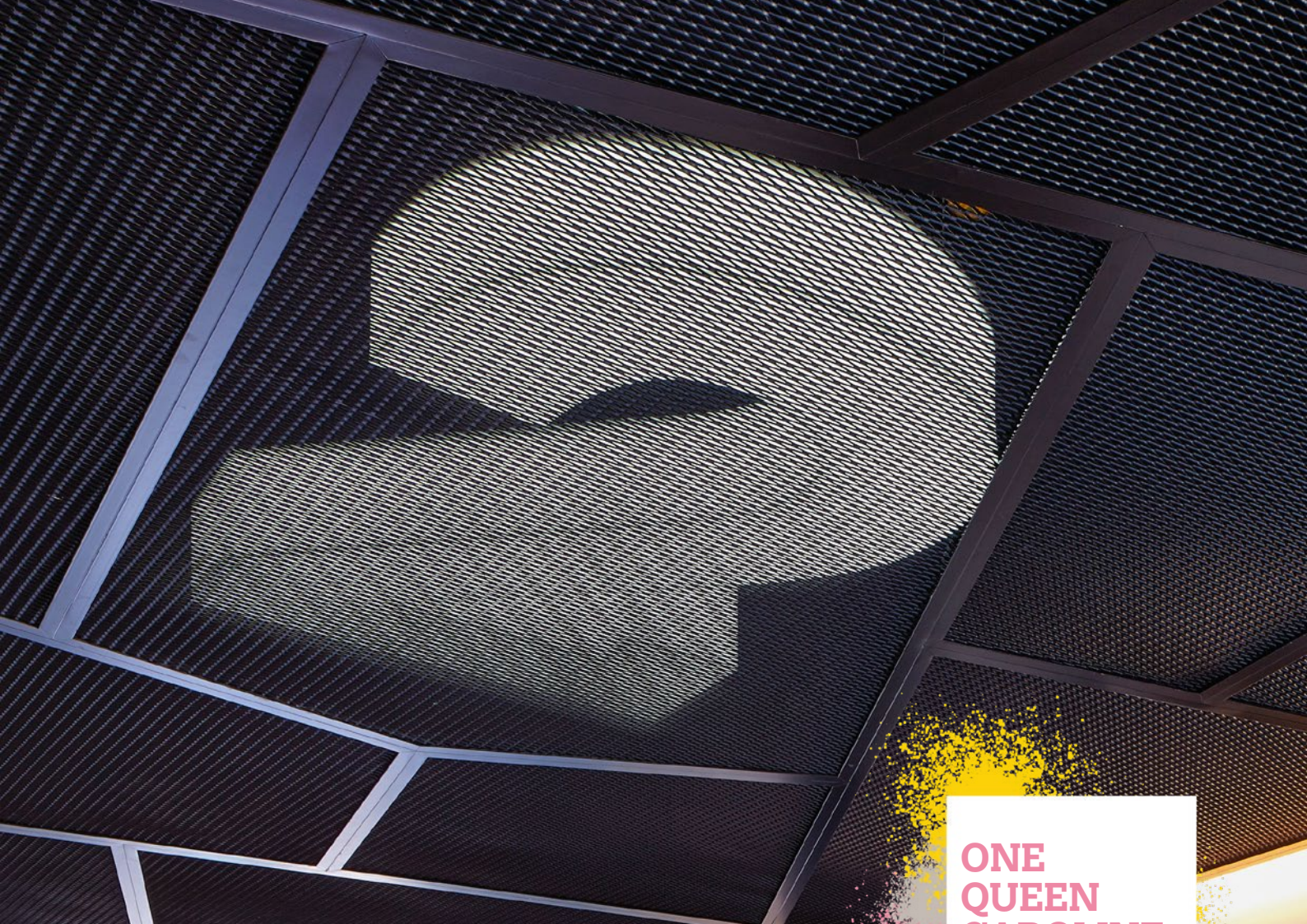
Minutes from the Thames Riverside, One Queen Caroline Street has excellent transport connections, just 15 minutes from the West End and with easy access to the M4, M25 and Heathrow.

HAMMERSMITH

Hammersmith is home to a wealth of established businesses.







**ONE  
QUEEN  
CAROLINE  
STREET  
W6**



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A Landid development



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