capsule

@245 HAMMERSMITH LONDON

Fully fitted suites available

From 6,587 sq ft up to 27,500 sq ft

Flexible fitted office space

The flexible office suites on the 4th, 5th and 9th 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.
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.



Communal Roof Terrace


Capsule Suite



Reception


Business Lounge



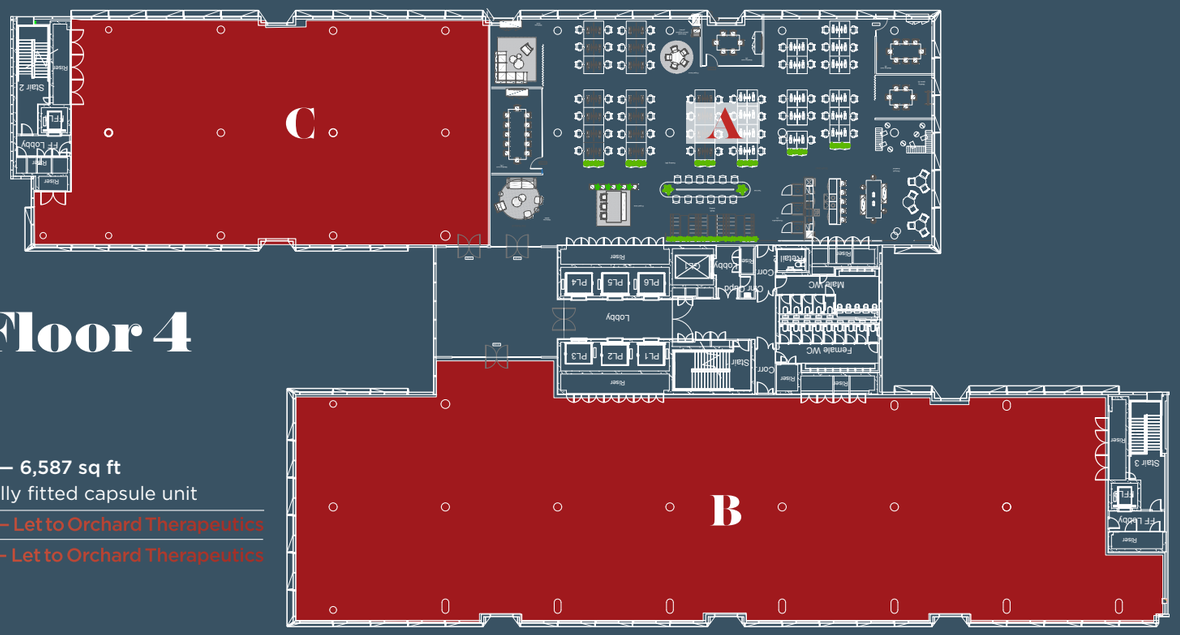
Capsule offices

Capsule offices are high quality, fully fitted 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. Three suites on the 4th, 5th and 9th floor have been fully fitted and are ‘work-ready’ office environments to suit all types of business.

Accommodation

The three suites on the 4th, 5th and 9th floor will provide a mixture of space, from suite sizes ranging from 6,587 sq ft up to 10,507 sq ft.



Floor 4

A — 6,587 sq ft
Fully fitted capsule unit

B — Let to Orchard Therapeutics

C — Let to Orchard Therapeutics

Suite A,
4th Floor
Size:
6,587 sq ft

Fixed desks:	66
Hot desks:	20
Seating booths:	2
Meeting rooms:	4
(1 x 12 person), (1 x 8 person), (2 x 6 person)	
Call booths/zoom rooms:	3

Wellness area
Reception/welcome area
Kitchen/breakout area
Printing area



Floor 5

A — Let to Accor Invest

B — Let to
Discover Financial Services

C — 5,848 sq ft

D — Let to Mustard Systems

Suite B,
5th Floor
Size:
6,838 sq ft

Fixed desks:	70
Hot desks:	15
Seating booths:	3
Meeting rooms:	3
(1 x 12 person), (1 x 10 person), (1 x 8 person)	
Call booths/zoom rooms:	3

