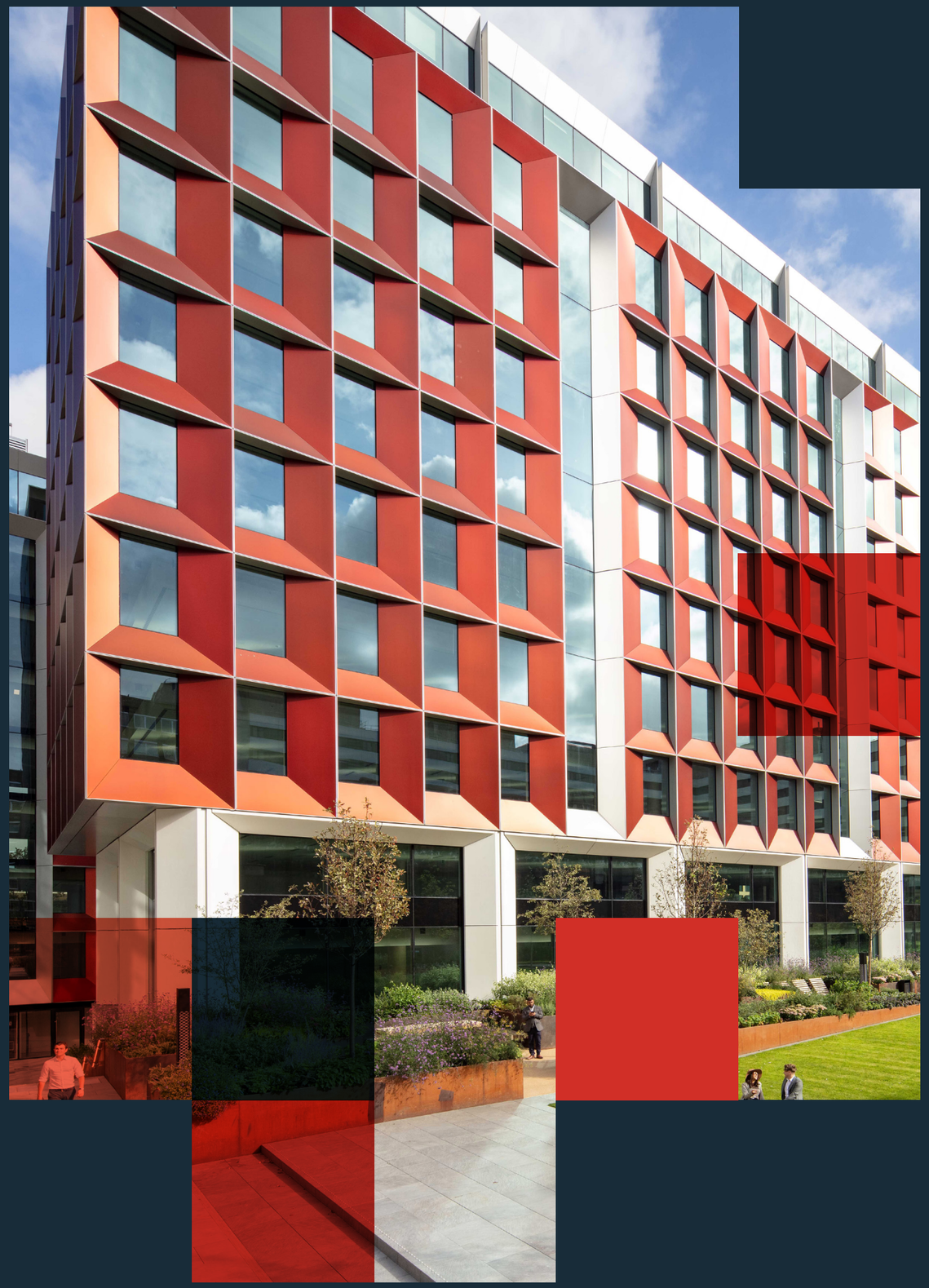


245

HAMMERSMITH
LONDON



245

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 - 78,000 sq ft.

Whole floors of 27,539 sq ft.

Three newly fitted suites ranging from 5,848 - 13,470 sq ft.

