

**NEW
TIMBER
YARD**

HAMMERSMITH

**NEW
TIMBER**

**NEW
TIMBER
YARD**



Welcome to New Timber Yard

**A 30,000 SQ FT SUSTAINABILITY
DRIVEN OFFICE CAMPUS IN THE
HEART OF HAMMERSMITH**

COMPLETION DECEMBER 2023

FITTED OPTION AVAILABLE FEBRUARY 2024

OUT WITH THE ORDINARY



New Timber Yard incorporates five uniquely designed buildings refurbished to an extremely high standard, all set around a central courtyard within a gated campus.

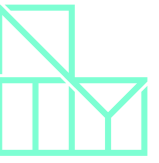
A former timber yard supplying the local neighbourhood and close-by river, New Timber Yard has been thoughtfully redesigned to retain the character of the original buildings.

The site's history has informed the aesthetics of the transformation, re-imagined through incorporating the use of timber and natural material throughout, with a heavy focus on sustainability.

WELCOME TO THE HEART OF THE CAMPUS

New Timber Yard's reception lounge is the thriving hub of the campus, providing numerous break-out spaces and work stations. The reception creates a link to all five individual elements of the scheme and provides direct access into the adjoining courtyard.

The space has been carefully designed to offer the opportunity for informal meetings, group presentations, hosting events or perfect for when you just fancy a coffee.



COMMUNAL SPACES
for creative minds



“ New Timber Yard
will provide

**A CHARACTER &
STYLE OF OFFICES
PREVIOUSLY
UNAVAILABLE IN
HAMMERSMITH ”**



THE GREAT OUTDOORS



COLLABORATE, BREATHE *and* REFOCUS

The private landscaped courtyard provides the perfect space to collaborate with colleagues.

Host an event, enjoy team lunches cooked in the outdoor kitchen or take a break in the fresh air.

"Connecting with nature is essential to our well-being and our ability to be productive. Incorporating elements of nature into work environments can reduce stress, enhance creativity and increase productivity."

Biophilic Design:
Theory, Science and Practice



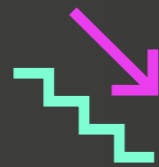
WORKSPACES THAT WORK HARDER

EVERY CONSIDERATION HAS BEEN TAKEN
TO CREATE A UNIQUE OFFICE ENVIRONMENT

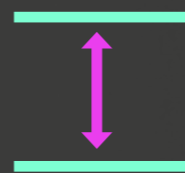
unlike any other...



Double height,
feature reception



Basement
amenity



Minimum 2.75m
floor to ceiling height



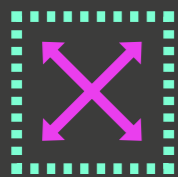
Landscaped
courtyard



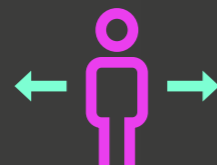
On-site
gym



Shower &
changing rooms



Highly flexible
floor plates



1.8 sq m
occupancy



13-person
passenger lifts



Bike
storage



Outdoor
kitchen



Event
space



Fresh air
filtration



Efficient
LED lighting



VRF Fan coil
air conditioning



Natural
finishes



Bold
architecture



Exposed
surfaces



MADE TO MEASURE

to suit your office requirement

EXAMPLE OF THE FITTED SUITE.

SUSTAINABILITY IS KEY

THE ENERGY SAVING ELEMENTS OF NEW TIMBER YARD
RESULT IN A **70% REDUCTION IN ANNUAL
RUNNING COSTS**, THAT'S 70% LESS THAN
A TYPICAL COMMERCIAL NEW BUILD IN LONDON...



Natural Finishes
stone walls, timber
beams, crittall doors



Biophilic Design
living indoor trees, outdoor
living green walls and trees



Electric Heat Pumps
provide renewable
heating & cooling



Central Air Handling Unit
with heat recovery
efficiency of 80%



Landscaped Courtyard
with relaxation space



BREEAM Excellent
[target]



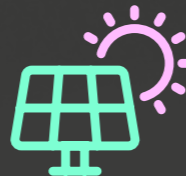
Sustainable Drainage System
with 'blue roof' attenuation
& rainwater recycling



High Performance LED Lighting
with occupancy sensing
& daylight dimming



EPC A
[target]