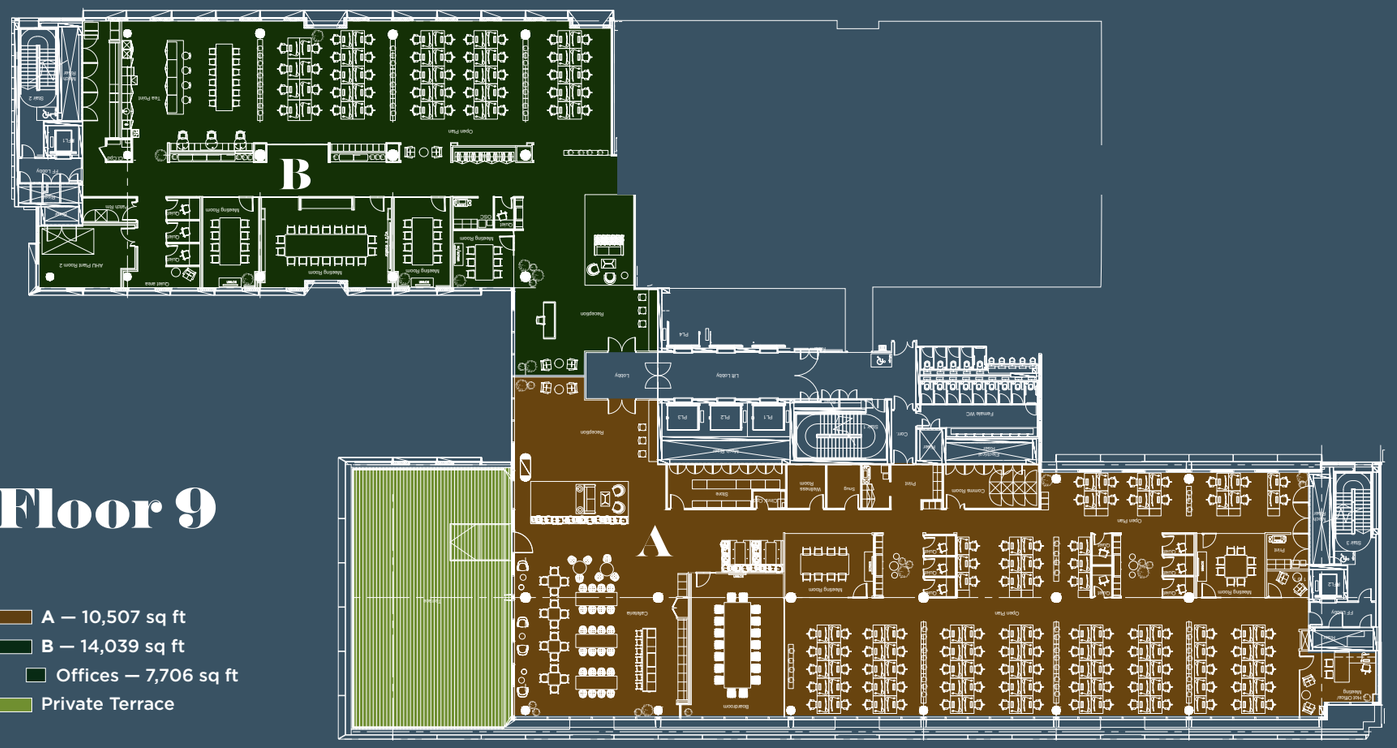
Wellness area
Reception/welcome area
Kitchen/breakout area
Printing area







Accommodation



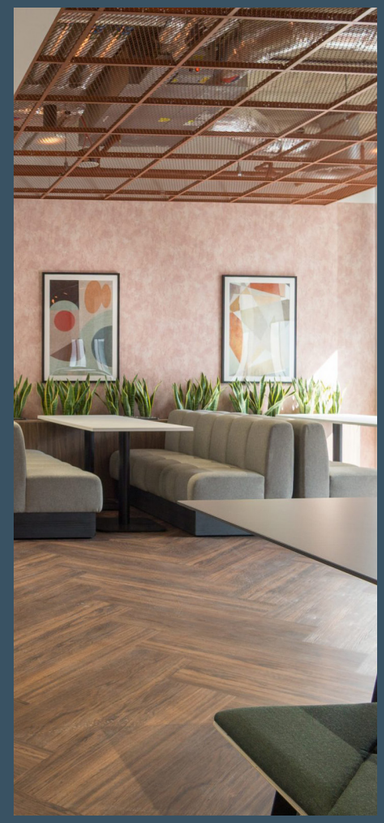
Floor 9

- A — 10,507 sq ft
- B — 14,039 sq ft
- Offices — 7,706 sq ft
- Private Terrace

Suite A,
9th Floor
Size:
10,507 sq ft

Fixed desks:	**101**
Hot desks:	**1**
(hot desk/ meeting room [1 x 3 person])	
Meeting rooms:	**3**
(2 x 8 person), (1 x 3 person)	