A Game-Changing Destination for Hammersmith

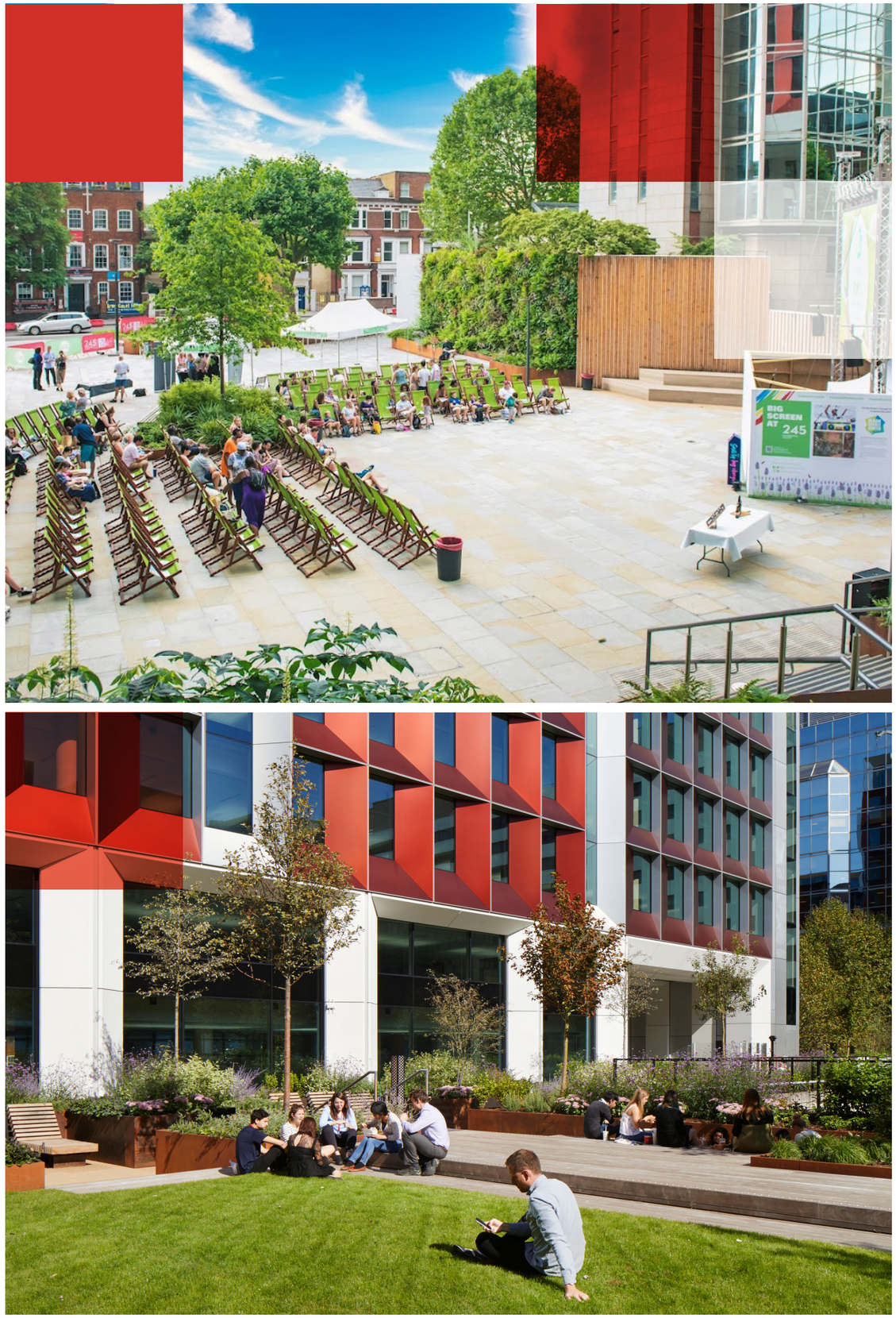


The Largest Development in the area for 25 years

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.

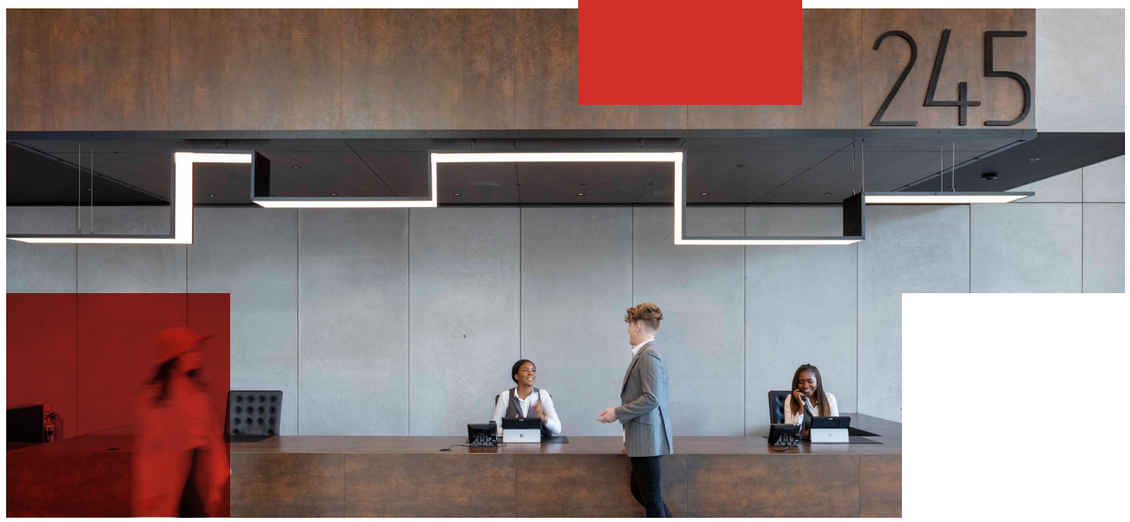
245













Making a Grand Entrance

This 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.

245

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.





