

# ONE LYRIC SQUARE

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**Hammersmith  
London W6 0NB**

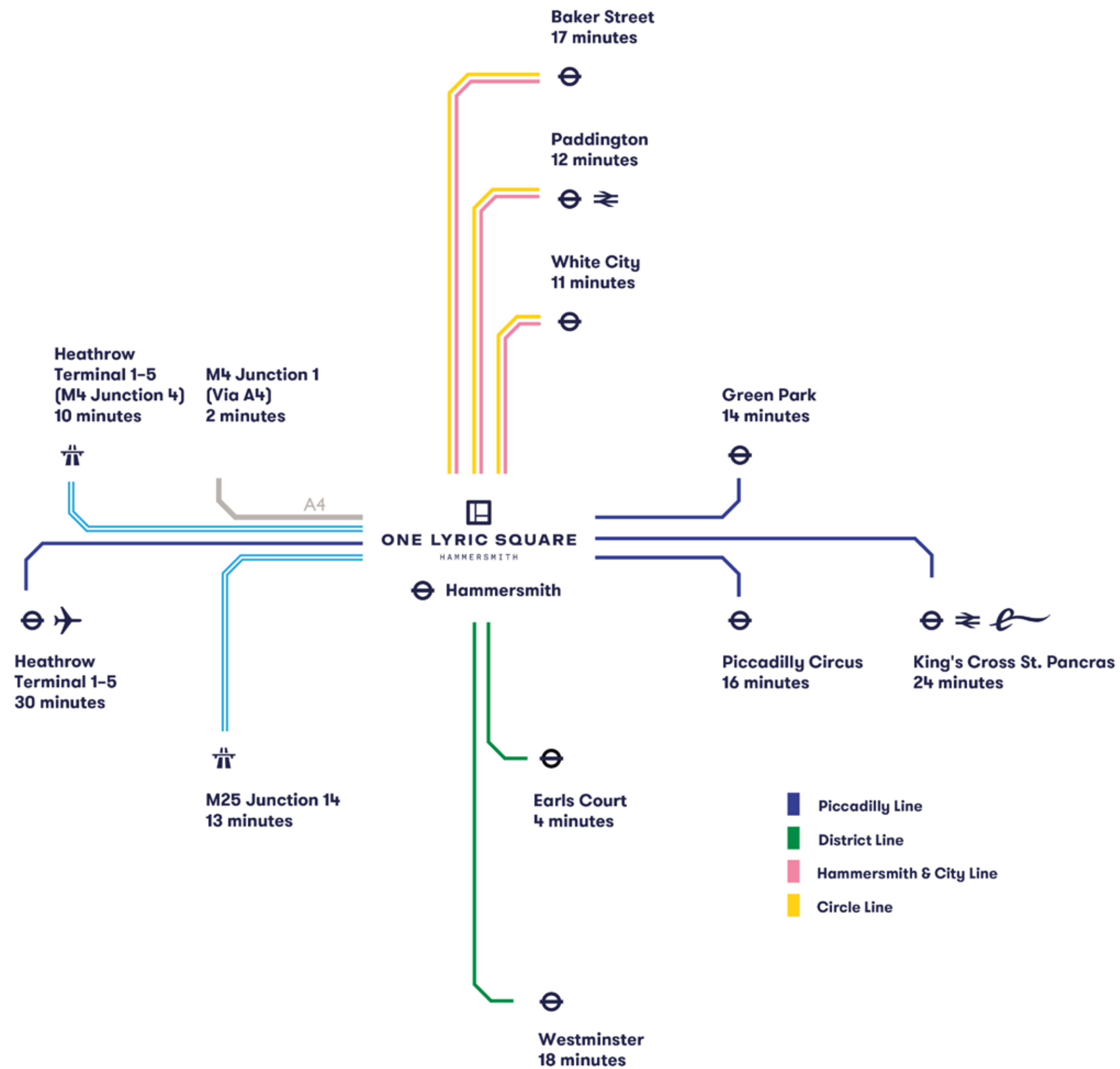
**TOG**  
THE OFFICE GROUP

# Location

**A pedestrianised square, home to weekly food markets and occasional live theatre performances.**

Home to the infamous Apollo and Lyric Theatre in addition to a whole host of popular restaurants, bars and boutique shops, there is truly something for everyone. Lyric Square regularly hosts farmers markets and pop-up street food events, and is quickly establishing itself at the go-to destination in West London. Expect to find handmade pasta dishes, Caribbean style salads, Thai cuisine, crepes, savouries, falafels and more.