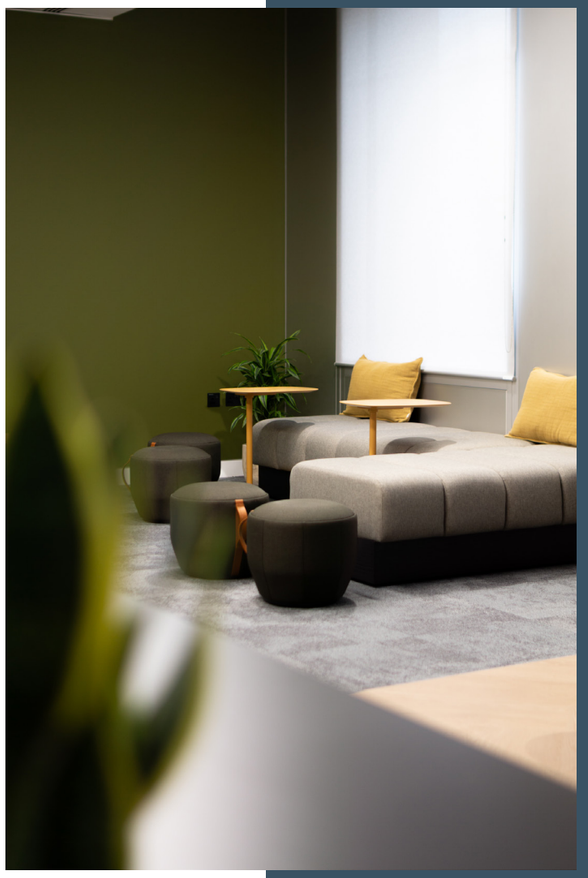
Boardroom: 1 x 18 person
Wellness area
Reception/welcome area
Kitchen/breakout area
Printing area



