



## 5th floor | Four suites

From 5,796 sq ft up to 8,388 sq ft



# Capsule offices

Capsule offices are high quality spaces located within strategically placed buildings, owned and developed by an experienced and trusted Landlord.

Capsule @ 245 Hammersmith Road is at the forefront of contemporary design. The 5th floor is being subdivided into 4 suites of varying sizes, 1 of which will be fully fitted to offer a professional and private 'work-ready' office environment to suit all types of business. Turnkey solutions are available on the three remaining suites.

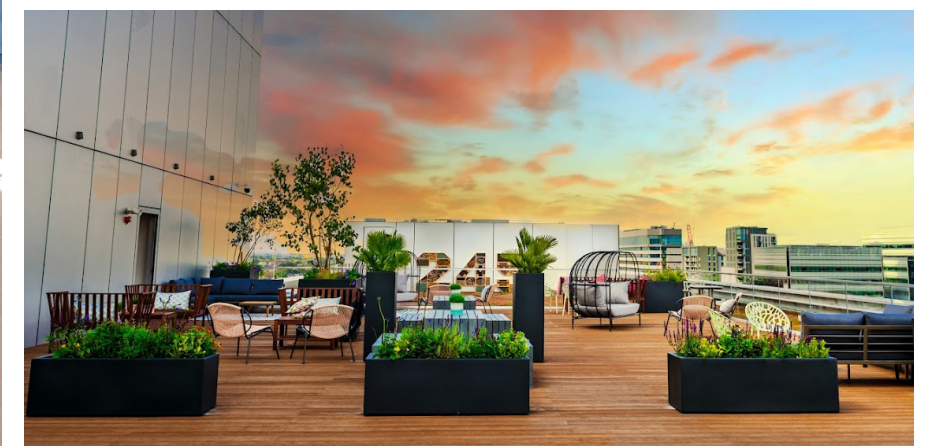




# Flexible fitted office space

The flexible office suites on the 5th floor allow for a quick and easy occupation at 245 Hammersmith, with immediate data connectivity available and minimal capital expenditure on fit-out required by incoming tenants.

All tenants within the building are part of the wider 245 community, with full access to the end of journey and changing facilities, building amenities, ample break out spaces with WIFI connectivity inside and out and the 10th floor communal roof terrace.

