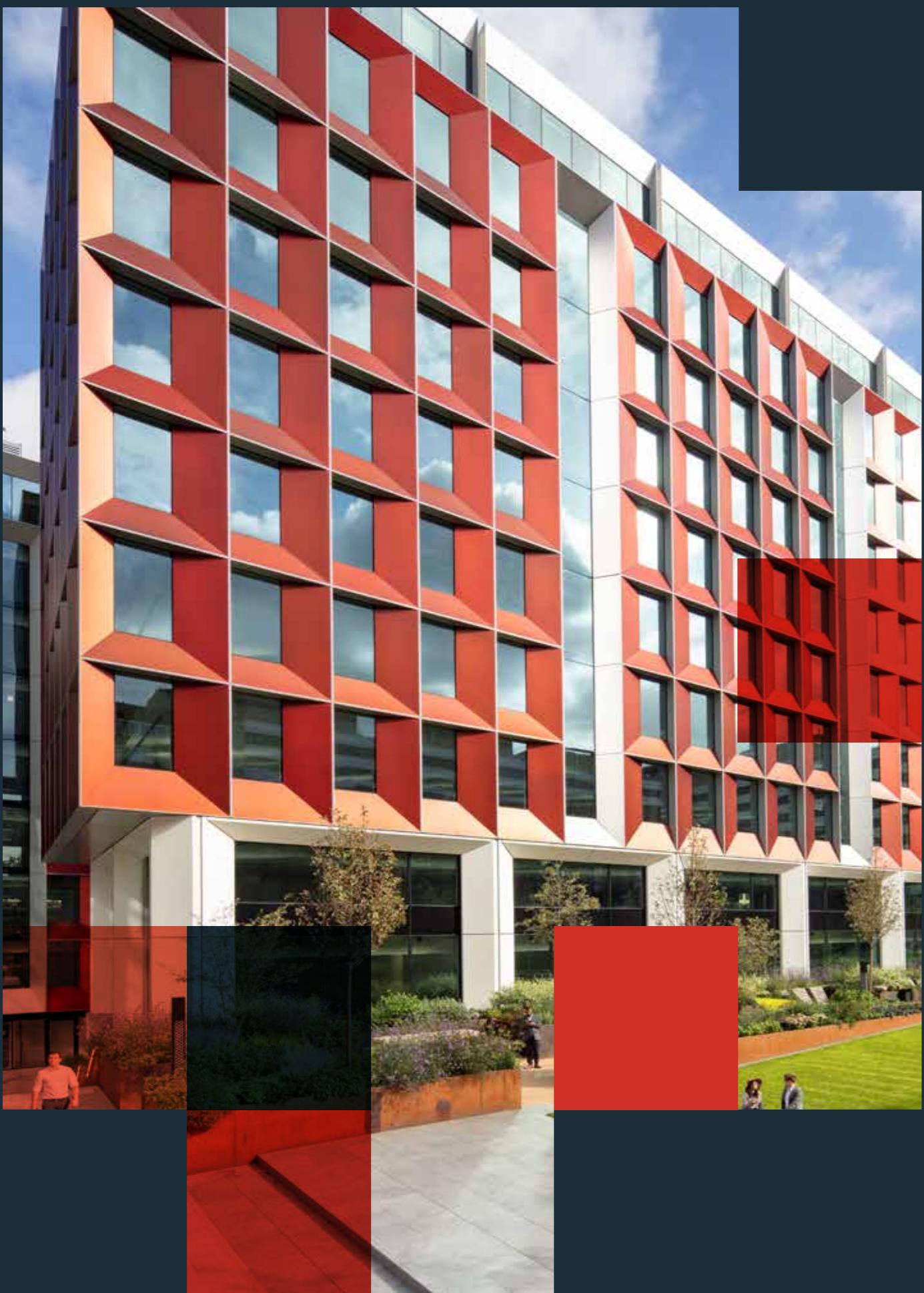




**245**  
HAMMERSMITH  
LONDON



# The Big Idea

245 Hammersmith Road isn't just another office, it's the game-changer for Hammersmith.

We're the standout destination and we've re-imagined the workplace. Our 242,000 sq ft of flexible, collaborative space is built to inspire and connect people. A bold ambition realised over one brilliant office building, a Store Street coffee shop in reception, three retail units, a public Plaza, and an Urban Park we'll pack with year-round events for everyone.

**Cat A and fully fitted suites available**

**Availability from 5,848 - 104,841 sq ft.**

**Whole floors of 27,539 sq ft.**

**Three newly fitted suites ranging from 6,587 - 10,507 sq ft.**

# A Game-Changing Destination for Hammersmith



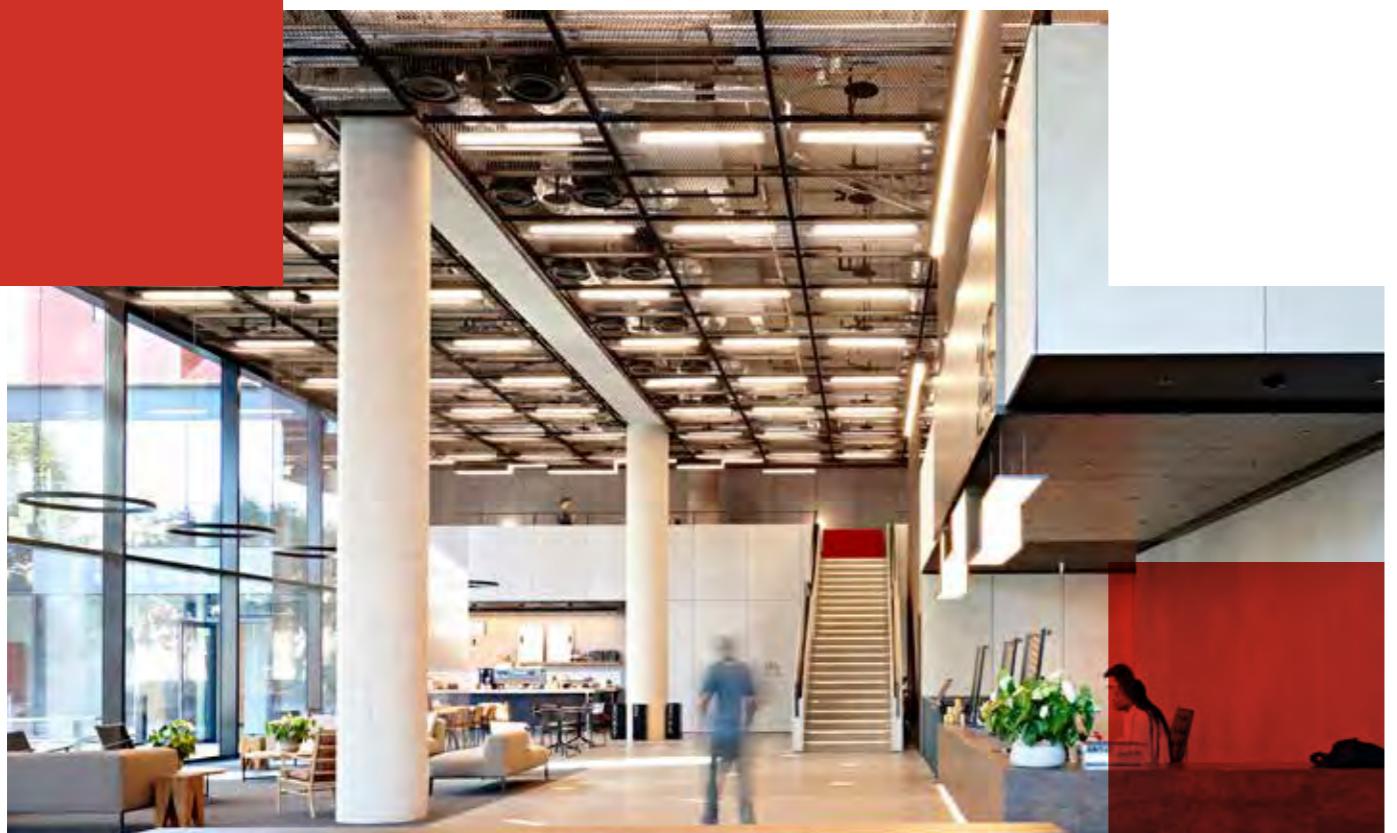


# The Largest Development in the area for 25 years

We're the building that makes everything bolder.  
We attract all kinds of brilliance, and everyone is welcome.

245 sets new standards for West London with enough office space for up to 2,400 people. Then, there's event space, flexible co-working spaces, and an Urban Park so large it could fit 150 red London buses within it.





# Making a Grand Entrance

This is a place where everyone feels welcome. The extensive reception area is the heart of the building, it features a variety of seating areas, additional break-out and meeting spaces and a Store Street Espresso bar, and has free wifi for occupiers and visitors to enjoy.

Our reception team provides a wide range of hotel-style concierge services; when it comes to lively community events, seasonal celebrations and one-off pop-ups taking place at 245 Hammersmith, our on-site team is in the know about it all.

From the best florist to a client-friendly lunch spot, no one knows the local neighbourhood as well as our front-of-house staff.

# A Blank Canvas



Our typical floorplates are anything but – 27,500 sq ft is Hammersmith's largest – supersized for maximum flexibility and adaptability.