### Connectivity

Earls Court	⊖	04 mins	King's Cross. St Pancras	⊖ ≡ e	24 mins
White City	⊖	11 mins	Heathrow T 1-5	⊖ ✈	30 mins
Paddington	⊖ ≡	12 mins	M4 J1	⊖	02 mins
Green Park	⊖	14 mins	Heathrow T 1-5	⊖ ✈	10 mins
Piccadilly Circus	⊖	16 mins	M25 J14	⊖	13 mins
Baker Street	⊖	17 mins			
Westminster	⊖	18 mins			

# London W6. Excellent connections, right in the heart of Hammersmith.

## Welcome to TOG

The Office Group designs beautiful, functional shared workspaces that inspire productivity. We have 49 buildings across the UK and Germany - and no two are the same. Each location is designed with an individual aesthetic that is sympathetic to the history and architecture of the original building, resulting in unique workspaces that reject a one-style-fits-all approach. From private offices, coworking space and relaxed lounges to exceptional meeting rooms, meditation rooms and event spaces, TOG creates sophisticated flexible workspaces where businesses can thrive.

# Amenities

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Members' Lounge  
(1<sup>st</sup> floor)



Member's Bar  
(13<sup>th</sup> floor)



Garden Terrace



Kitchen & Dining Area



Café



Gym



Bike storage



Showers



Focus Booths



Meeting Rooms



# Details

## Specification

### Garden room:

Lounge seating

Skylight with void below, bespoke balustrade design draws on the buildings external concrete facade pattern

The space focuses on greenery and well being with exposure to the external elements

### Main lounge + cafe:

Heavy concrete transfer beams to soffit with timber flooring in basket weave (mosaic) pattern

Organic, thick, voluptuous, iconic furniture plus terrazzo bar with feature lighting and signage

Muted earthy colours influenced by 1970's 'back to nature movement'

### External terrace:

Timber + stone flooring CAT A finishes

Range of furniture types to encourage different uses within the terrace

Potential for firepit in the summer with Moroccan style low level seating to alcoves

### Coworking

Nominal coworking provision at first floor with timber edging + linoleum work surface

Bespoke co working table with ppc metal geometric legs to mirror Seifort architecture

High bench window desking



Garden room



Main lounge + cafe



External terrace



# Details

## Specification

### Wellness suite:

Additional shower provision for building uses and WC finishes to be continued through shower room finishes

Gym suite with treatment room

Option for gym classes with access to terrace

### Kitchen

Laminate faces to cupboards with accent strip colour

Mosaic + tile finish to island

Loose furniture with accent colours with surface mounted lighting

Terrazzo floor tile

### Typical office:

External forms translated to internal partitioning

Repetition of elements building rhythm and articulation to corridor with combination of glazed and solid elements to allow privacy to office spaces

Internal office treatments to neutral palette

### Activated corridor layout

Architectural influence of building facade to panelling, earthy, deep colour palette to notin the external building forms internally

Typical plasterboard wall and cladd externally with modular panelling to form a rhythm and texture through activated corridor

Breakout spaces with loose furniture





Activated corridor layout



# Details

## Specification

### 13<sup>th</sup> floor bar area/lounge

Re-introduce scarpa floor tile with colour to tie the 13<sup>th</sup> floor + ground floor together as social spaces

Concrete block partitioning

Lounge furniture + cafe style seating

Terrazzo bar with feature lighting

Basket weave flooring

Velvets + leathers to furniture

### Raised meeting rooms:

Raised meeting room suite forming tiered seating

Internal meeting room walls to be sculpture form with 3d fabric panelling

Glazed external walls with curtains for privacy

Accent colours to feature sculptural walls

Neutral colour palette to furniture + lighting

Texxa ceiling to conceal services above

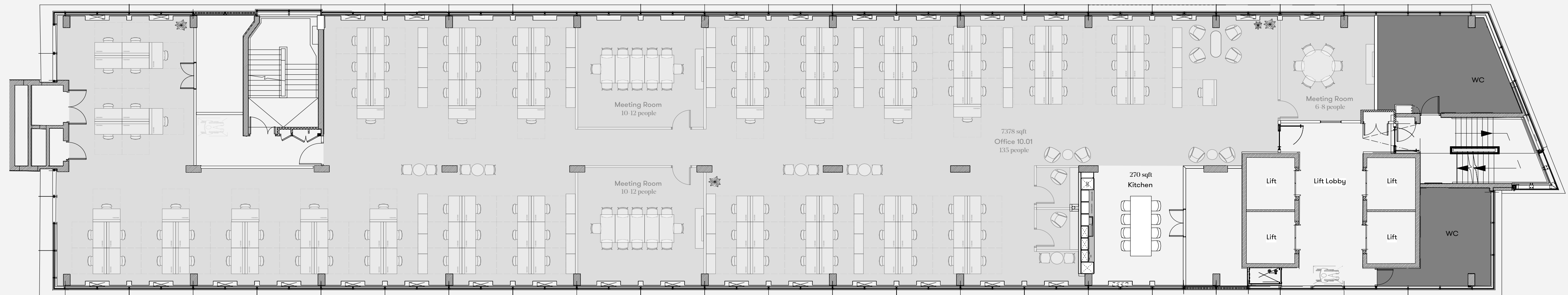


# Option 1 – 10<sup>th</sup> floor (self-contained floor)

135 desks

7378 sq. ft.