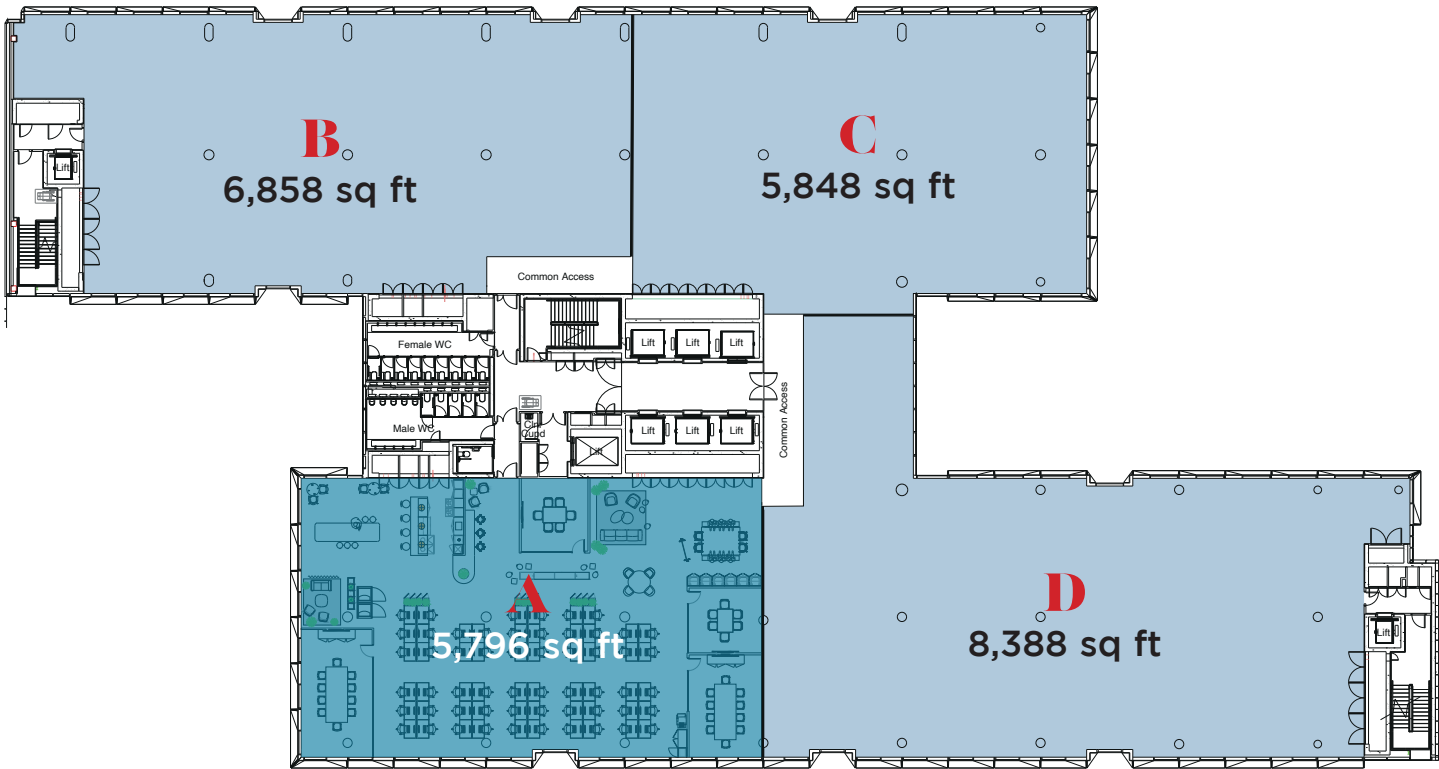




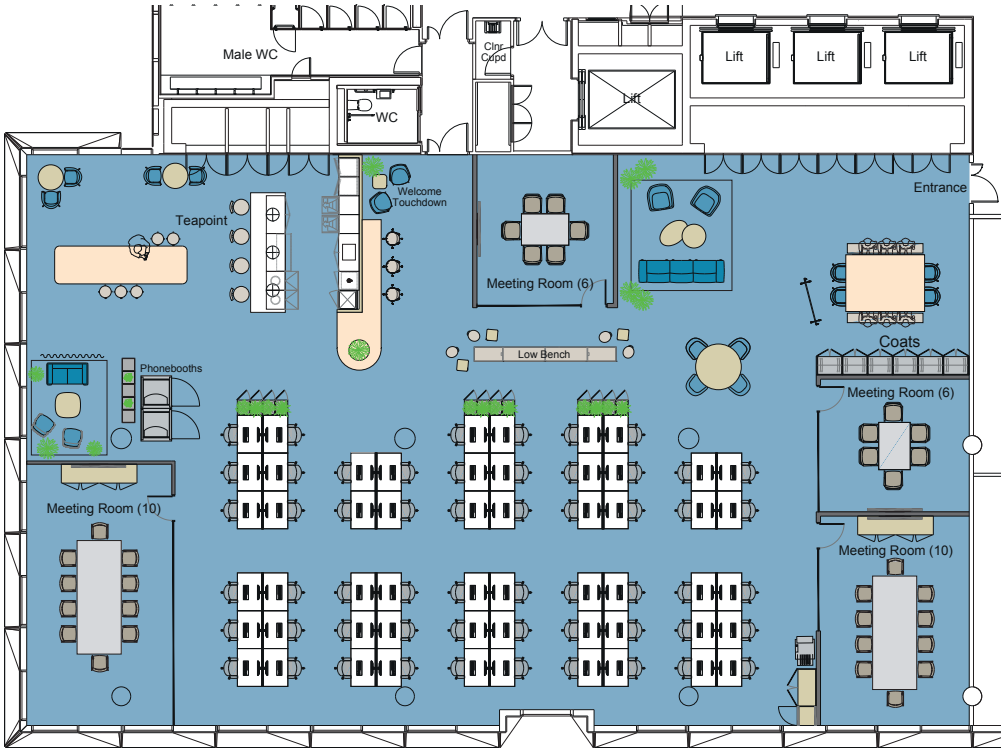
# Accommodation

The 5th floor office suites will provide a mixture of space, from suite sizes ranging from 5,796 sq ft up to 8,388 sq ft. Suite A will offer a fully fitted solution for a tenant offering open plan spaces, private

meeting rooms, kitchenette, data and a range of stylish and premium furnishings throughout. Suites B, C and D offer new category A office space which can be fitted out to a similar standard on request.