Photovoltaic (PV) panels
provide renewable energy



Green Rooves
with wildflower & sedum mix
to enhance site biodiversity

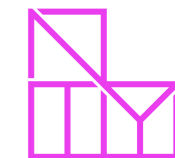


Smart Controls
for optimum comfort/
productivity



DESIGNED IN ACCORDANCE

with circular economy principles



THE CAMPUS

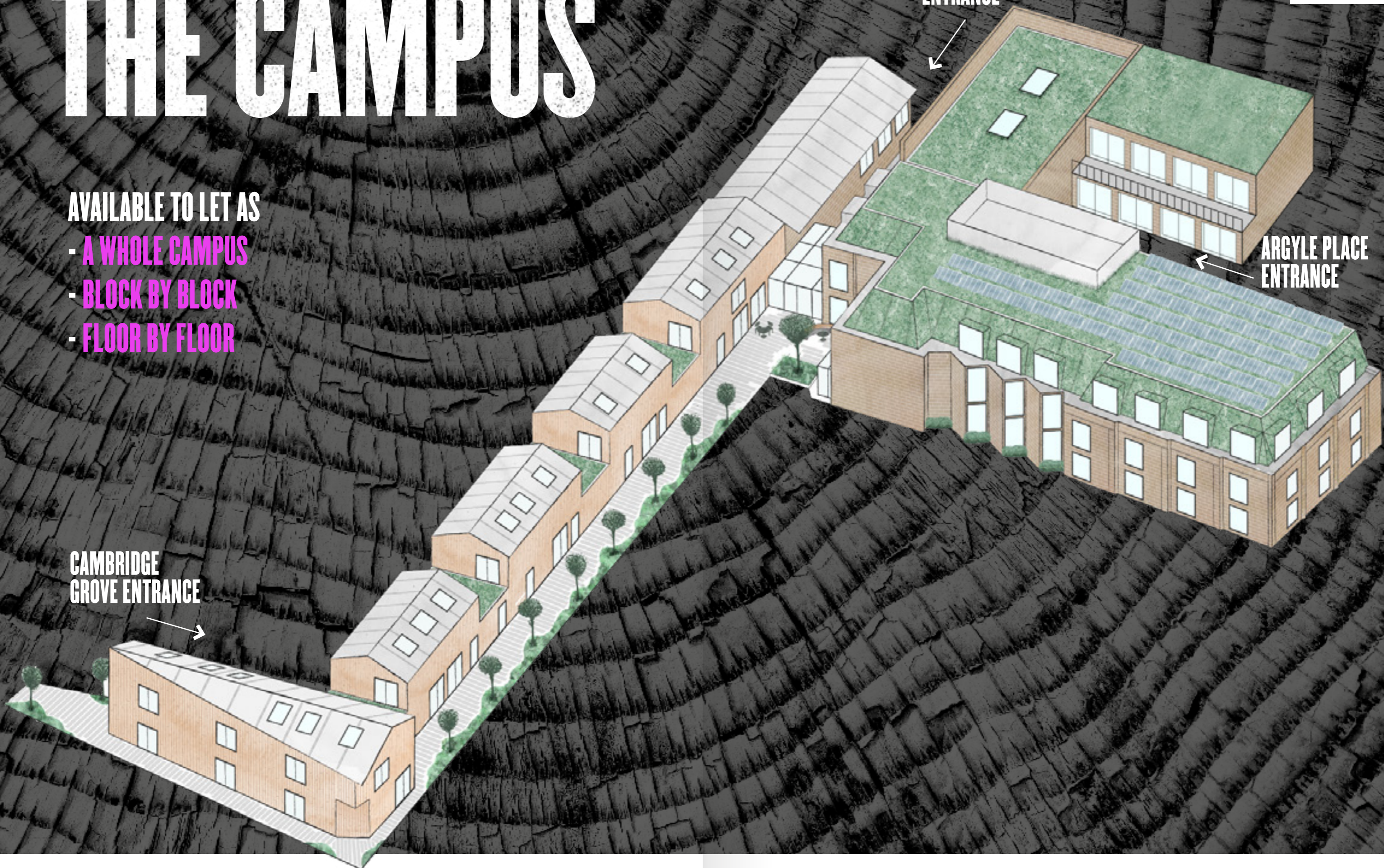
AVAILABLE TO LET AS

- A WHOLE CAMPUS
- BLOCK BY BLOCK
- FLOOR BY FLOOR

KING STREET
ENTRANCE

ARGYLE PLACE
ENTRANCE

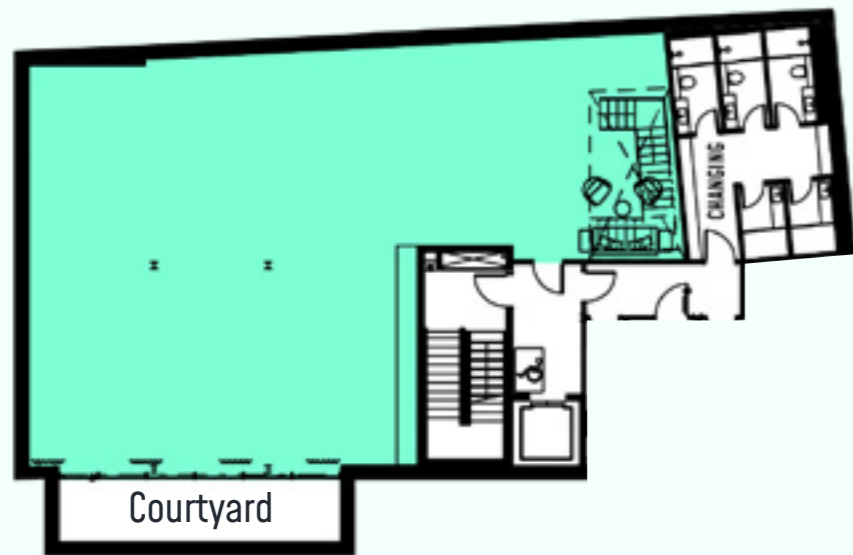
CAMBRIDGE
GROVE ENTRANCE



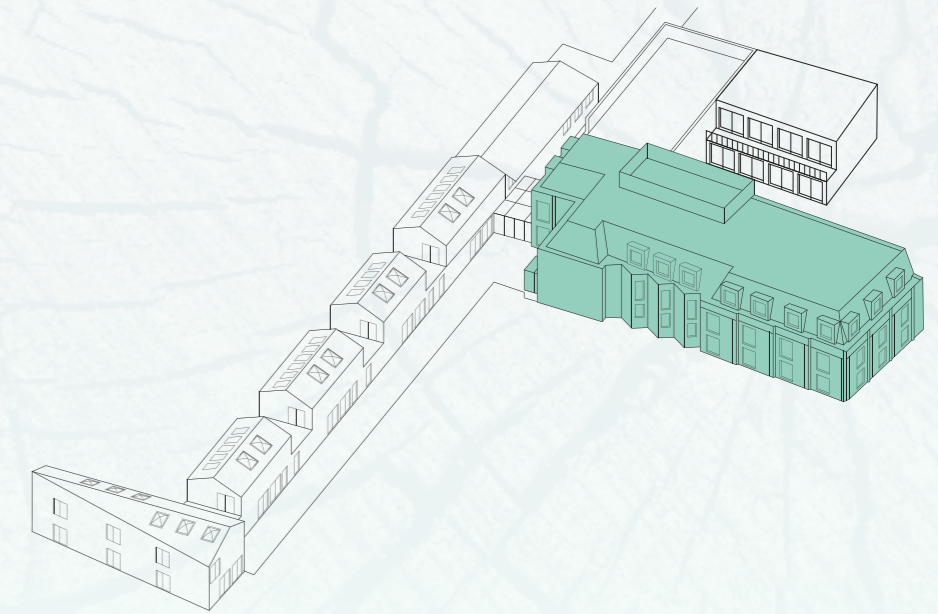
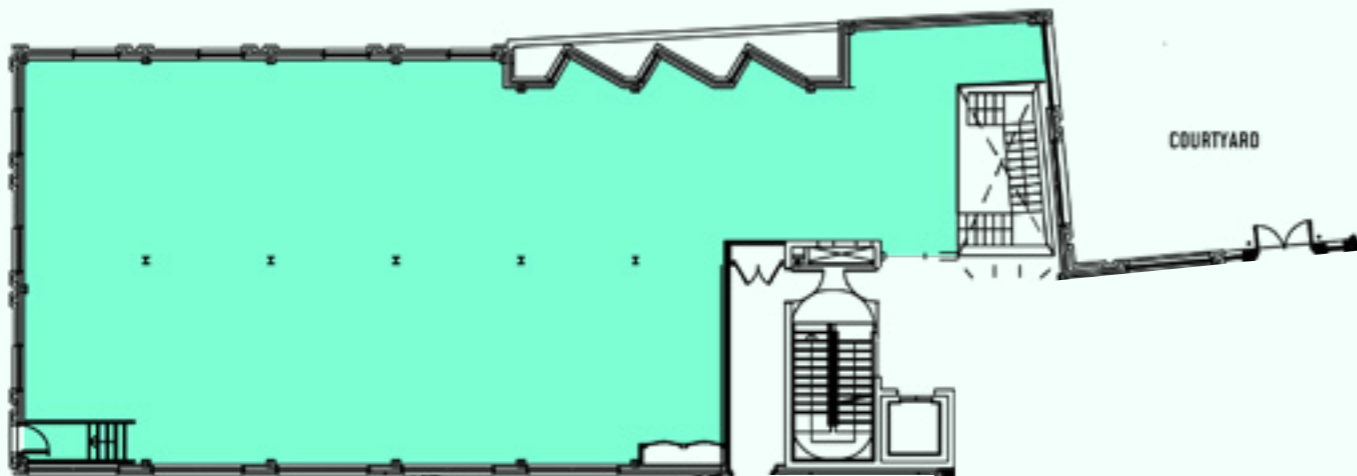
THE WORKSHOP