245



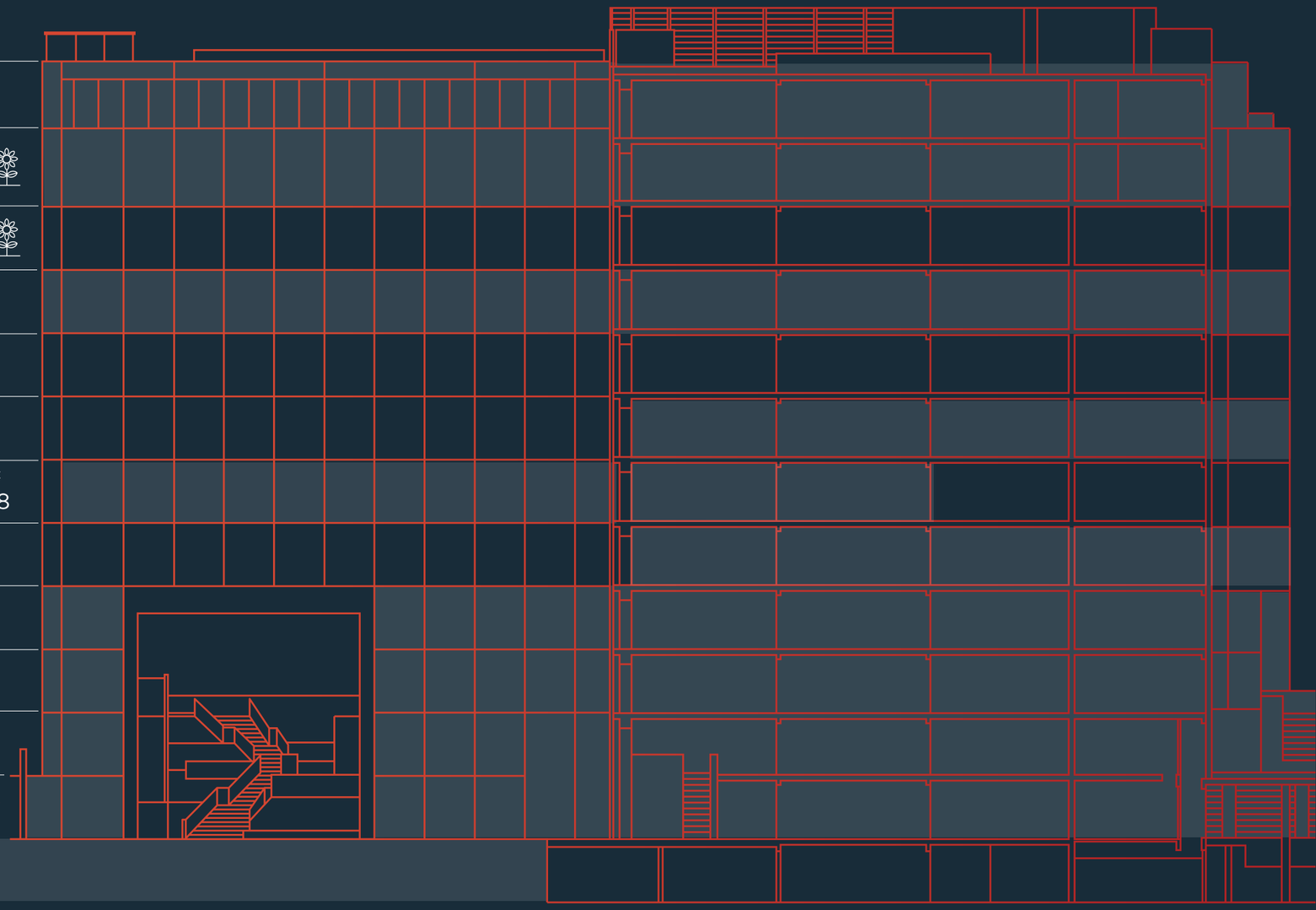
Capsule Spaces

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

The building has three fully fitted suites ready for immediate occupation, ranging from 5,848 sq ft to 27,500 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	DISCOVER FINANCIAL SERVICES	SUITE C 5,848
4	SUITE A CAPSULE UNIT 6,587	ORCHARD THERAPEUTICS RESOLUTION THERAPEUTICS	
3	ORCHARD THERAPEUTICS RESOLUTION THERAPEUTICS		
2	INDUSTRIOUS		
1	INDUSTRIOUS		
G	RETAIL UNIT 1	RETAIL UNIT 2 MASTER WEI	RETAIL UNIT 3 TURTLE BAY CAFE STORE STREET EXPRESSO
LG	STORAGE 4,552		