<b>Suite A</b>	
5,796 sq ft (538.5 sq m)	
Occupational density 1:10 sq m	
Open plan desking	56
Break out areas	5
Meeting room (6 pers)	2
Meeting room (10 pers)	2
Kitchen	1
Reception	1



# Specification

- 4 pipe fan coil air conditioning system
- LED Lighting
- Full access raised floor
- 6 passenger lifts, 1 Goods lift and 1 cycle lift
- 414 secure cycle spaces
- 15 shower and changing facilities with lockers
- Concierge service
- Dedicated on site security and management
- Communal 10th floor terrace

# Amenities

- Business lounge with WIFI
- Piazza and urban park with year round events
- Store Street Espresso café
- Master Wei street food
- 9Round kickboxing fitness
- Turtle Bay restaurant and bar

# Capsule Managed

Our professional Managed Services package is available as an optional extra to Legal & General customers who wish to outsource the hassle of running their own office.

The core offer includes a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.

- Fully fitted and work ready
- Option for additional bespoke services
- Technical maintenance
- Cleaning services and waste management
- Daily operational management
- WIFI and fibre connection provided
- Wellbeing features including sensory networks monitoring internal air quality









# Sustainability

- BREEAM Excellent
- EPC 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
- Platinum AirRated accreditation
- ESG report produced to calculate all carbon from components used in fit-out
- Highly sustainable suppliers selected across the board
- Re-use existing doors, lifts reveals and staircase to maintain a circular economy approach

# Social Value

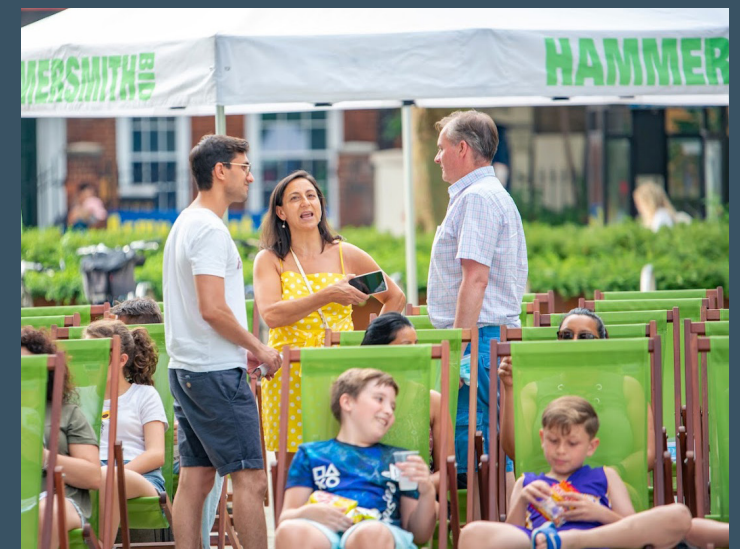
245 made a commitment to build a socially aware mixed-use scheme that added value and life within the borough.

Over the last year 245 Hammersmith Road generated £19 million worth of social value across key themes including jobs/skills, growth, environment, social and innovation. Some highlights are:

- £19m of social value donated to VCSEs
- 7 local people employed
- 67 hours supporting people into work
- 2 disadvantaged people employed
- 14 weeks apprenticeships
- 650 miles saved via green transport initiatives
- 26 hrs invested to improve staff wellbeing
- Over 1000 hours of volunteering

In addition to the day to day running of the estate, a host of regular event take place in the building such as:

- Cinema nights in the piazza
- Weekly food trucks
- Exercise classes
- Music nights
- Continued community engagement