12,600 SQ FT

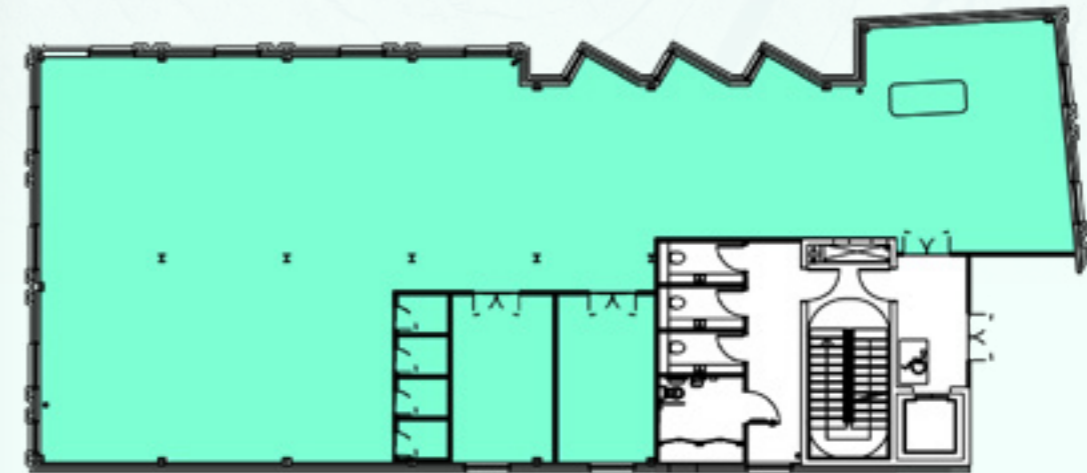
Lower Ground
213.7 sq m / 2,300 sq ft



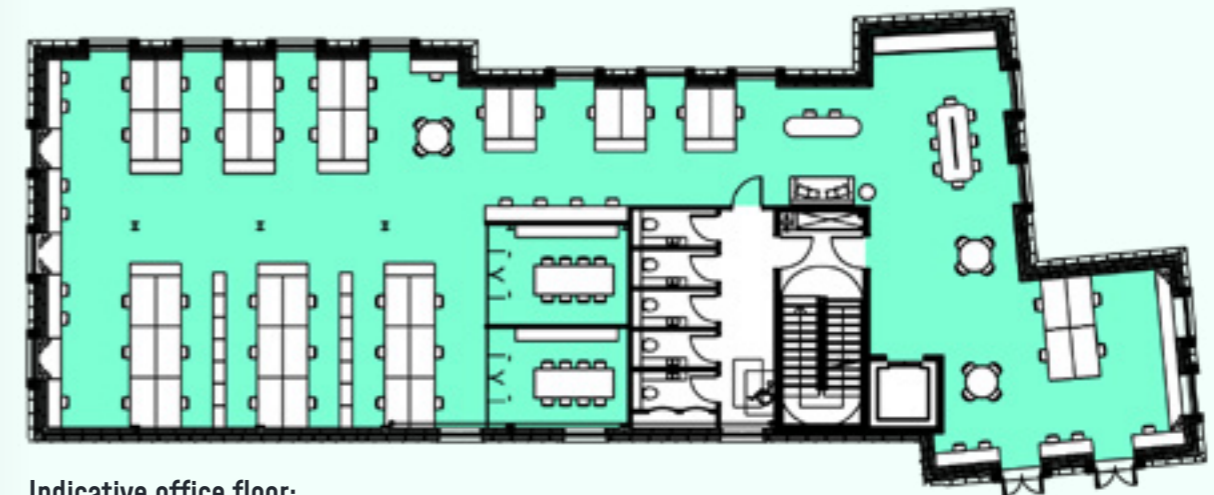
Ground
320.6 sq m / 3,450 sq ft



First Floor
325.2 sq m / 3,500 sq ft



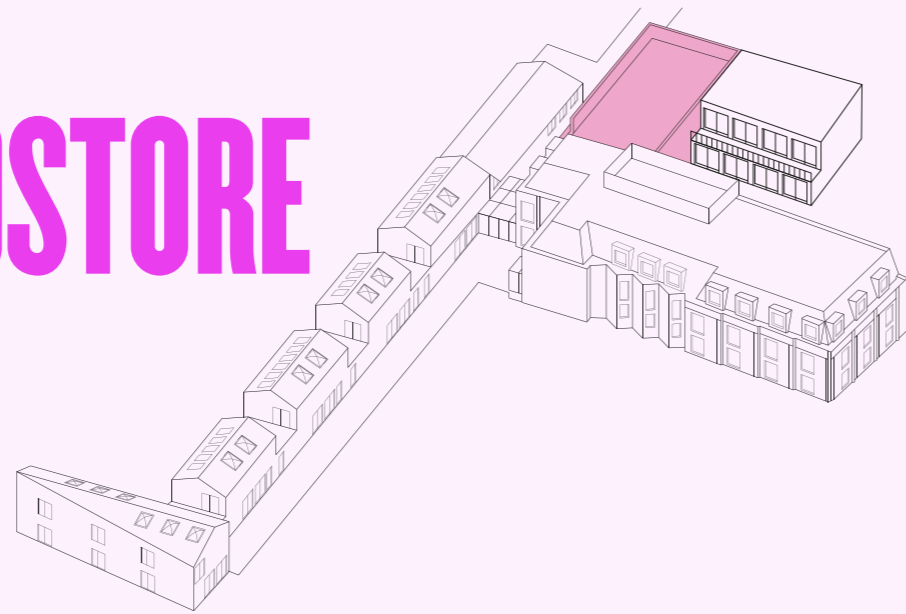
Second Floor
311.2 sq m / 3,350 sq ft



Indicative office floor:
53 desks
2 meeting rooms
4 breakout areas

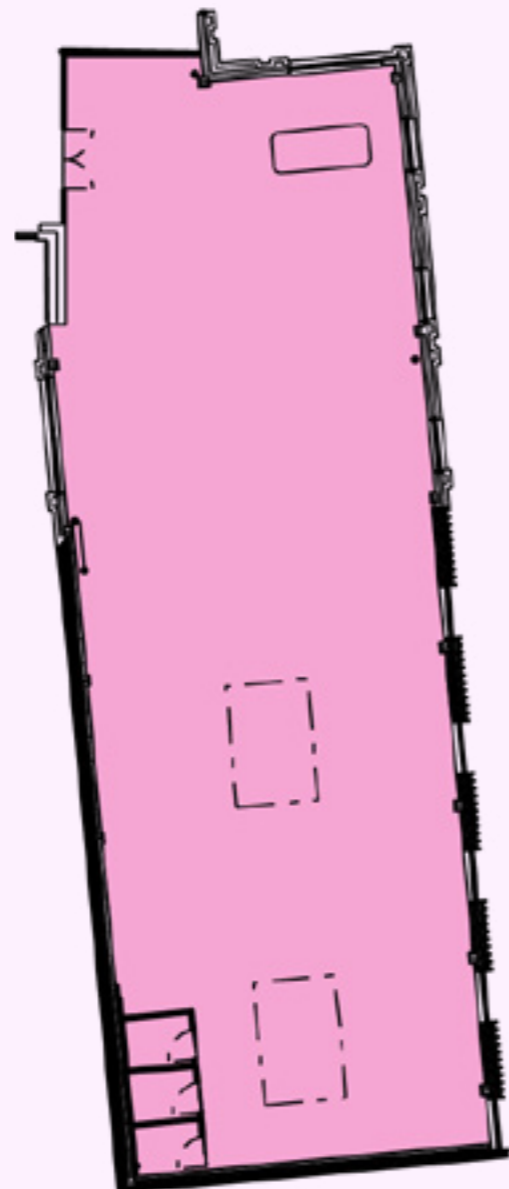
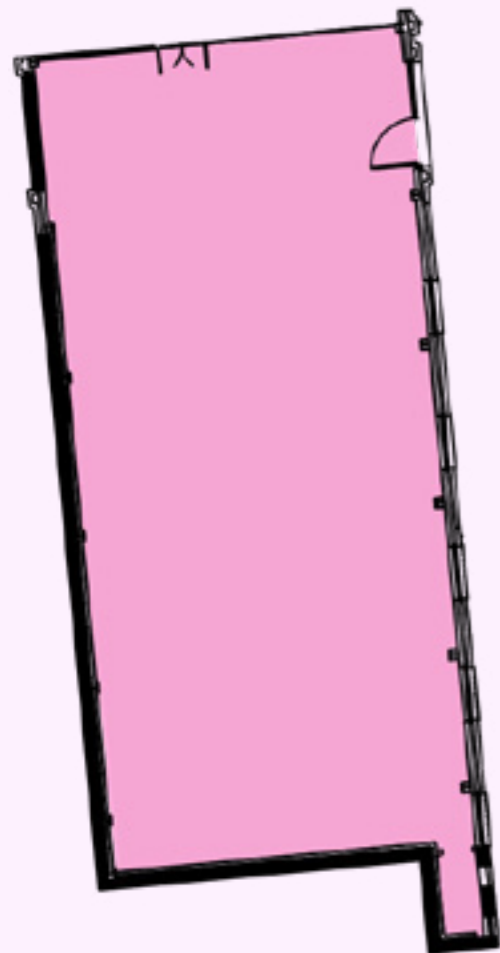
THE WOODSTORE