TENANT AVAILABLE OCCUPIED

245

Availability from 5,848 - 78,000 sq ft

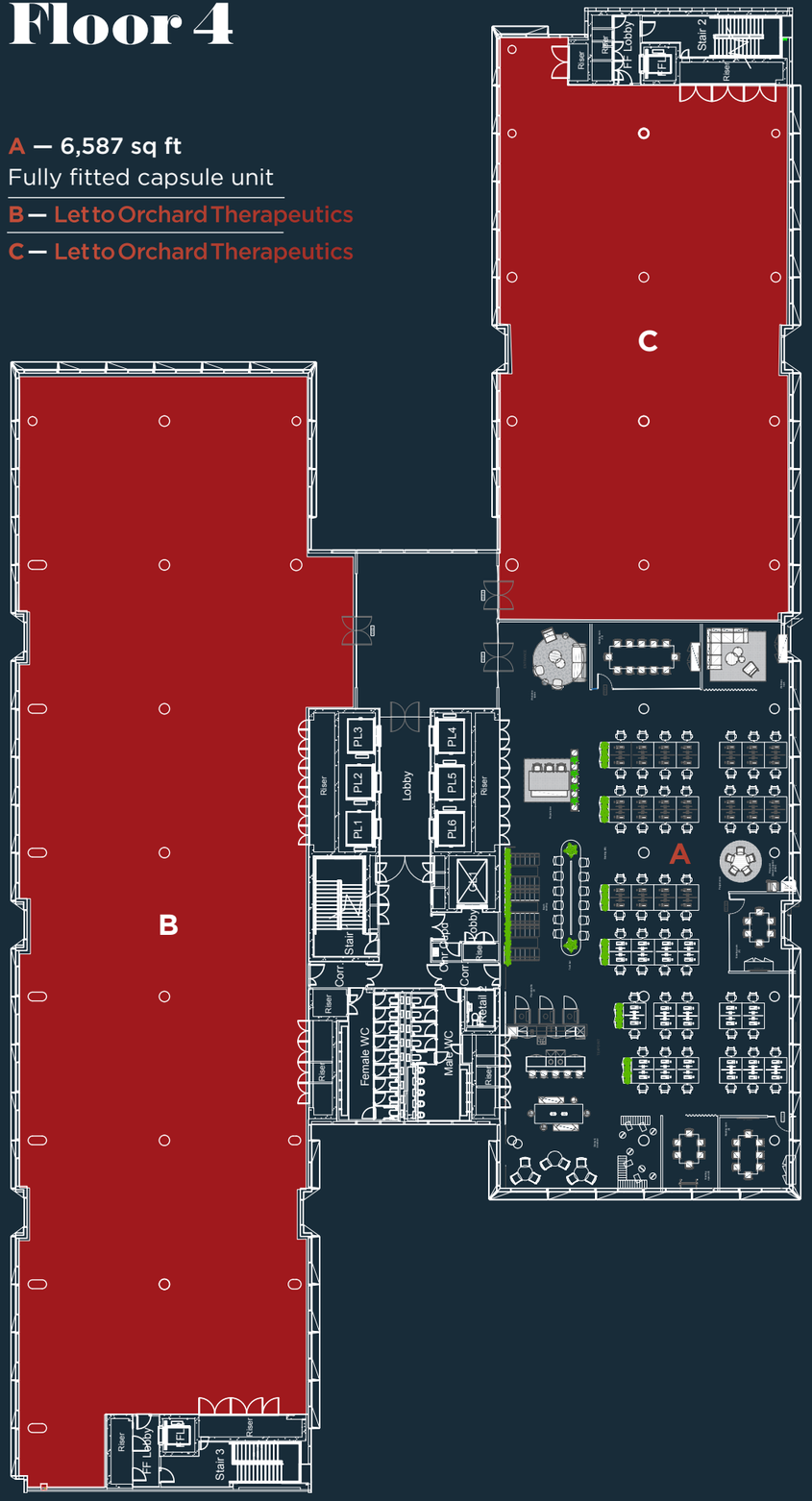
HAMMERSMITH LONDON

Floor 4

A — 6,587 sq ft
Fully fitted capsule unit

B — Let to Orchard Therapeutics

C — Let to Orchard Therapeutics



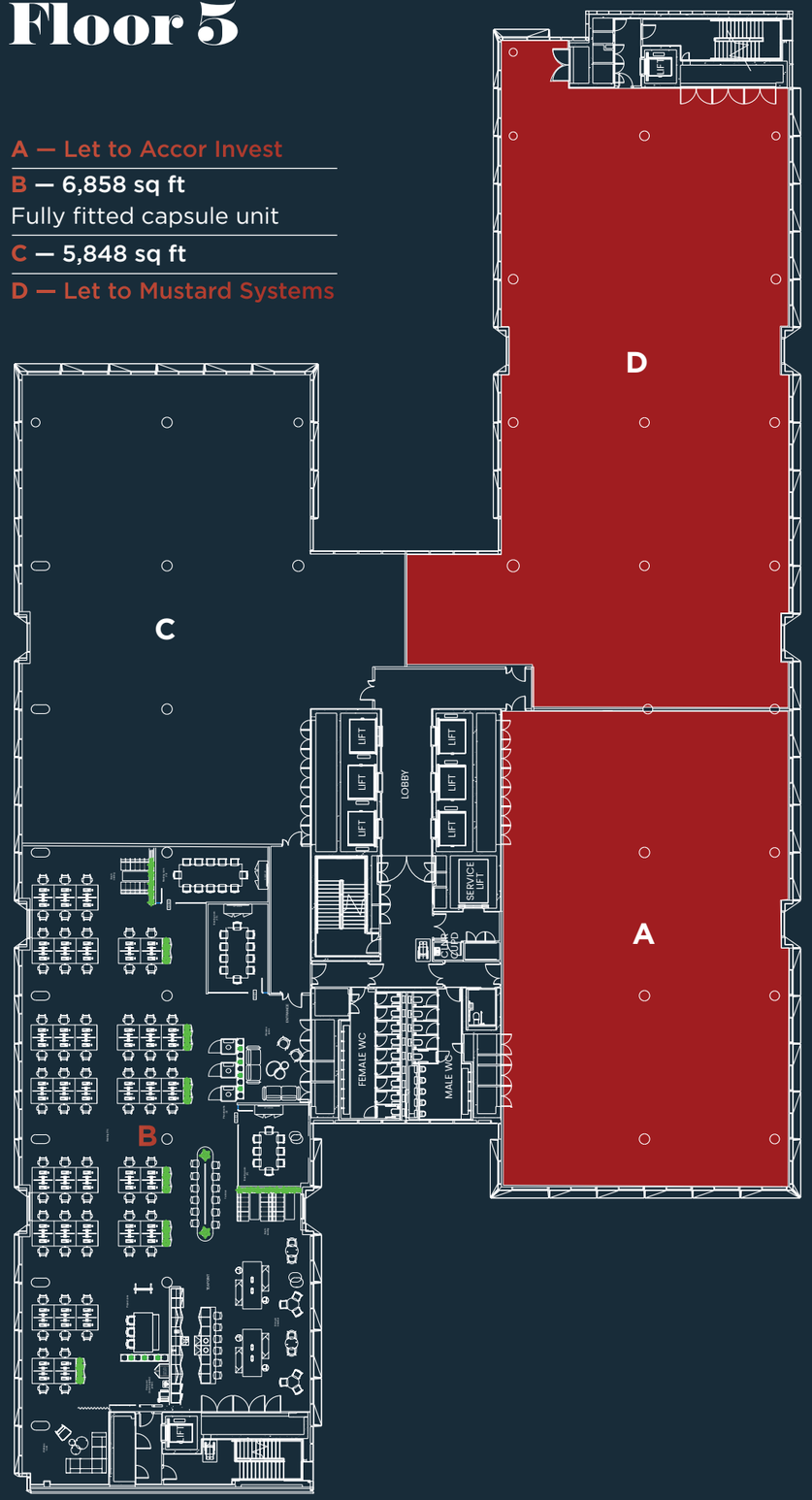