# 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

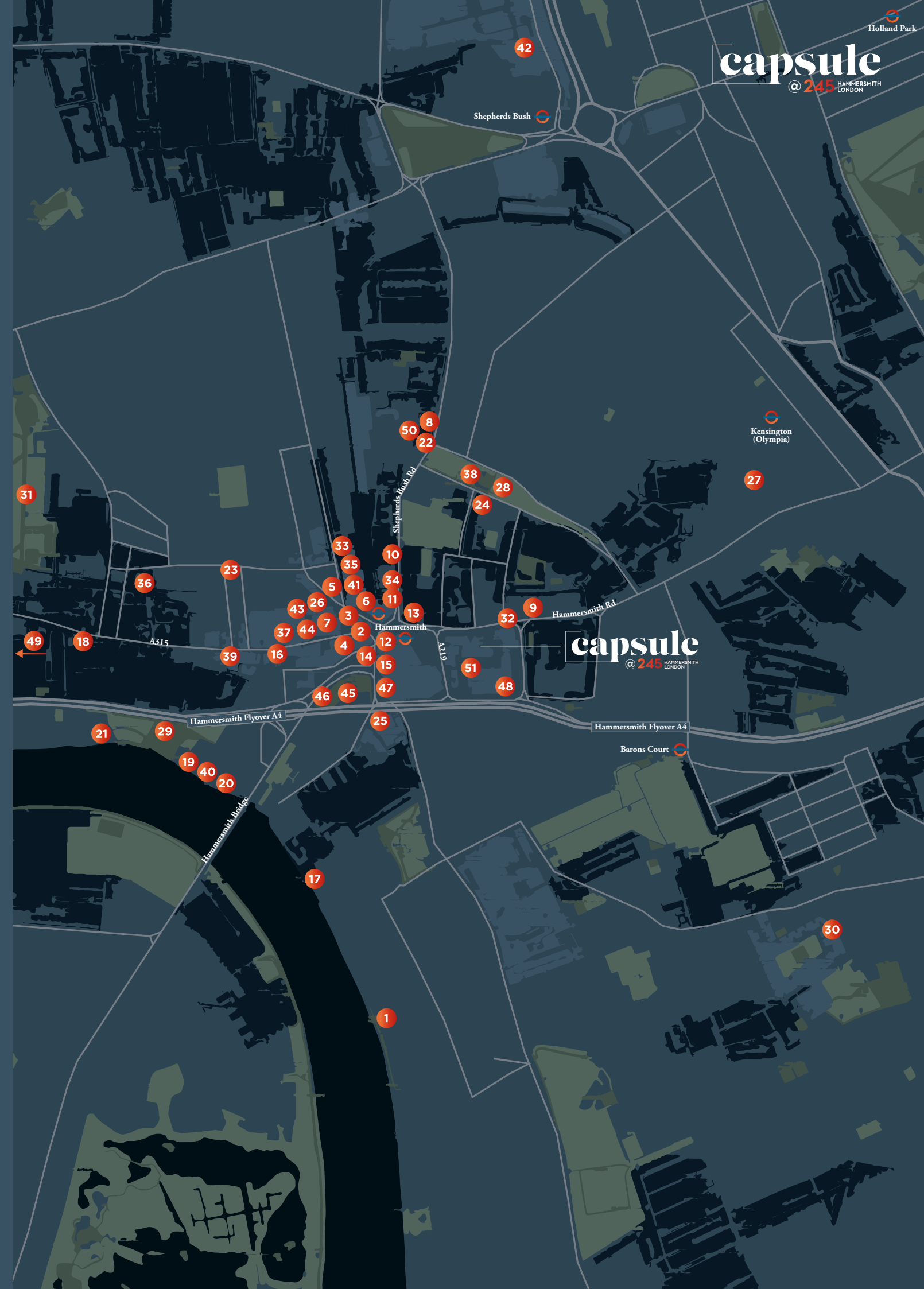
- 42 Westfield
- 43 Hammersmith Street Market
- 44 Turners Florists
- 45 Kings Mall
- 46 IKEA
- 47 Broadway Shopping Centre
- Costa
- Krispy Kreme
- Leon
- McDonalds
- Pret a Manger
- Starbucks
- Wasabi