4,550 SQ FT



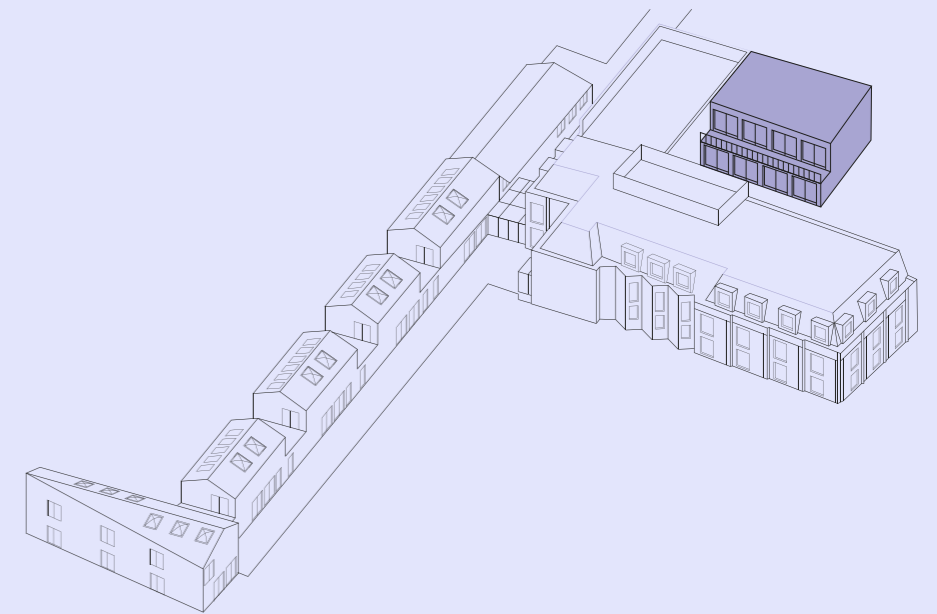
Ground
185.8 sq m / 2,000 sq ft

First Floor
236.9 sq m / 2,550 sq ft



THE KILN

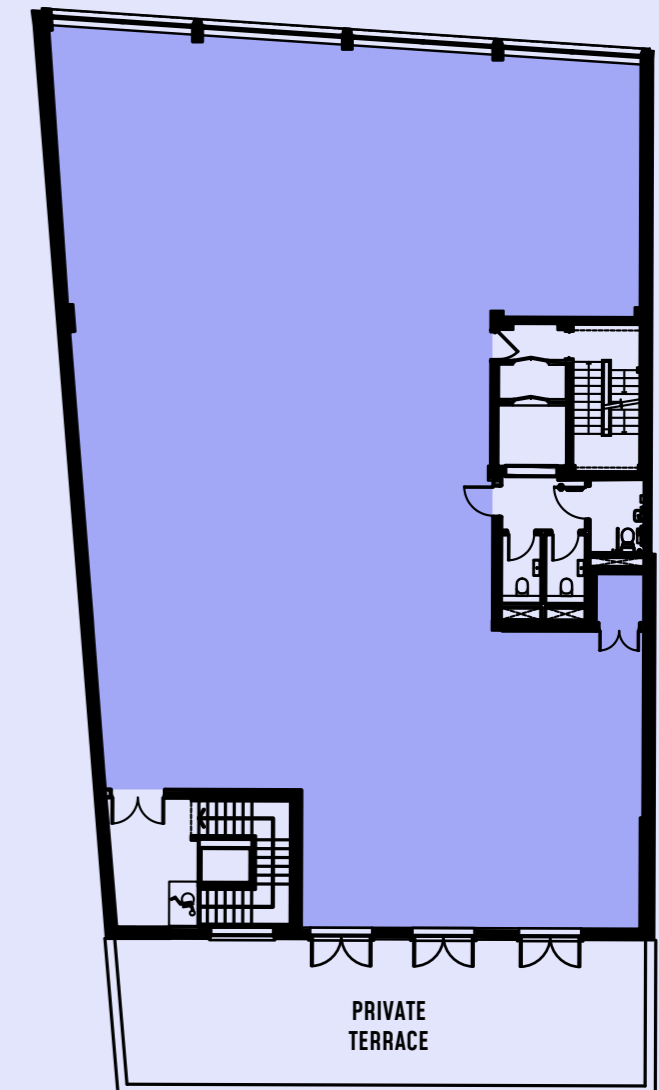
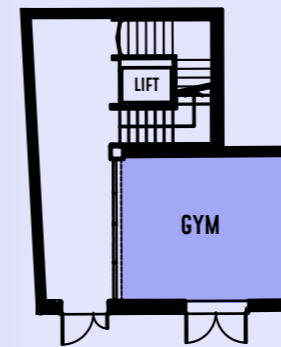
5,629 SQ FT