Floor 5

A — Let to Accor Invest

B — 6,858 sq ft
Fully fitted capsule unit

C — 5,848 sq ft

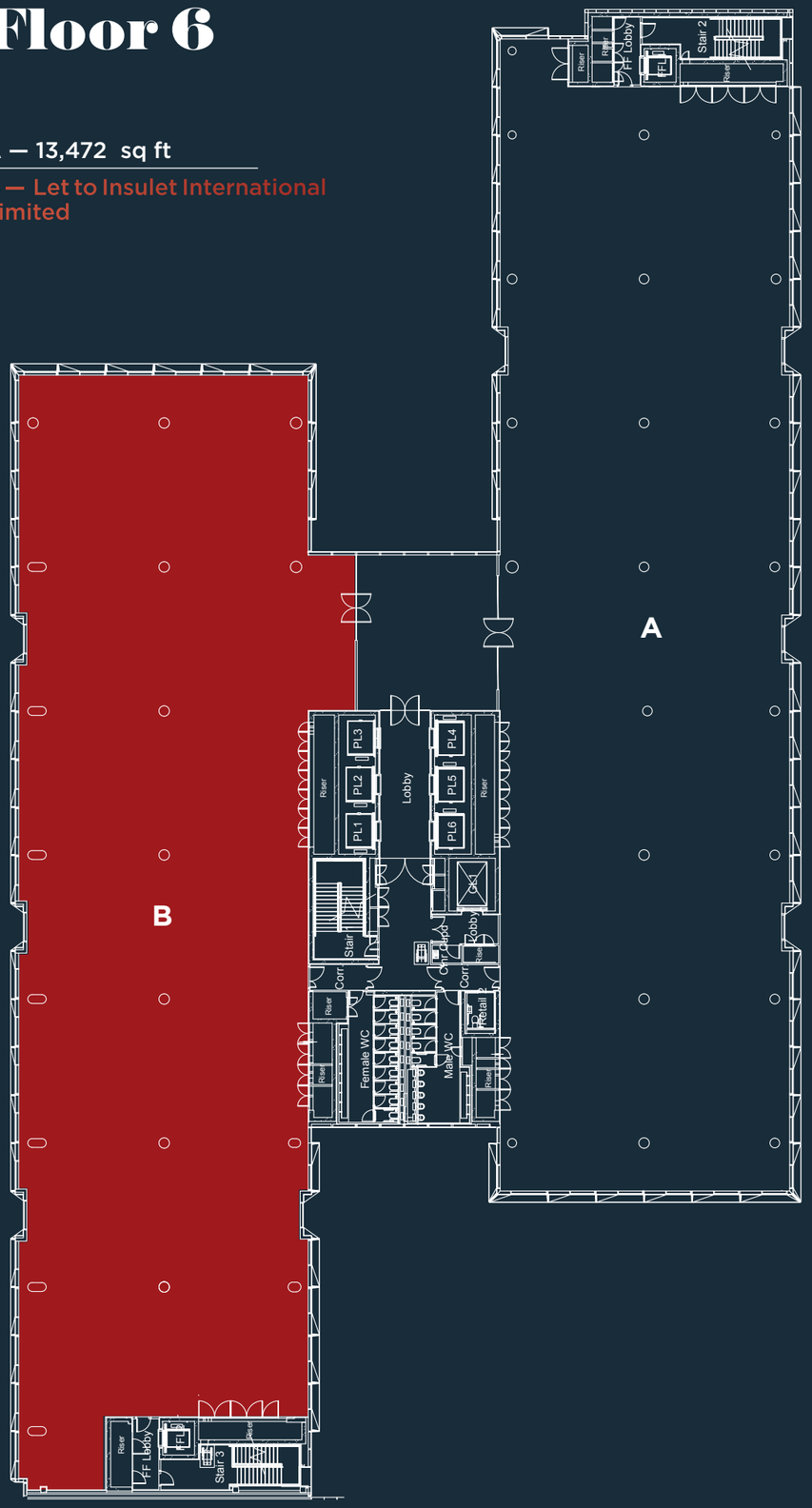
D — Let to Mustard Systems



Floor 6

A — 13,472 sq ft

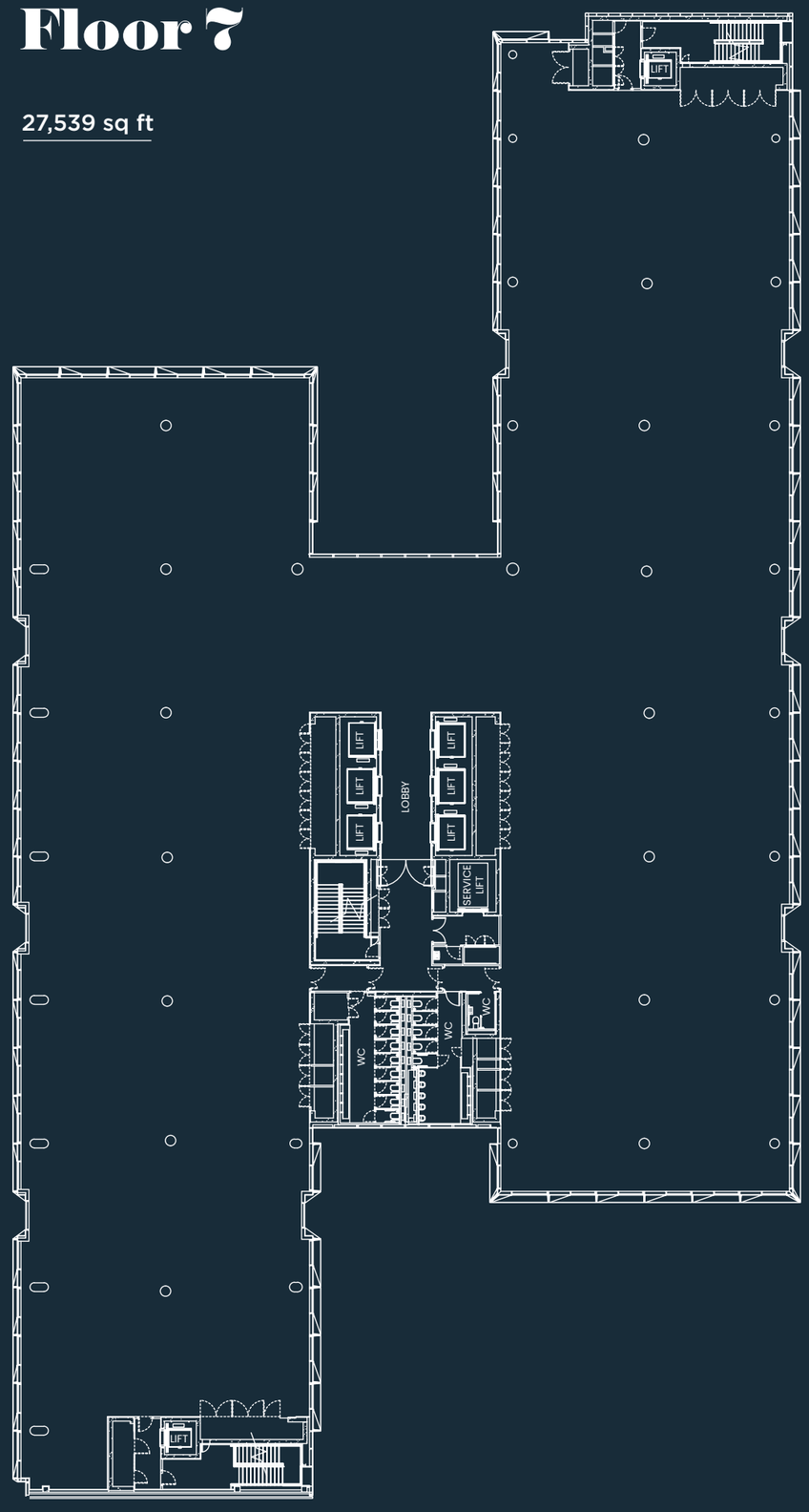
B — Let to Insulet International Limited