## Hotels

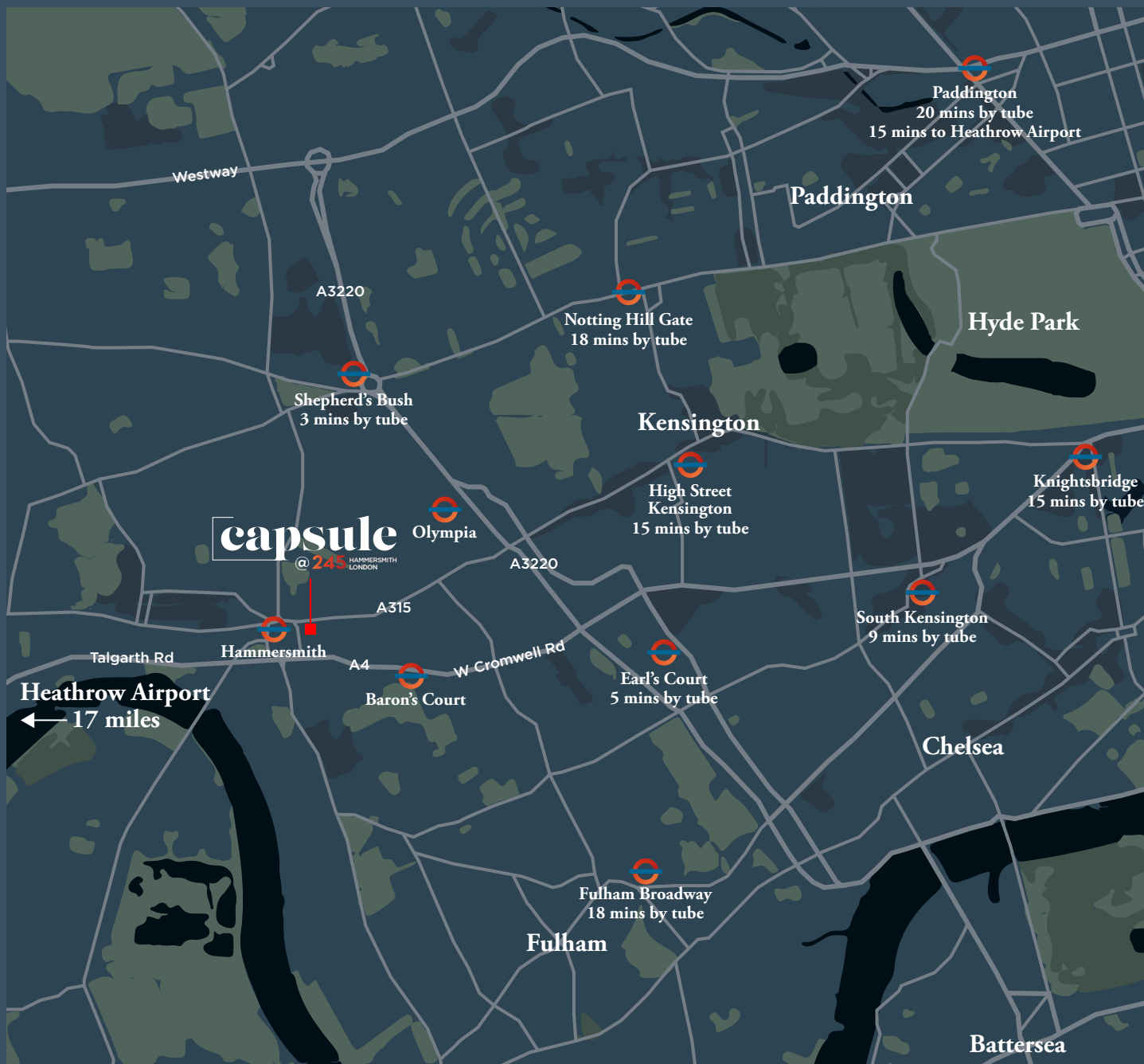
- 48 Novotel
- 49 Premier Inn
- 50 Brook Green Hotel

## 245 on-site amenities

- 51 - Store Street Espresso café
- Master Wei street food
- 9Round kickboxing fitness
- Turtle Bay restaurant and bar







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