The building can cater for requirements from 5,848 sq ft. Sustainable and energy-efficient offices means your business has the edge, by keeping running costs down. Big to us also means generous, with the concierge-style service we're bringing to West London.



# Capsule Spaces

**3 suites of private ,  
work-ready, turnkey  
office solutions.**

The building has three fully fitted suites ready for immediate occupation, ranging from 6,587 sq ft to 10,507 sq ft. All accommodation in the building will have access to immediate data connectivity. All tenants within the the suites are part of the wider 245 community, with full access to all facilities.

# Office Availability

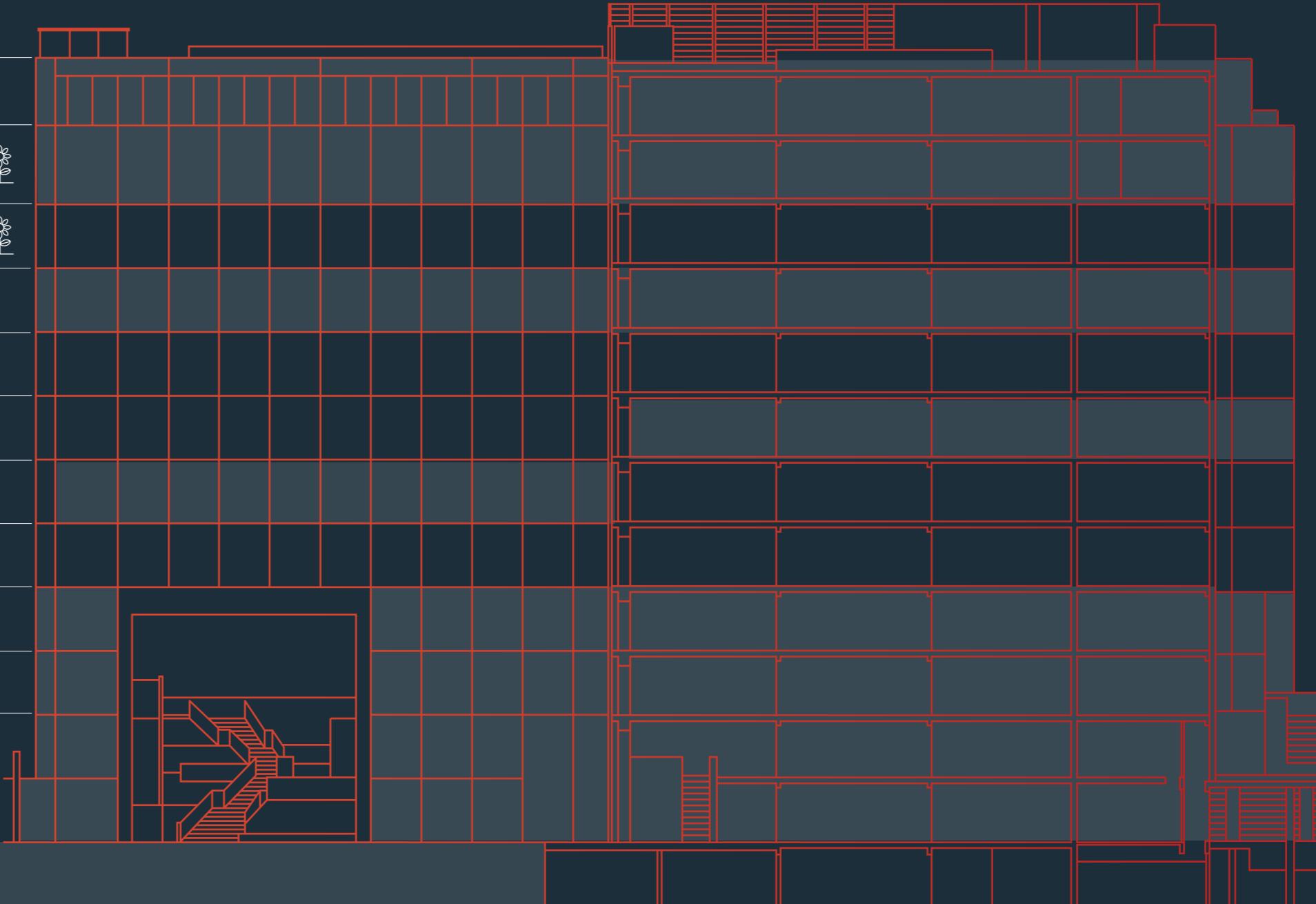
11	IMPERIAL BRANDS					
10	BAKER HUGHES   COMMUNAL TERRACE					
9	FULLY FITTED	10,507 SQ FT OFFICE WITH TERRACE / 14,039 SQ FT LABORATORY				
8	CFP ENERGY					
7	27,539					
6	SUITE A 13,472	INSULET INTERNATIONAL LIMITED				
5	ACCOR INVEST MUSTARD SYSTEMS	SUITE B CAPSULE UNIT 6,858	SUITE C 5,848			
4	SUITE A CAPSULE UNIT 6,587	SUITE B 13,139	SUITE C 6,852			
3	ORCHARD THERAPUTICS RESOLUTION THERAPUTICS					
2	INDUSTRIOS					
1	INDUSTRIOS					
G	RETAIL UNIT 1	RETAIL UNIT 2	RETAIL UNIT 3	MASTER WEI	TURTLE BAY	CAFE STORE STREET EXPRESSO
LG	STORAGE	4,552				

 TENANT

 AVAILABLE

 OCCUPIED

**Availability from  
5,848 - 104,841 sq ft**



# Floor 4

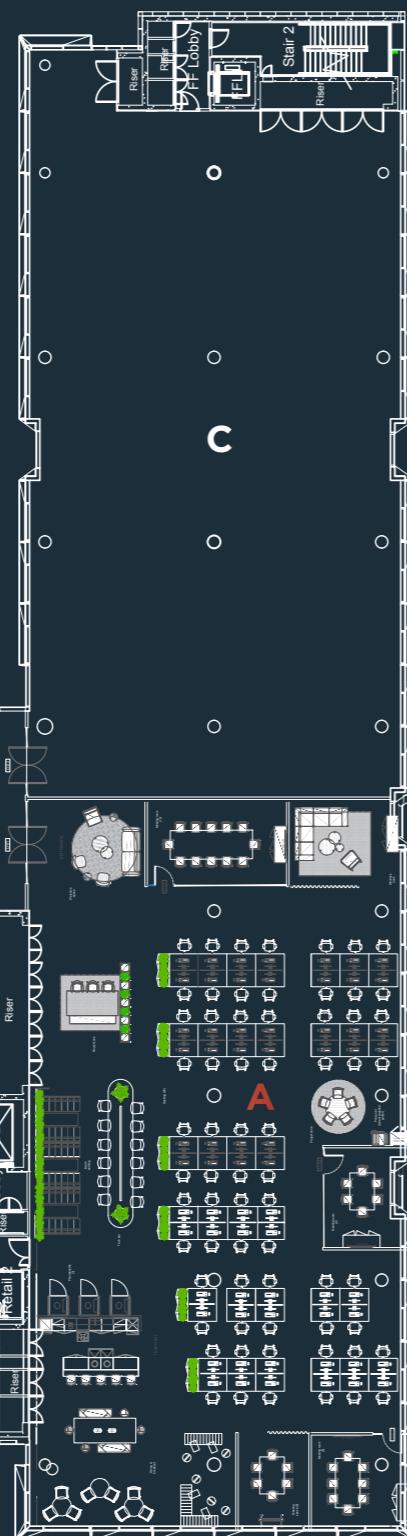
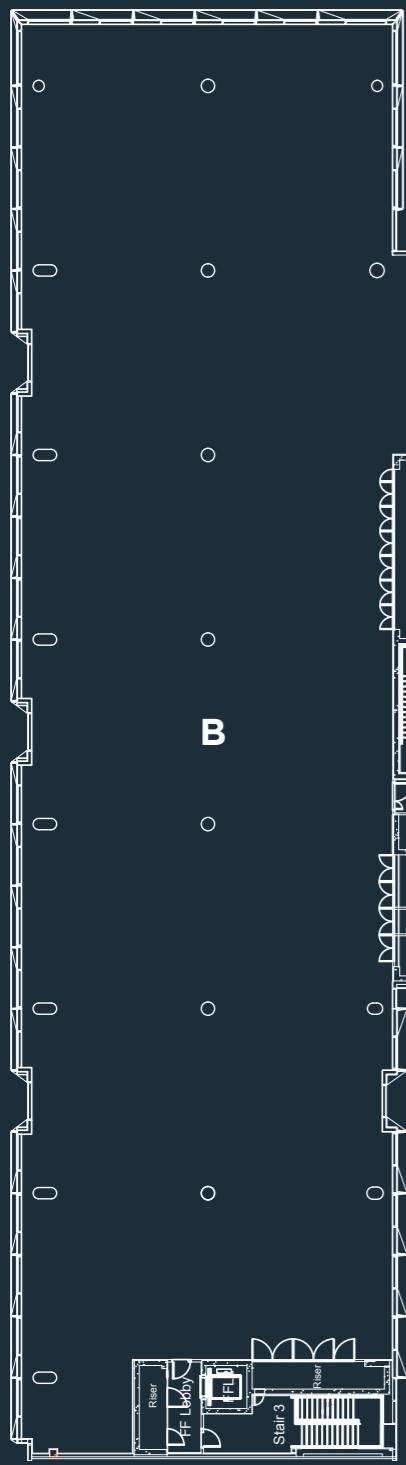
**A** — 6,587 sq ft  
Fully fitted capsule unit