245

Floor 7

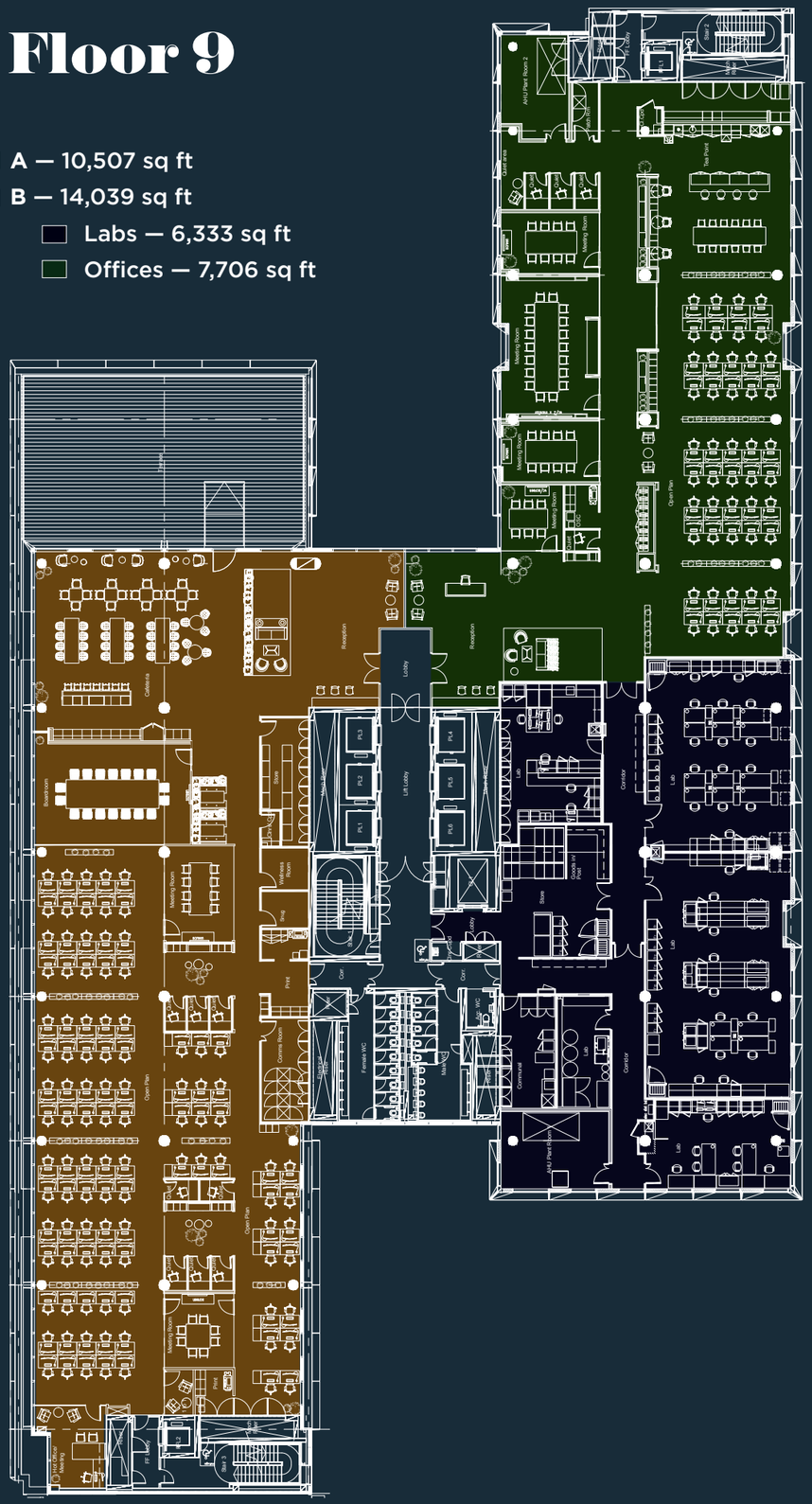
27,539 sq ft



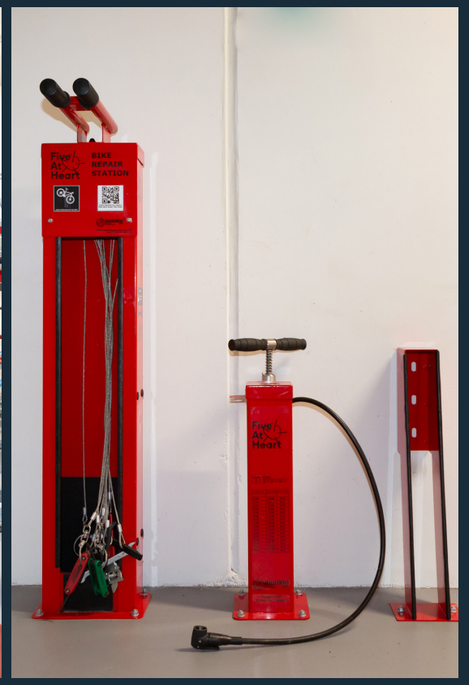
HAMMERSMITH LONDON

Floor 9

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


Void
Reception
Lobby
Reception
Cafeteria
Boardroom
Meeting Room
Meeting Room
Meeting Room
Meeting Room
Meeting Room
Open Plan
Open Plan
Open Plan
Store
Wellness Room
Comms Room
Female WC
Male WC
Communal
Store
Store
Lift Lobby
Lift Lobby
Corridor
Corridor
Corridor
Lab
Lab
Lab