Ground

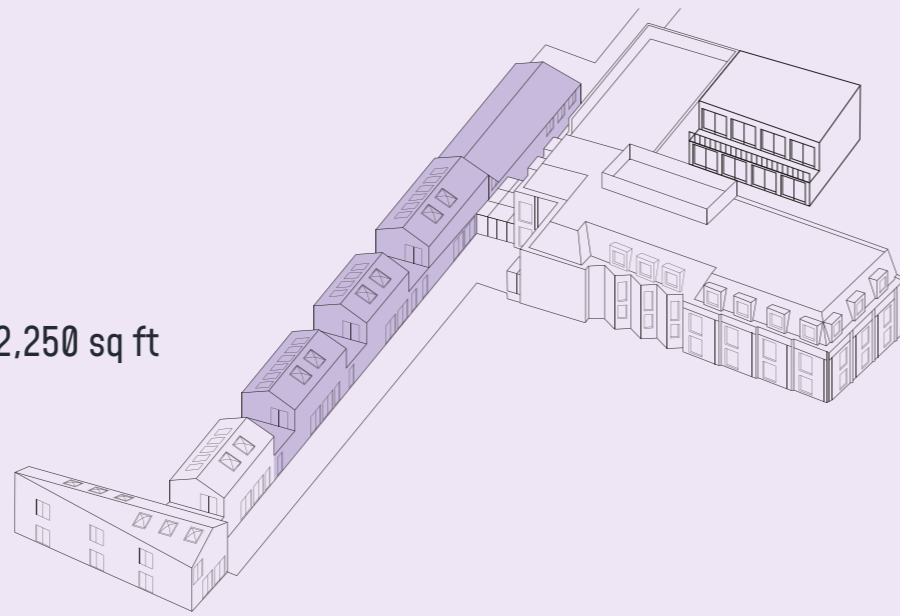
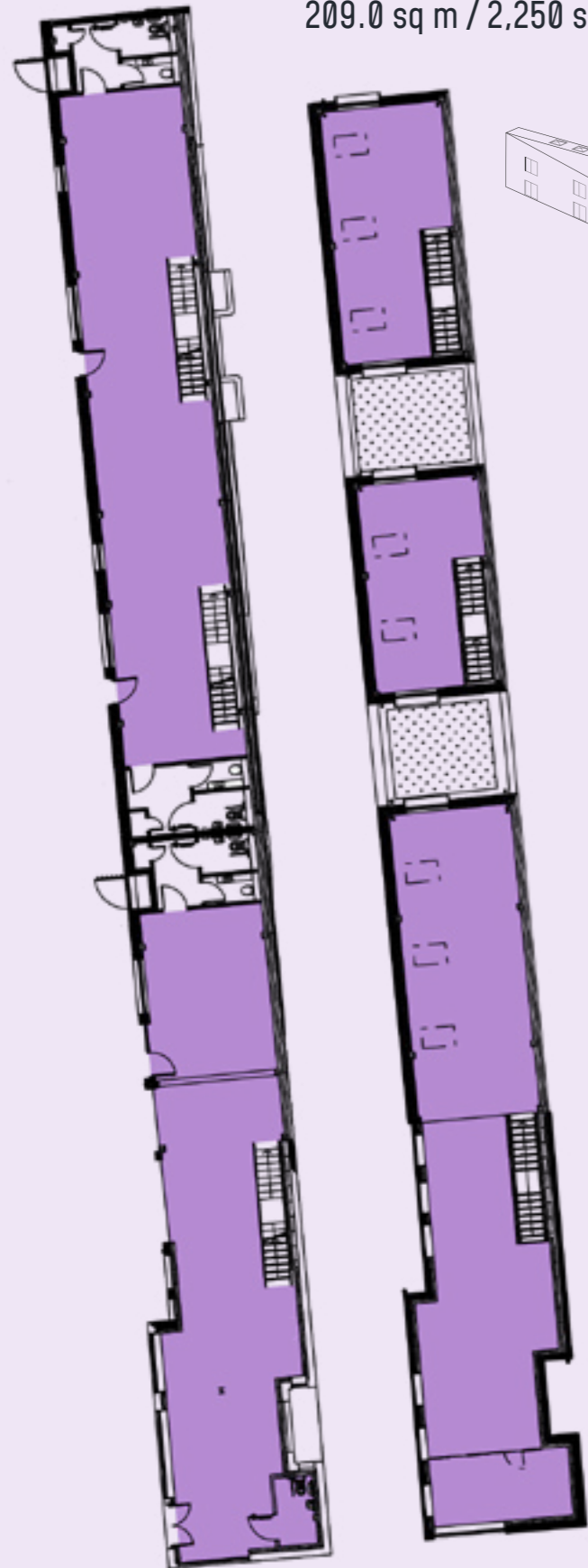
First Floor
447 sq m / 4,811 sq ft