---

**B** — 13,139 sq ft

---

**C** — 6,852 sq ft



# Floor 5

**A** — Let to Accor Invest

---

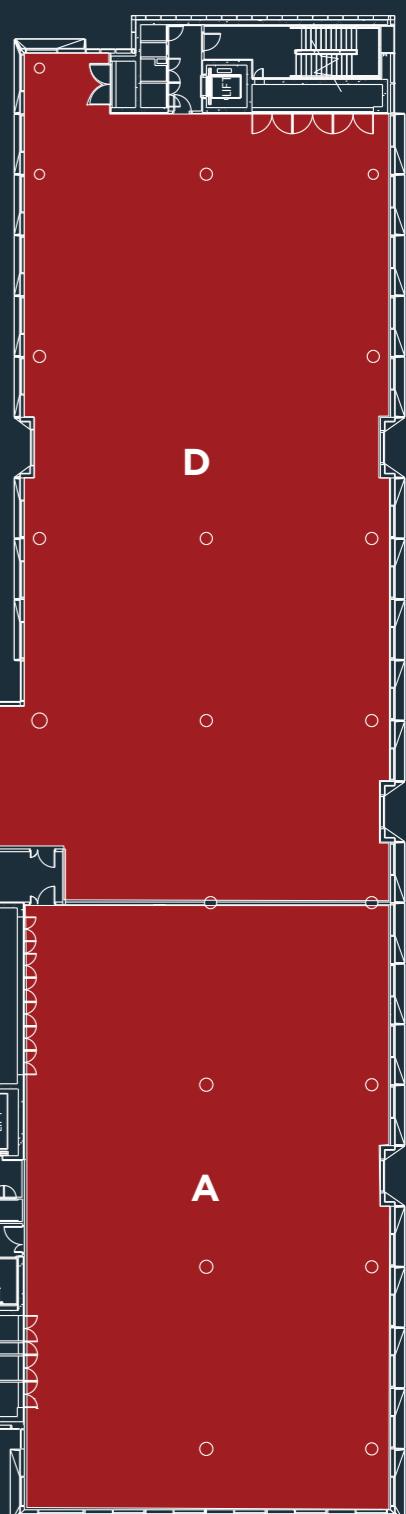
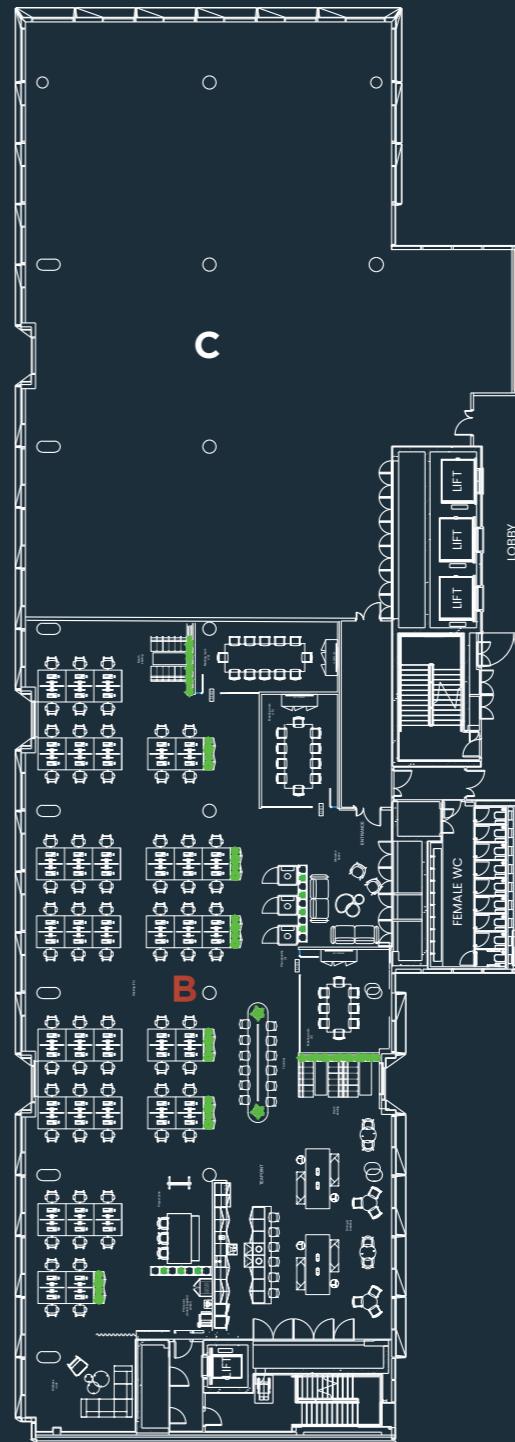
**B** — 6,858 sq ft  
Fully fitted capsule unit