200 Mbs dedicated line and one handset included

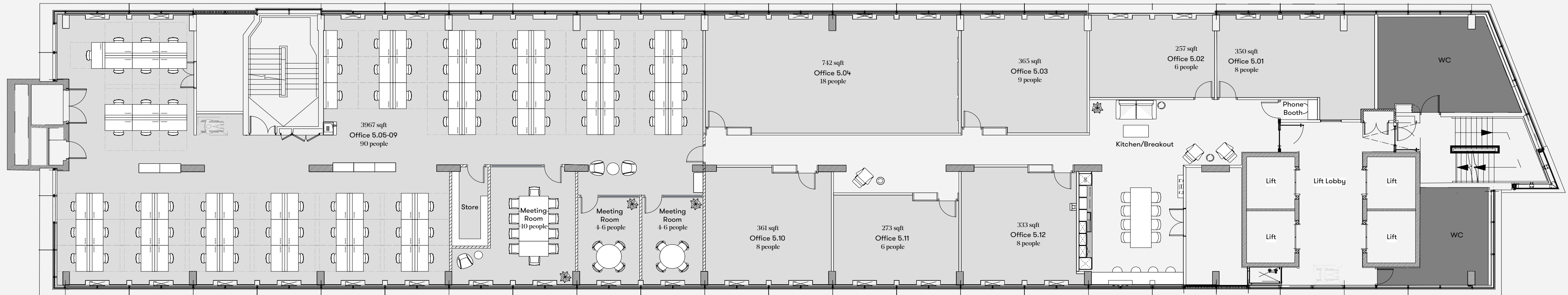


# Option 2 – 5<sup>th</sup> floor

90 desks

3967 sq. ft.

200 Mbs dedicated line and one handset included



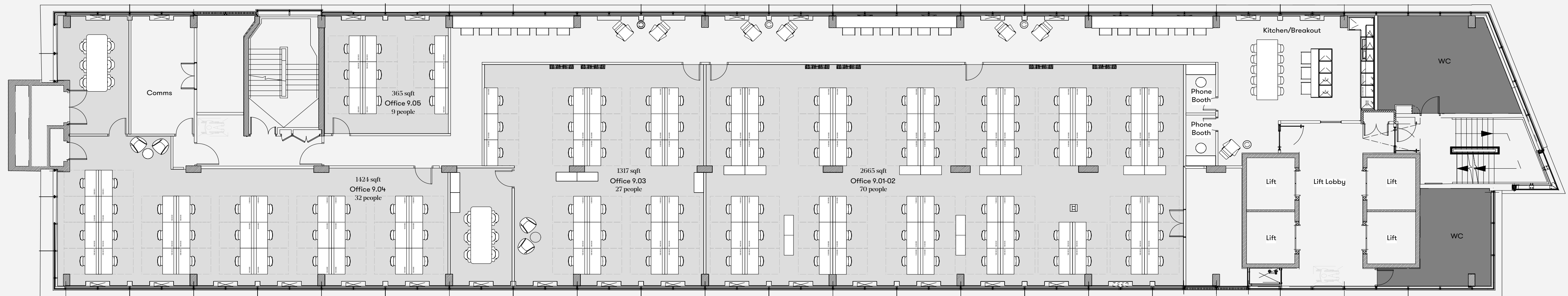
# Option 3 – 9<sup>th</sup> floor

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70 desks

2000 sq. ft.

100 Mbs dedicated line



# Inclusive in cost

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## TOG services

Access to 26 lounge spaces across our network in London, Leeds and Bristol

24/7 access to your home building

A welcoming and professional on-site building team who go the extra mile for you and your clients

Kitchen and dining areas, fully stocked with craft TOG blend Caravan coffee and specialist teas

Informal breakout areas with plenty of charging points, relaxed seating and sofas

Office design and furnishing services on request

15% off bookings in our fully equipped meeting rooms, with the added option of bespoke catering

## And the must-haves...

Rent

Heating, water, lighting and electricity costs

Business rates, service charge, building costs and building insurance

Dedicated maintenance and cleaning teams

IT connection and a telephone handset

# Thank you

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**For more information**

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