Terrace
76 sq m / 818 sq ft



Ground
241.6 sq m / 2,600 sq ft

First Floor
209.0 sq m / 2,250 sq ft

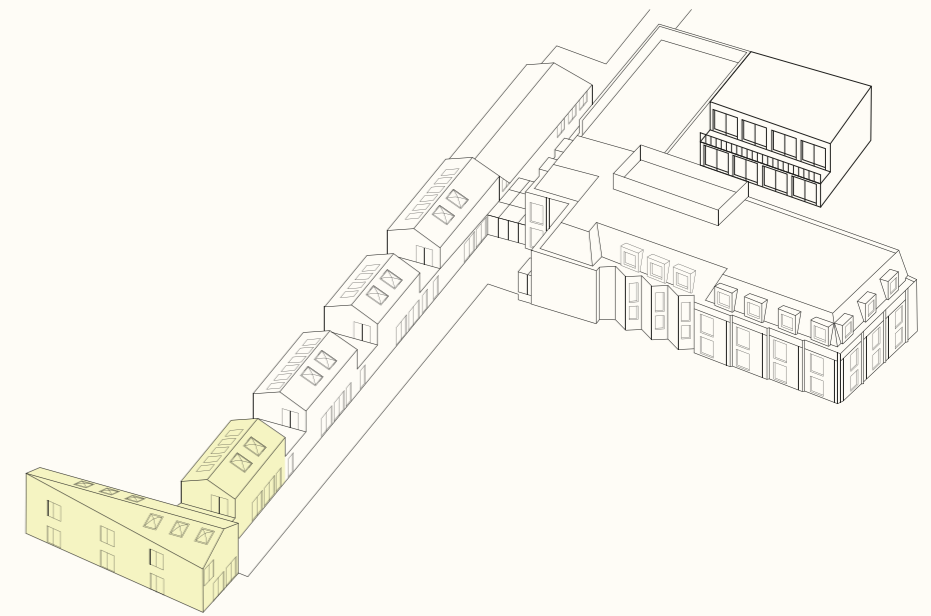


THE BLADE

4,850 SQ FT

THE MILL

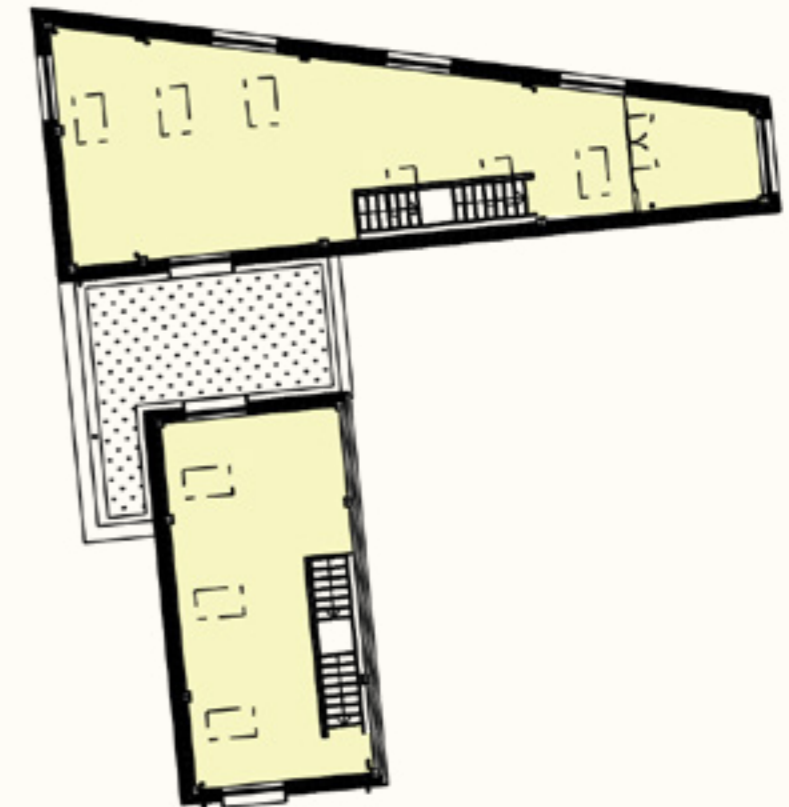
3,300 SQ FT



Ground
167.2 sq m / 1,800 sq ft



First Floor
139.4 sq m / 1,500 sq ft



Indicative office floor:
23 desks
2 break out areas



LET'S GET BACK IN THE OFFICE



**Pet Grooming
Service**



**Onsite Bicycle
Repair Service**



**Personal Trainer
available for on site
Gym Sessions**



**Indoor and Outdoor
Onsite Yoga Classes**



Masseuse



**Indoor and Outdoor
onside bar & drive in**



Drive in Pizza Van



**Onsite BBQ
Cooking Lessons**



GETTING AROUND

Hammersmith is the location of choice for businesses looking to balance commercial and lifestyle demands.

As one of west London's key transport hubs, Hammersmith is home to three tube lines, a major bus interchange and easy access out of London via the M4 and A4.