---

**C** — 5,848 sq ft

---

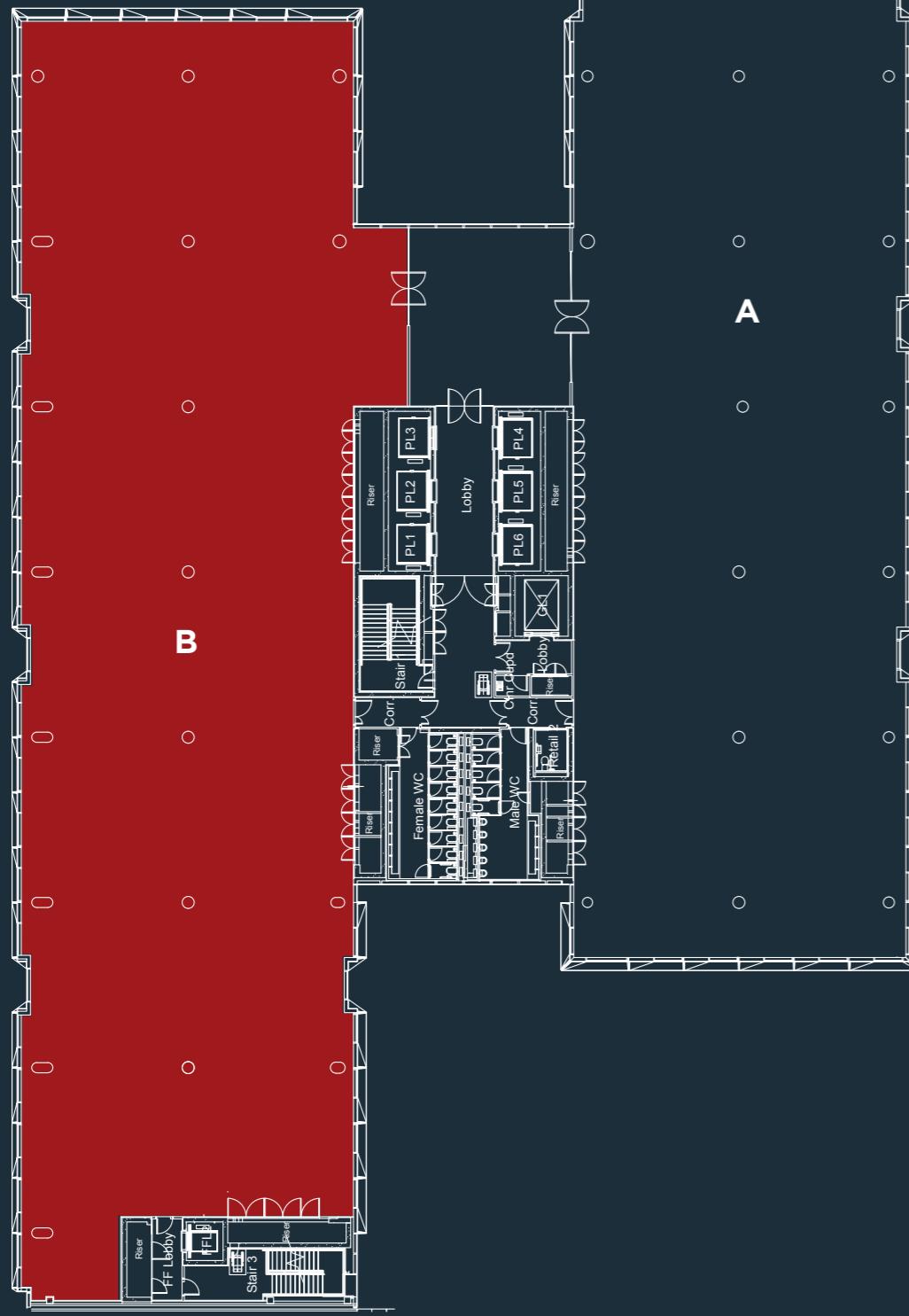
**D** — Let to Mustard Systems



# Floor 6

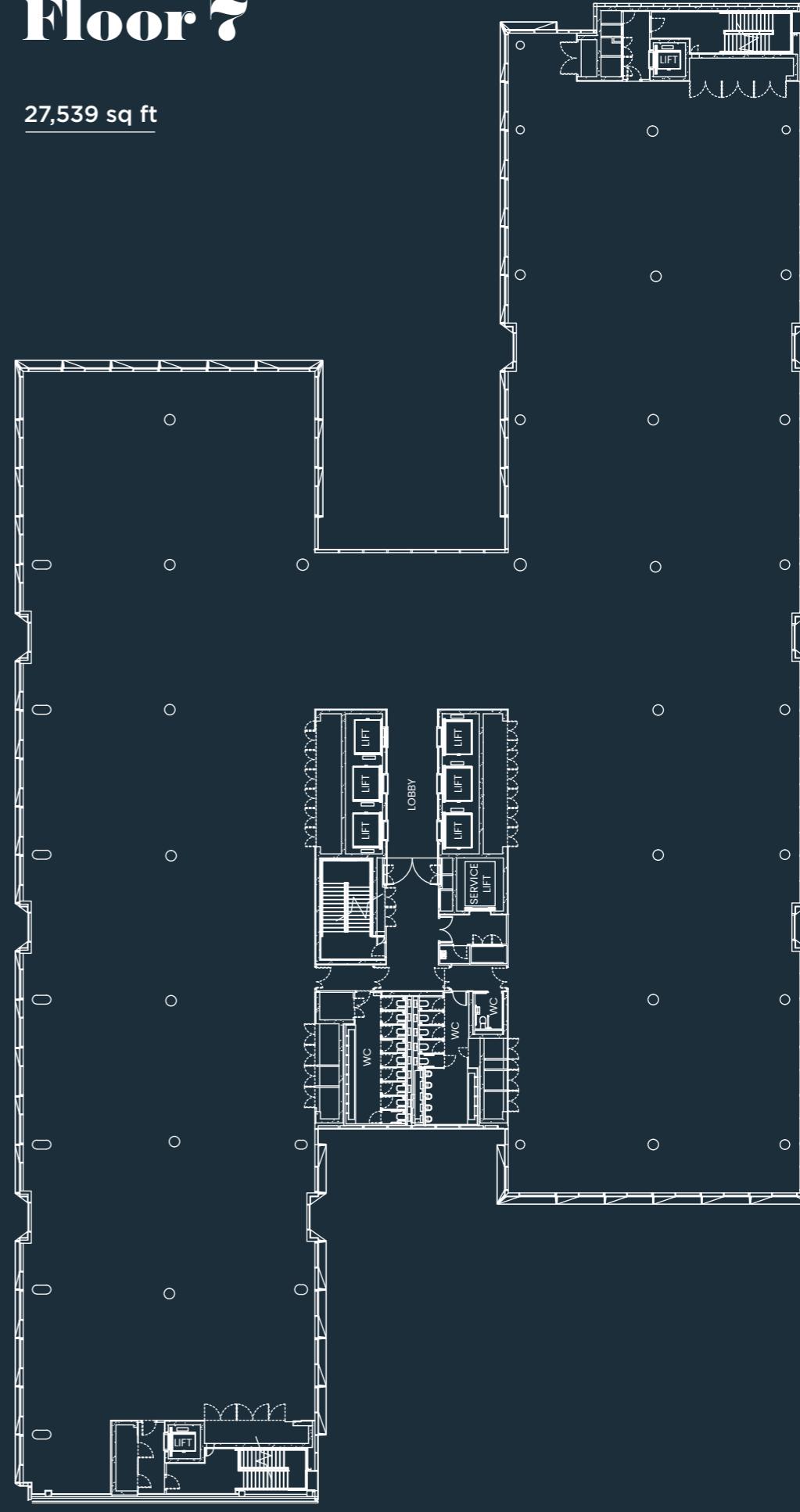
A — 13,472 sq ft

## **B — Let to Insulet International Limited**



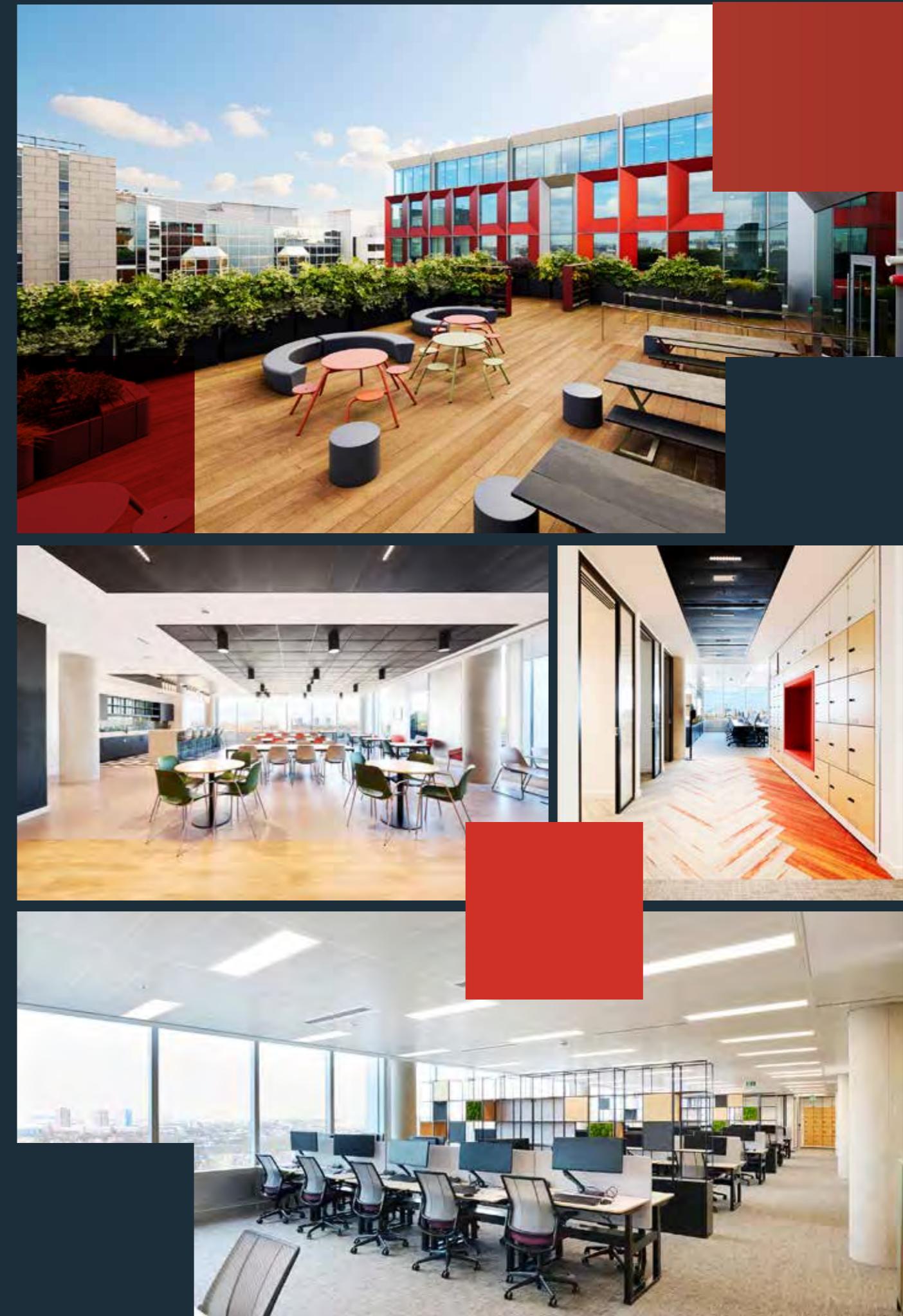
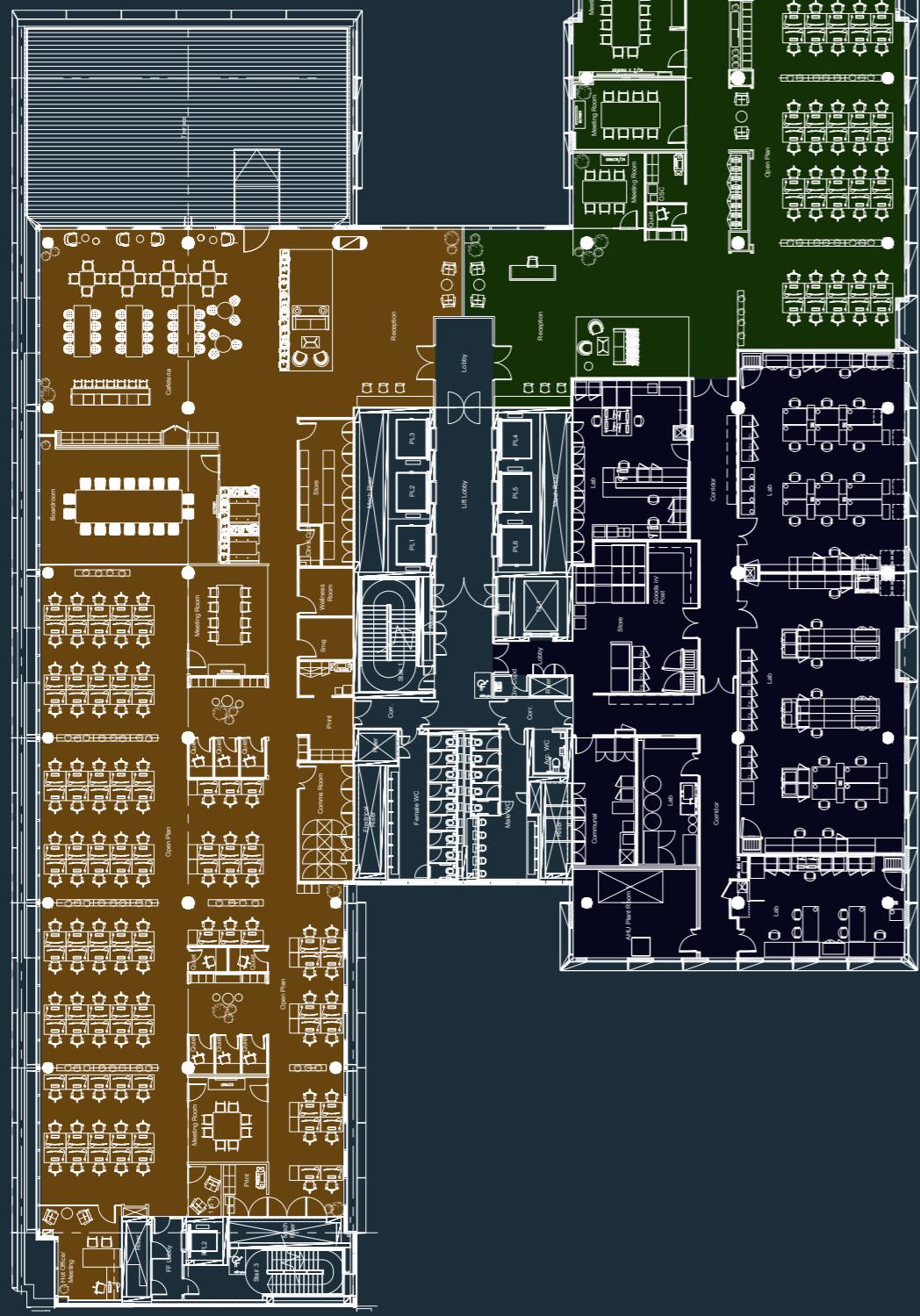
# Floor 7