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

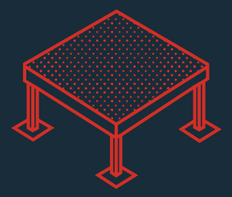
(5 blue badge, 1 car club, 11 standard)
Electric car charging points

245

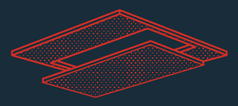
Taking Detail to the Max

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



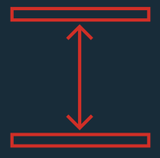
Full access raised floor



Suspended ceiling



LED lighting

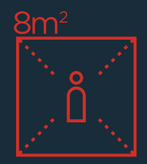


Floor to ceiling height: 2.75m



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:

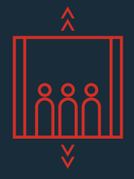
Cat A office 14 l/s per person based on total occupancy of 1 person per 8 sq m

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/m²

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)

Electric car charging points



Business lounge



Café

Work lobby

Concierge service

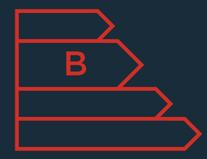
Regular community events

10th floor communal terrace

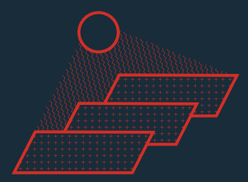
Funicular lift connecting Plaza level to Urban Park

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



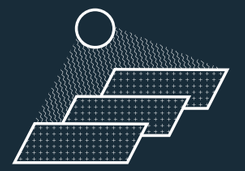
Mindful of Well-being Sustainability

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

245

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.



HAMMERSMITH LONDON

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.

245



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 Bretaagne
5 Alma
6 Bill's
7 Lyric Bar & Grill
8 Kerbisher & Malt
9 Suzu 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

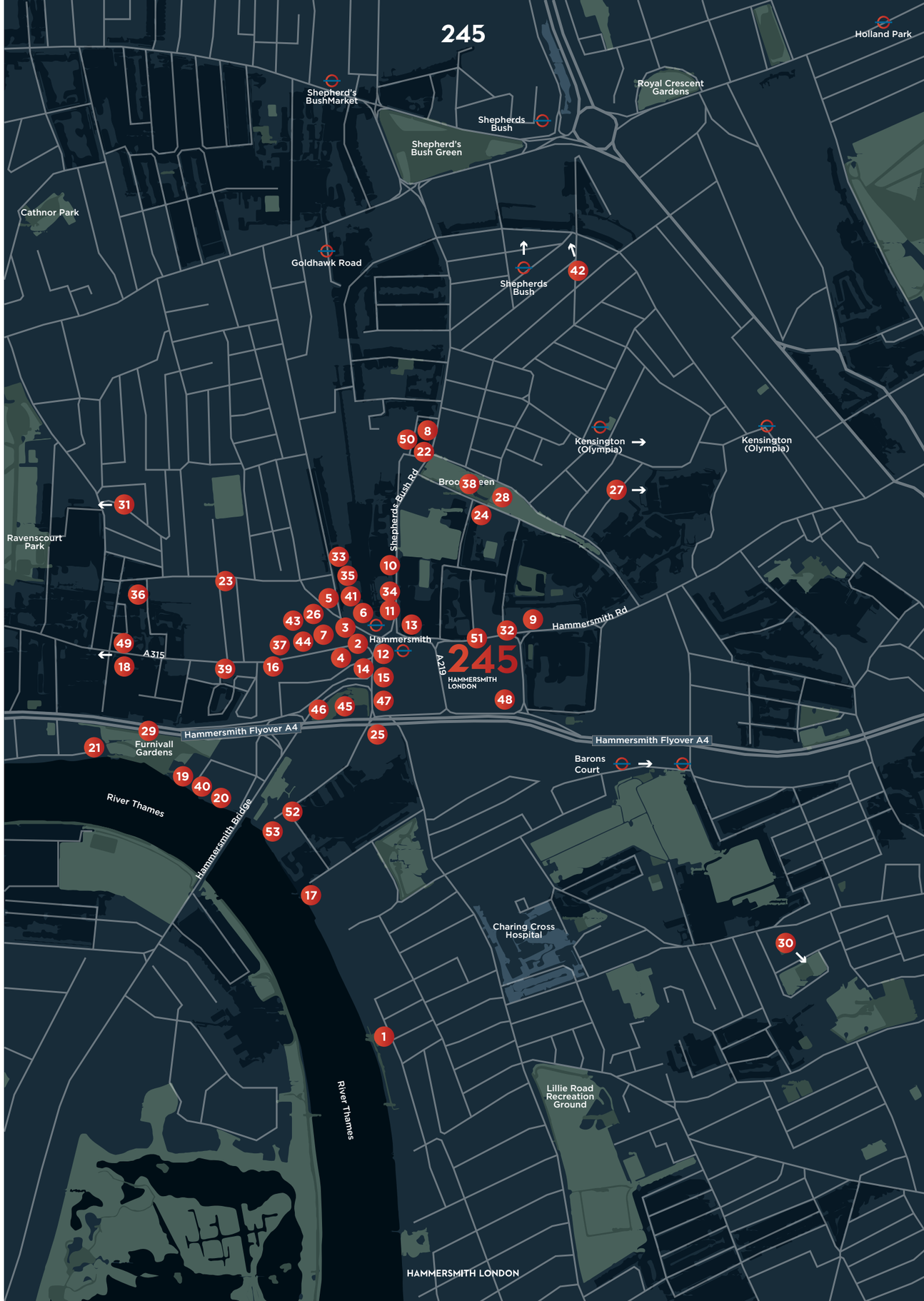
42 Westfield
43 Hammersmith Street Market
44 Turners Florists
45 Kings Mall
46 IKEA
47 Broadway Shopping Centre
- Costa
- Krispy Kreme
- Leon
- McDonald's
- Pret a Manger
- Starbucks
- Wasabi