EASY ACCESS
TO THE M4 & A4



8 MINS
CYCLE TO HIGH ST
KENSINGTON



17
BUS ROUTES



20 MINS
BY TUBE TO THE
WEST END



2 MINS
WALK FROM
HAMMERSMITH
TUBE STATION



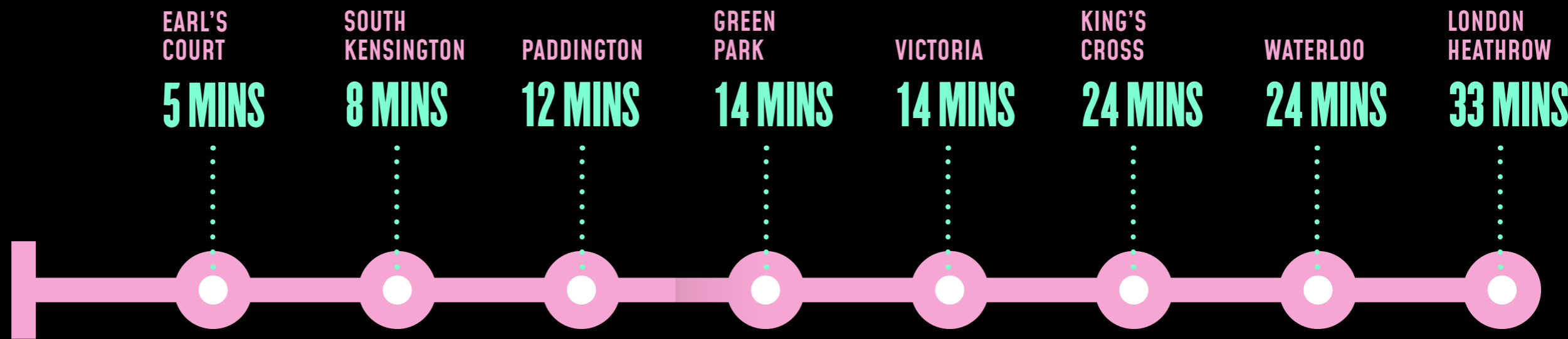
23 MINS
DRIVE TO LONDON
HEATHROW

couldn't be easier from New Timber Yard



Approximate travel times from Hammersmith underground station. Source tfl.gov.uk

**NEW
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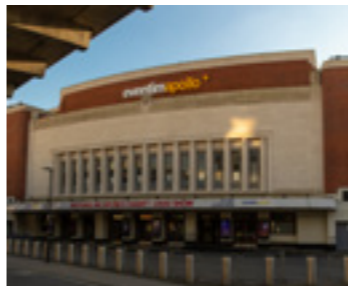


LOVE YOUR LOCALS


The best way to hear about Hammersmith is to hear from the people who live and work there

Hello Hammersmith!


jimmy_b_goode
 📍 **Eventim Apollo**
 Looking forward to the gig tonight!
 #hammersmith #weller




Alanthedog
 📍 **The Gate**
 patiently waiting for my lunch!
 #hammersmith #lunchtime




davyboy
 📍 **The Old Ship**
 A couple after work today at the
 #The Old Ship #Hammersmith




samsriversidew6
 📍 **Hammersmith**
 Riverside dining with style
 #hammersmith #food&drink




perry_odea
 📍 **1Rebel UK**
 Buzzin after teaching my first classes
 #fitnessfreak




davyboy
 📍 **Riverside Studios**
 Messing about on the river today at Riverside Studios
 #hammersmith




beckdavies
 📍 **Hammersmith Bridge**
 Morning run by the bridge
 #Hammersmith #fitness




elliotsixtyseven
 📍 **Lyric Theatre**
 My home from home!
 #lyrictheatrehammersmith



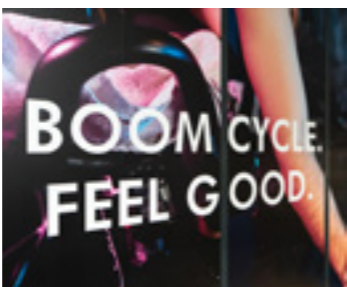
mikehurley
 📍 **Furnivall Gardens**
 It's a walk in the park...!
 #Hammersmith



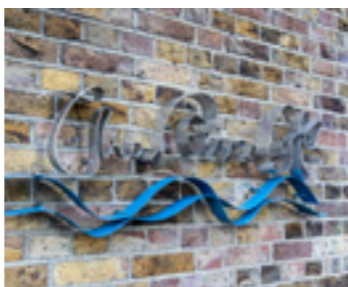
kelly1980
 📍 **La Petite Bretagne**
 Delicious galettes at La Petite Bretagne
 #hammersmith #galettes



michelle_smith
 📍 **Boom Cycle**
 Intense after work workout
 #cycling #boomcycle




baxcooka
 📍 **River Cafe London**
 Great to finally tick #rivercafelondon off my list!




stacey1975
 📍 **IKEA**
 So handy to have a local IKEA!
 #shopping #IKEA #livat



sonnyC
 📍 **Ravenscourt Park**
 My favourite place to relax
 #ravenscourtpark



Clespy_B
 📍 **Hammersmith**
 Love The Dove!
 #afterworkdrinks



NEW TIMBER YARD

HAMMERSMITH

AGENTS

frost
meadowcroft

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07879 228 991

 **BNP PARIBAS
REAL ESTATE**

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DESIGN

Frost Architects

Jo Cowen Architects

T

THACKERAY GROUP

MISREPRESENTATION ACT: The joint agents, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: These particulars are produced in good faith, but are set out as a general guide only, and do not constitute any part of a contract; No person in the employment of the joint agents has the authority to make or give any representation or warranty whatever in relation to this property; Unless otherwise stated all rents or prices quoted are exclusive of VAT which may be payable in addition. All plans are for indicative purposes only and not to scale. Designed by Zest Design & Marketing. (www.zestdm.co.uk) October 2023 (O2319).