27,539 sq ft

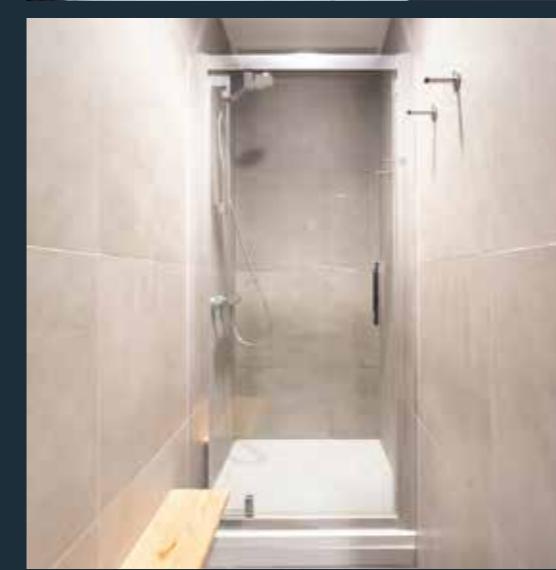
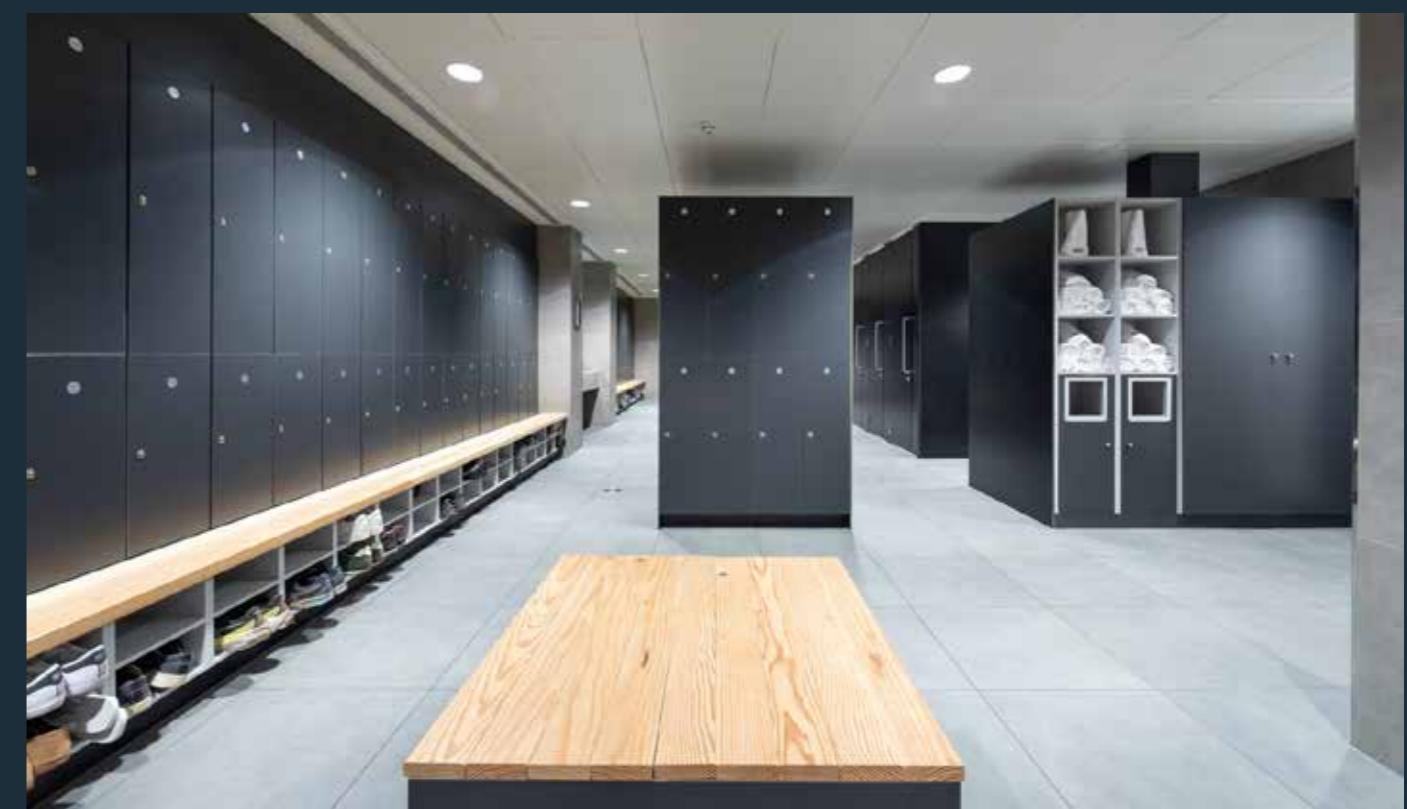
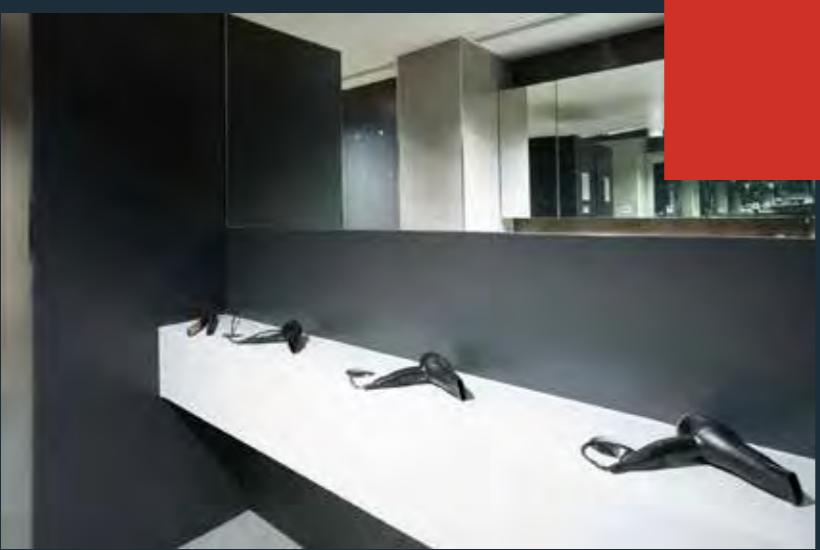
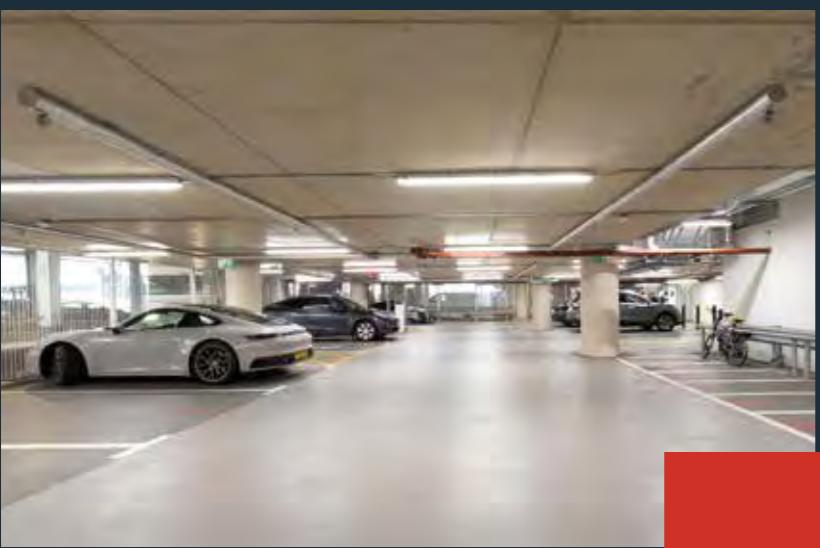