Hotels

48 Novotel
49 Premier Inn
50 Brook Green Hotel

245 on-site amenities

51 Store Street Expresso 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

245

Camden Town

245

Islington

St John's Wood

Regent's Park

King's Cross St Pancras
25 mins by tube

Old Street
34 mins by tube

Bloomsbury

Paddington
20 mins by tube
15 mins to Heathrow Airport

Holborn

City of London

Liverpool Street
34 mins by tube

Whitechapel

Paddington

Oxford Circus
21 mins by tube

Covent Garden

Bank
32 mins by tube

Hyde Park

Notting Hill Gate
18 mins by tube

Green Park
15 mins by tube

Shepherd's Bush
3 mins by tube

Green Park

London Bridge
29 mins by tube

Kensington

Waterloo
24 mins by tube

Belgravia

Westminster

245
HAMMERSMITH
LONDON

Victoria
15 mins by tube
15 mins to Gatwick Airport

Heathrow Airport
17 miles

South Kensington
9 mins by tube

Bermondesy

Earl's Court
5 mins by tube

Chelsea

Walworth

Vauxhall
25 mins by tube

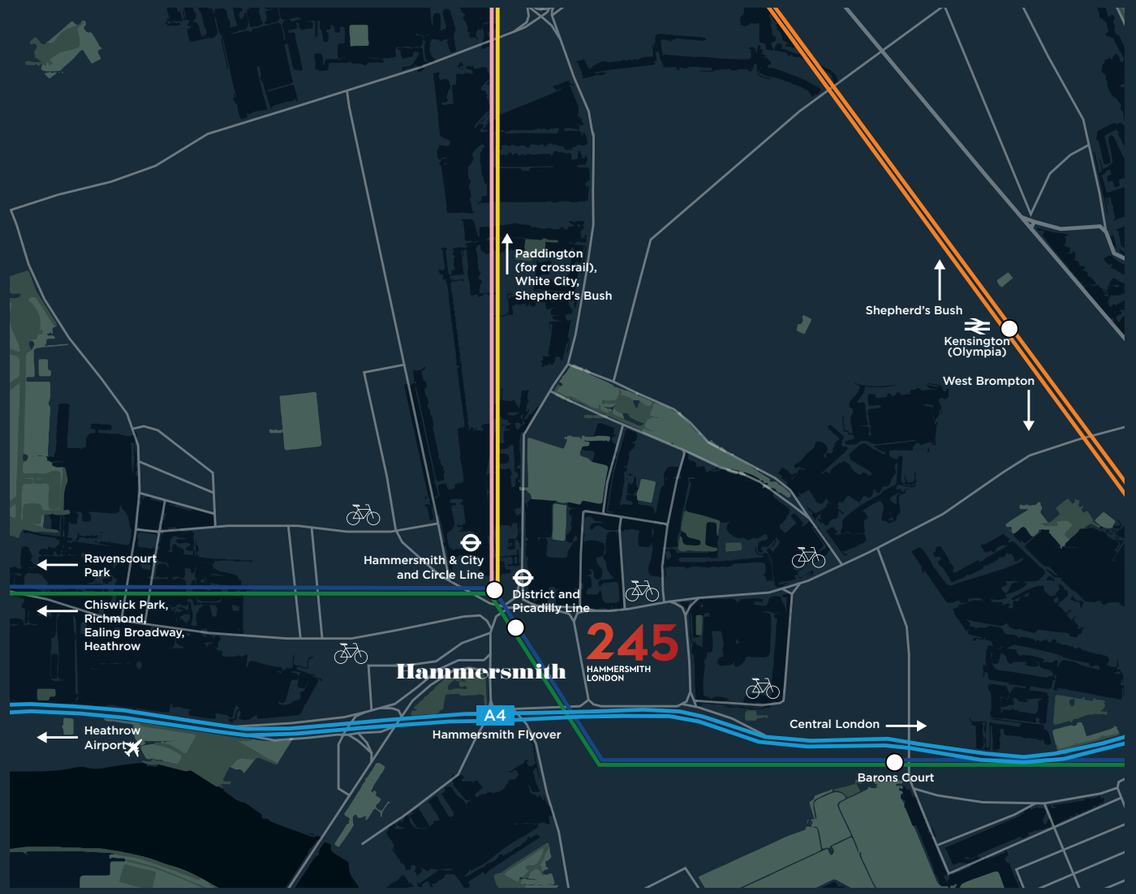
Fulham

Battersea

Putney

HAMMERSMITH LONDON

HAMMERSMITH LONDON



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.

Earl's Court	South Kensington	Paddington Station	Thames Riverside	Victoria Station	Green Park
4 mins by tube	10 mins by tube	12 mins by tube	14 mins by foot	14 mins by tube	20 mins by tube

245

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

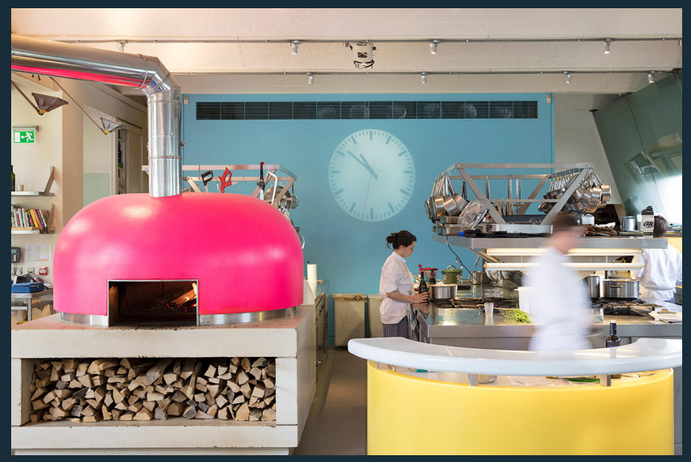
to London Heathrow Airport via the A4 and the M4 motorway

London Heathrow	Waterloo Station	King's Cross & St Pancras International	Clapham Junction	Liverpool Street
36 mins by car	25 mins by tube	24 mins by tube	15 mins from Kensington	33 mins by tube











245

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

245
HAMMERSMITH
LONDON



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Legal & General

MITSUBISHI ESTATE

MISREPRESENTATION ACT

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HEKKTA