# Floor 9

-  A — 10,507 sq ft
-  B — 14,039 sq ft
-  Labs — 6,333 sq ft
-  Offices — 7,706 sq ft



245



**414 secure cycle spaces**

at Lower Ground level, with lift access from Plaza

**15 showers**

(7 female, 7 male, 1 disabled)

**330 Lockers**

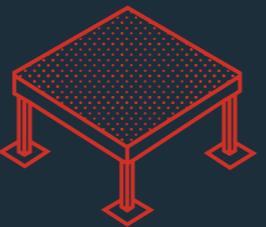
**17 parking spaces**

(5 blue badge, 1 car club, 11 standard)  
Electric car charging points

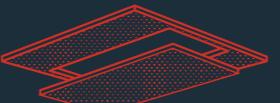
# Taking Detail to the Max

We think of all the little things that make the biggest difference. Why do ordinary when you can be in The Big Red Workplace?

## Office specification



Full access raised floor



Suspended ceiling



LED lighting



Floor to ceiling height: 2.75m



Air-conditioning systems:  
four-pipe fan coil

## Building performance



Occupation density: 1 person/  
8 sq m

Means of escape: 1 person/6 sq m

Clear floor-to-ceiling height: 2.75m

Raised floor depth: 150mm (gross)



Fresh air:

Cat A office 14 l/s per person  
based on total occupancy of  
1 person per 8 sq m

Diverse routes for data

1.5m planning grid

Office floor loadings: 3.5kN/sq m  
plus 1.0kN/sq m

Planning grid: 1.5m x 1.5m



Six 21-person passenger lifts, one  
2,500kg service lift and one 21-person  
1,600kg bicycle lift

Lifts: operated using a hall call  
allocation (HCA) control system

Office area small power: 25kW/m<sup>2</sup>

Office lighting levels: 300–500 lux



Male, female & disabled WCs  
on each level

WC density 1:10 with 20%  
absenteeism

## Amenities



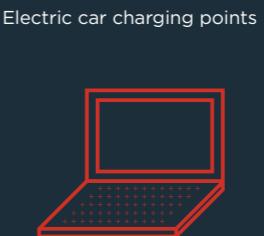
414 secure cycle spaces at Lower  
Ground level, with lift access from Plaza



15 showers  
(7 female, 7 male, 1 disabled)



330 lockers  
Changing facilities  
17 car parking spaces  
(5 blue badge, 1 car club, 11 standard)



Business lounge



Café

Work lobby

Concierge service

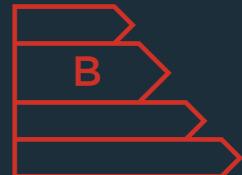
Regular community events

10th floor communal terrace

Funicular lift connecting Plaza level  
to Urban Park

CCTV

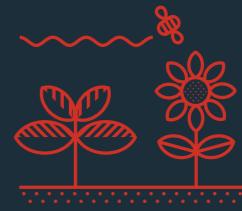
## Sustainability



EPC rating: 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



AirRated platinum



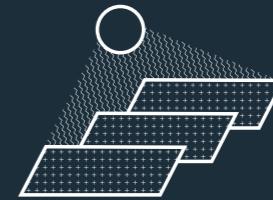
# Mindful of Well-being Sustainability

We don't just do good, we do better. Expect more than bike space, showers, and changing facilities — we've got all of those. We know that with fresh air and responsive environments, we're helping make people feel good.

The striking architectural window sensors can regulate the natural light that floods in, enhancing occupant mood and increasing productivity levels. There are collaborative working spaces to inspire the big thinkers, and there's space to quiet the mind, in calming landscaped gardens and on the roof terraces of our upper floors.



Our big red architectural frames don't just look beautiful, they shade and cool, while maximising daylight and are double-glazed for comfort



150 sq m of photovoltaic cells on the roof to create an even more sustainable building



BREEAM rated "Excellent"



Smart sensors ensure everyone gets looked after with fresher air and better temperature control wherever you are in the building



For the cyclists, runners and gym goers, there are 15 showers on the Lower Ground level



245 Hammersmith smart phone app featuring news about concierge services, offers, amenities and events in and around the building

# A wider view on things

245 is all about collaboration, sharing time and ideas with fellow occupants; and our the residents in our bee hotel. Our stunning communal 10th floor terrace has some of the best big sky views across London.

Its a great space to either have lunch, informal meetings, attend events or just switch off for an hour.

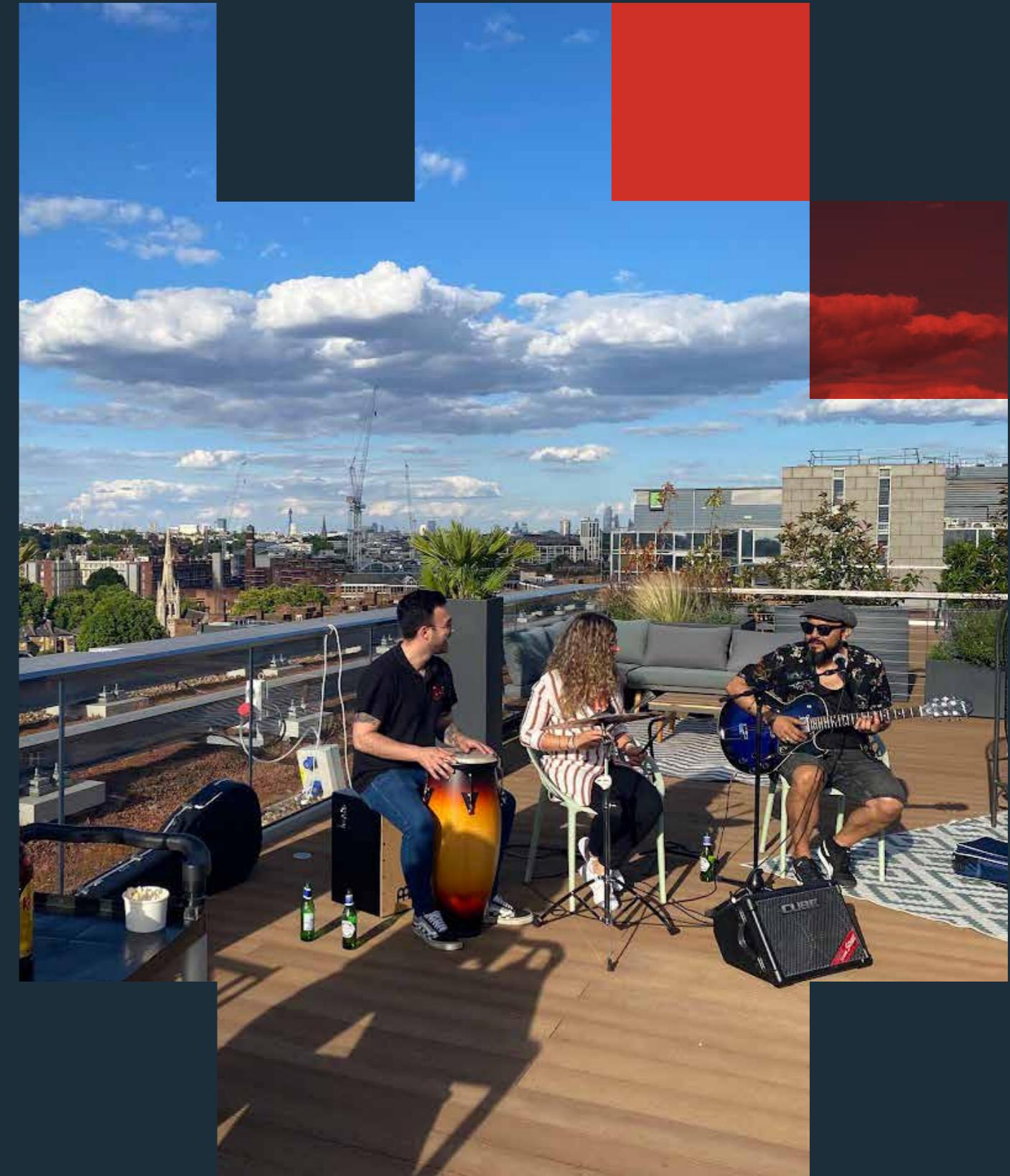


# A Vibrant Customer Experience

245 Hammersmith is more than just a building: it brings together the local community and the bright talent working here.

There is an energy created here with the many events happening across the year.

With the public Plaza and Urban Park, to the mezzanine library, there is an ever-changing roster of food markets, cinema and music shows, pop-ups and community fundraising activities that are brought to you by an events and reception manager. National holidays and seasonal events are fixtures in the year-round calendar, and for those wishing to stay in shape, fitness classes such as yoga and zumba are available too.



Events  
at 245

# The Place for Big Business

245 Hammersmith is a place for the bold, where your neighbours already include Disney, GE, UKTV, Fox International Channels, and Virgin Media.

Big on ambition; the brightest talent and the local community will enjoy a destination with everything in one place. Where everything else is framed by a quick and easy journey — to the West End, the City, and London Heathrow Airport — by road, tube, and bike. There are Cycle Superhighways close by and a Santander Cycles hub right outside.

## 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 Szu Japanese Tapas Bar
- 10 Wagamamas
- 52 Crisp Pizza
- 53 Sam's Riverside

### 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 Furnival 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

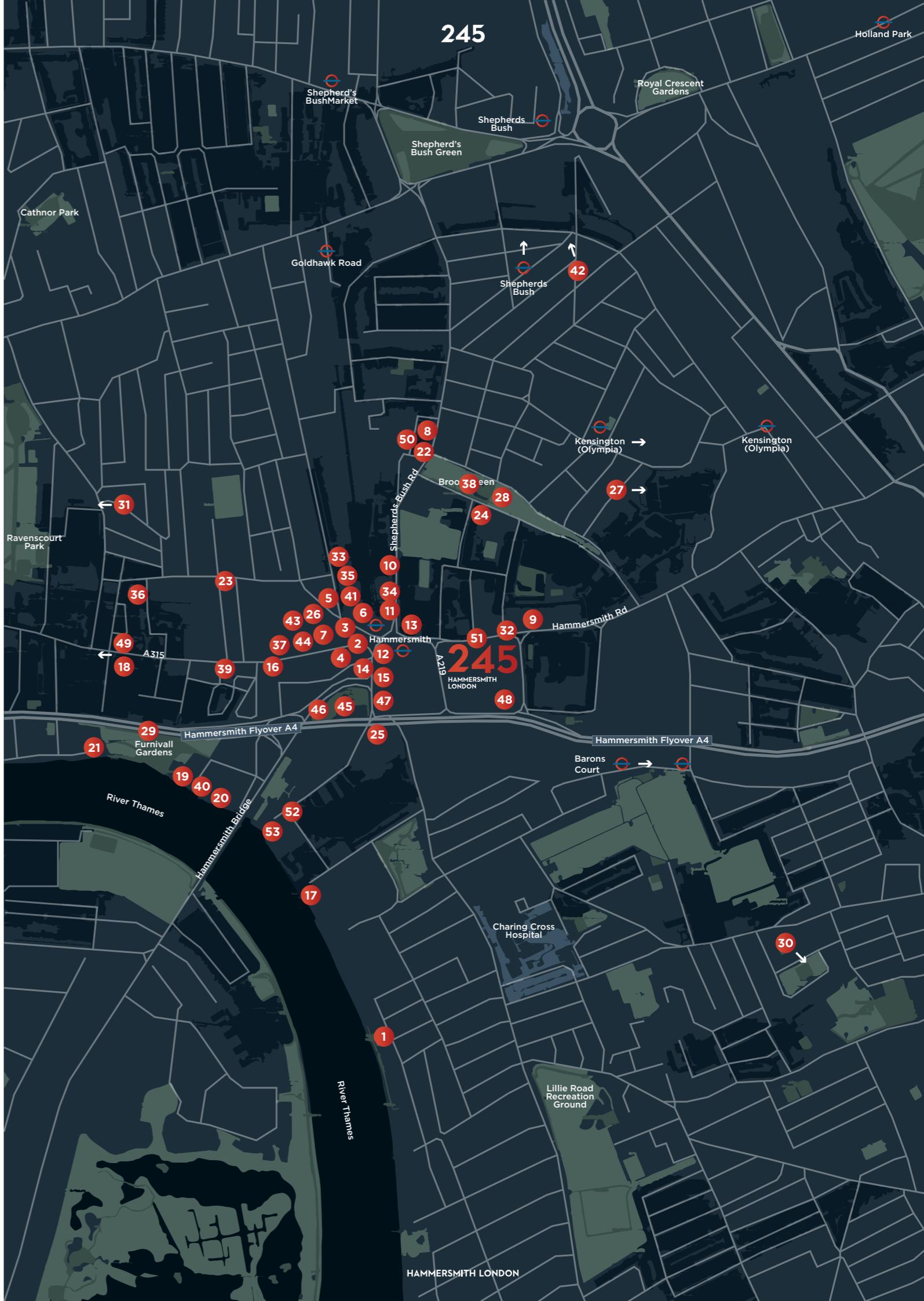
- 42 Westfield
- 43 Hammersmith Street Market
- 44 Turners Florists
- 45 Kings Mall
- 46 IKEA
- 47 Broadway Shopping Centre
  - Costa
  - Krispy Kreme
  - Leon
  - McDonald's
  - Pret a Manger
  - Starbucks
  - Wasabi

### Hotels

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

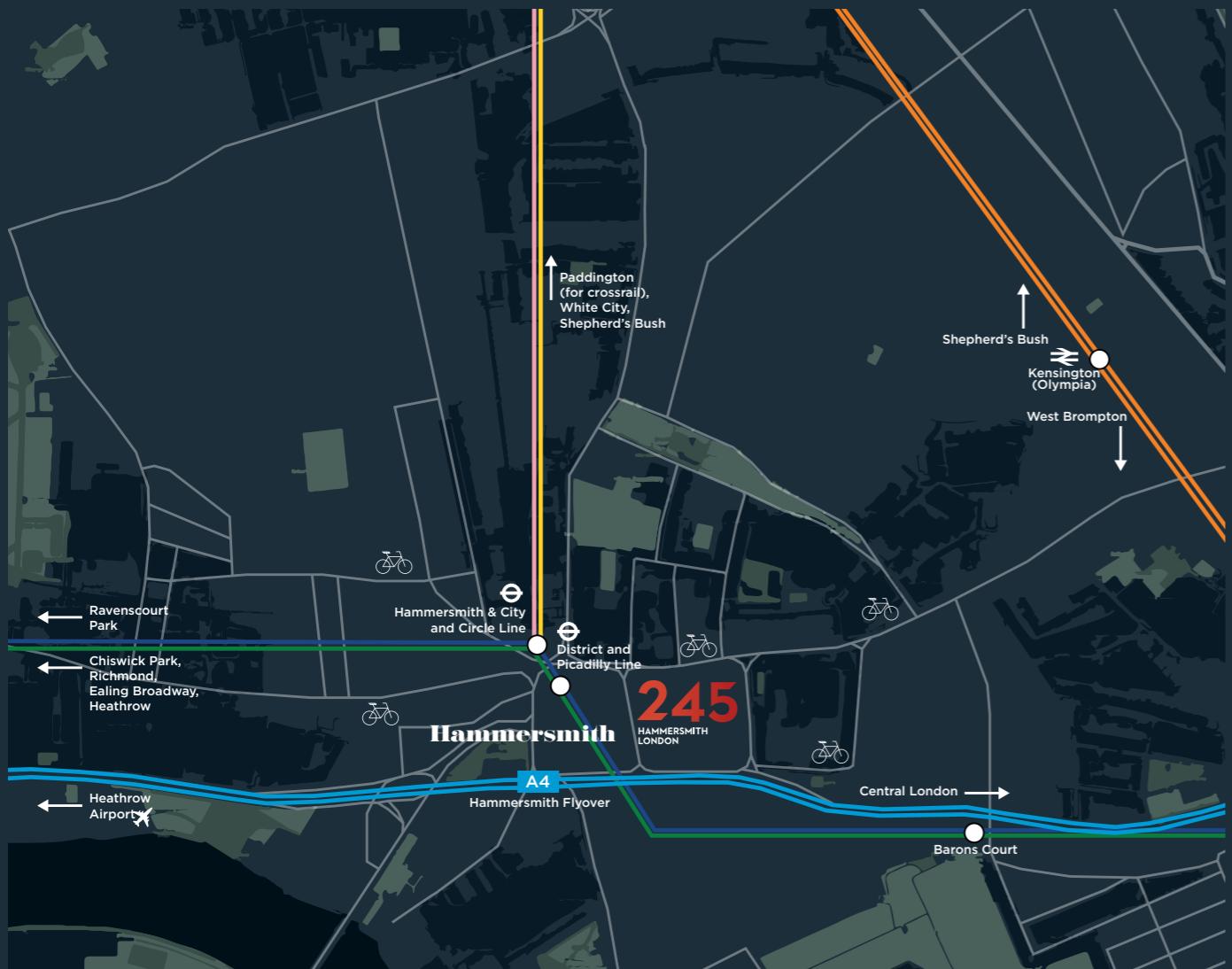
### 245 on-site amenities

- 51 Store Street Espresso café
  - Master Wei street food
  - Turtle Bay restaurant and bar



**20 minutes from the  
West End by tube,  
or 36 minutes from  
Heathrow by car, you  
pretty much have  
everywhere covered**





## A well-connected workplace makes a big difference

The place for big business needs seamless connectivity. With four tube lines, one train line and 17 bus routes, easy access to the A4/M4, direct links to London Heathrow Airport for international air travel, and Paddington closer still, whether commuting or getting to your clients, it takes very little time to get to and from The Big Red Workplace.



### 3 minutes

to Hammersmith underground station by foot



### M4 motorway

the M4 and A4 just minutes away, connecting you by road



### 17 bus routes

on your doorstep



### 20 minutes

direct to the West End by tube



### 11 minutes

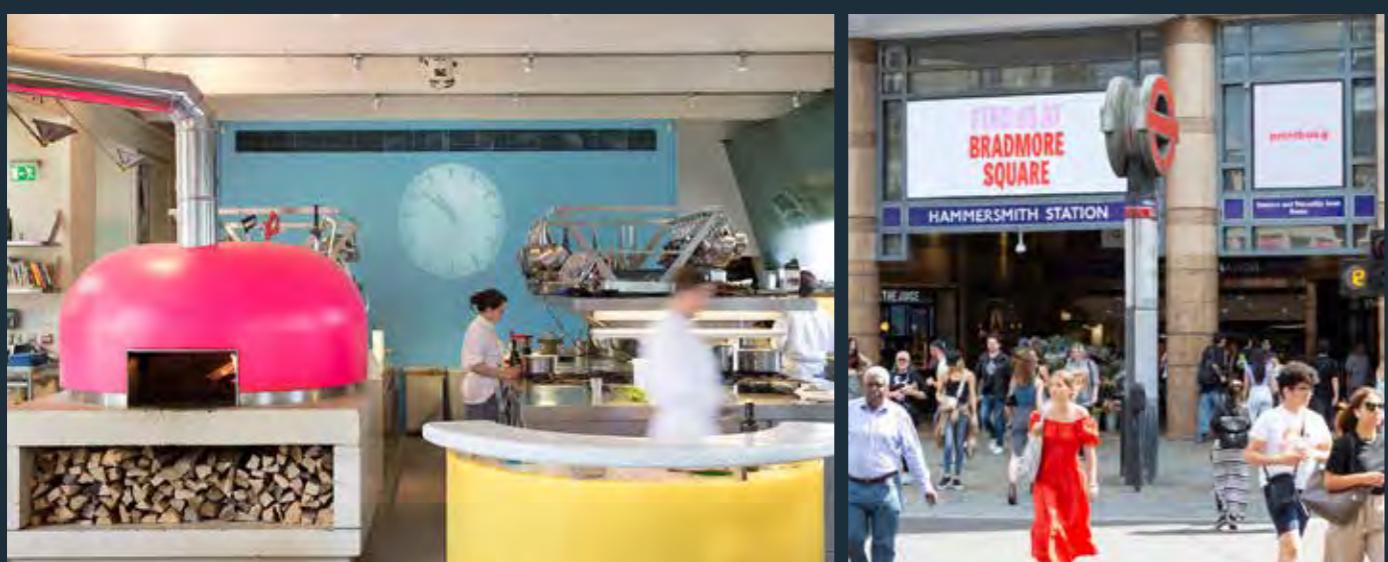
to High Street Kensington underground station by bike



### 36 minutes

to London Heathrow Airport via the A4 and the M4 motorway





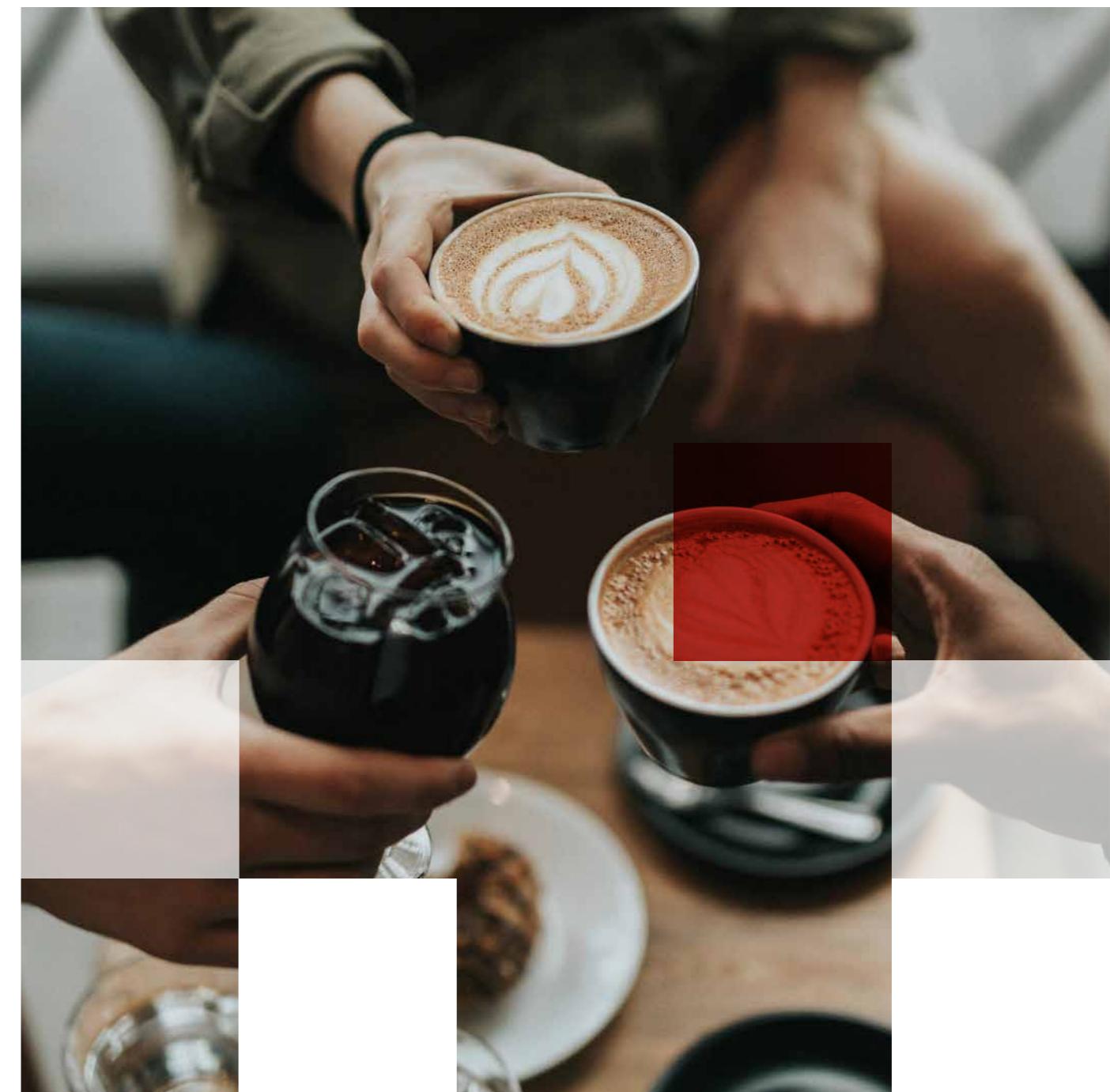
Experience the unique energy of a changing Hammersmith. With independent eateries and world-famous ones like The River Café; the Apollo, and the Lyric Theatre that happily rub shoulders with a farmers' market, and a great pub scene, just a few minutes from the River.

Here, there's already greatness happening and the excitement of what's to come.

# Welcome to the West

*"The Lyric Hammersmith has been at the centre of cultural life in Hammersmith for over 125 years. Hammersmith is a thriving and exciting location with a rich cultural history and, as West London's largest creative hub, the Lyric is proud to play its part in this vibrant and diverse community."*

**Sian Alexander** Executive Director  
Lyric Theatre



*"As the transport hub for West London, Hammersmith has great links, some of the best schools - as well as the famous boat race of course. We've been here for nearly 6 years and the good mix of business and residential developments will ensure Hammersmith continues to flourish."*

**Abigail Pritchard**  
The Hampshire Hog

# Large on social

When it comes to social our Management Team are absolutely 'on it', working with passion to promote 245 to the wider community. Collaborating with local businesses, supporting community projects, promoting regular events and winning awards for their social outreach.

Delivering year-on year social and economic value for all occupants at 245, they make life easier and more interesting.

**2021** Winner of social Innovation  
- National Value Awards

**2023** Finalist  
- West London Business Awards



# 245

HAMMERSMITH  
LONDON



**savills**

**Stuart Chambers**  
[stuart.chambers@savills.com](mailto:stuart.chambers@savills.com)  
+44 (0) 7870 999 339

**Olivia Fryer**  
[olivia.fryer@savills.com](mailto:olivia.fryer@savills.com)  
+44 (0) 7951 041 788

**Liv Thomas**  
[olivia.thomas@savills.com](mailto:olivia.thomas@savills.com)  
+44 (0) 7815 032 086

 **BNP PARIBAS  
REAL ESTATE**

**Will Foster**  
[will.foster@realestate.bnpparibas](mailto:will.foster@realestate.bnpparibas)  
+44 (0) 7789 878 007

**Rob Rooney**  
[robert.rooney@realestate.bnpparibas](mailto:robert.rooney@realestate.bnpparibas)  
+44 (0) 7469 403 225

**James Little**  
[james.little@realestate.bnpparibas](mailto:james.little@realestate.bnpparibas)  
+44 (0) 7350 404 732

#### MISREPRESENTATION ACT

BNP Paribas Real Estate and Savills, for themselves and the lessor of this building give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the building and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending tenant must therefore satisfy themselves by inspection or otherwise. BNP Paribas Real Estate and Savills nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this building. V20 October 2025

  
**Legal &  
General**

  
**MITSUBISHI ESTATE**

**HEKKTA**