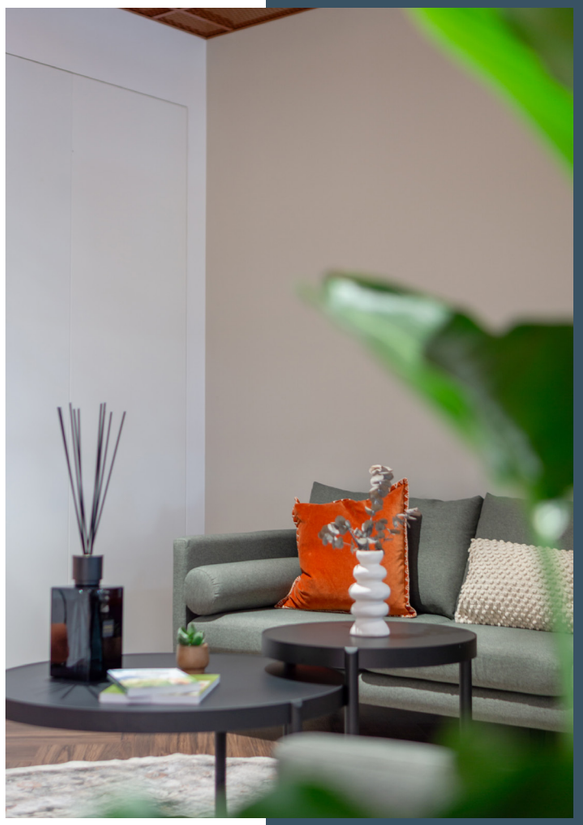












Capsule Managed

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

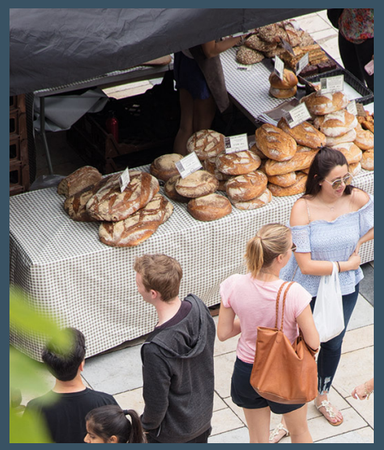
Amenities

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

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

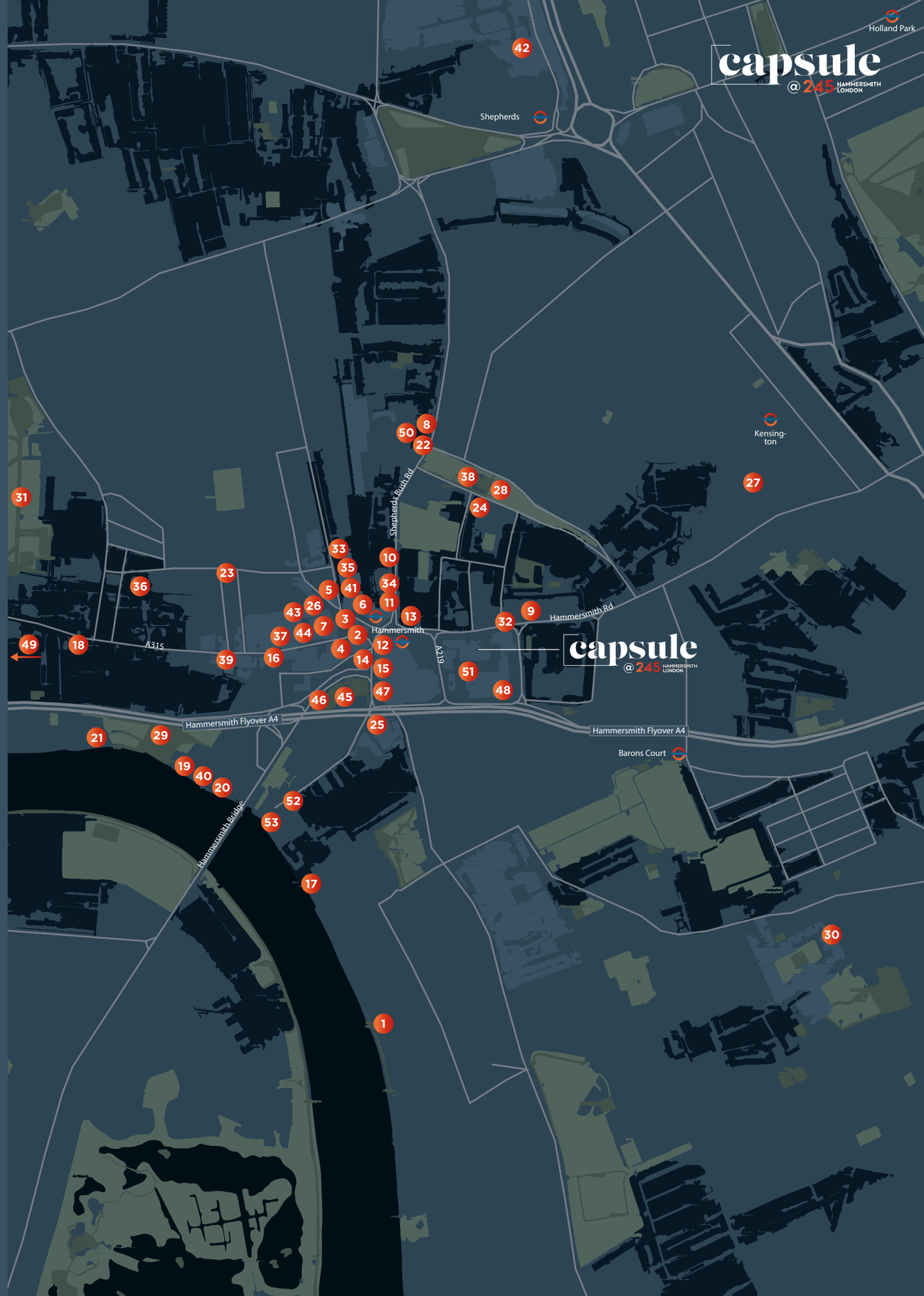
Places of Interest
28 Brook Green
29 Furnival Gardens
30 Queen's Club
31 Ravenscourt Park

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
- Mcdonalds
- 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
- 9Round kickboxing fitness
- Turtle Bay restaurant and bar



Sustainability

- BREEAM Excellent
- Wire Score Platinum certification
- 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







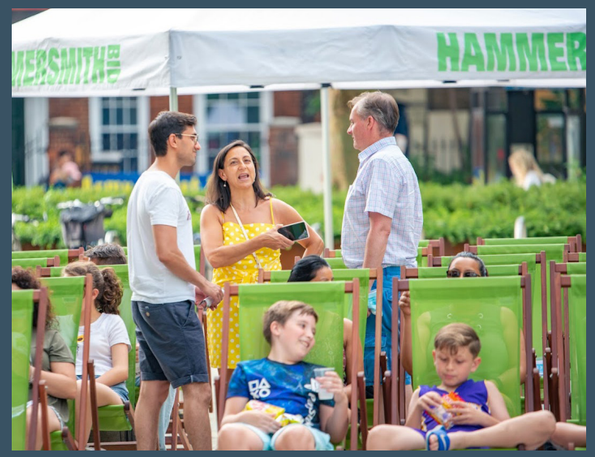


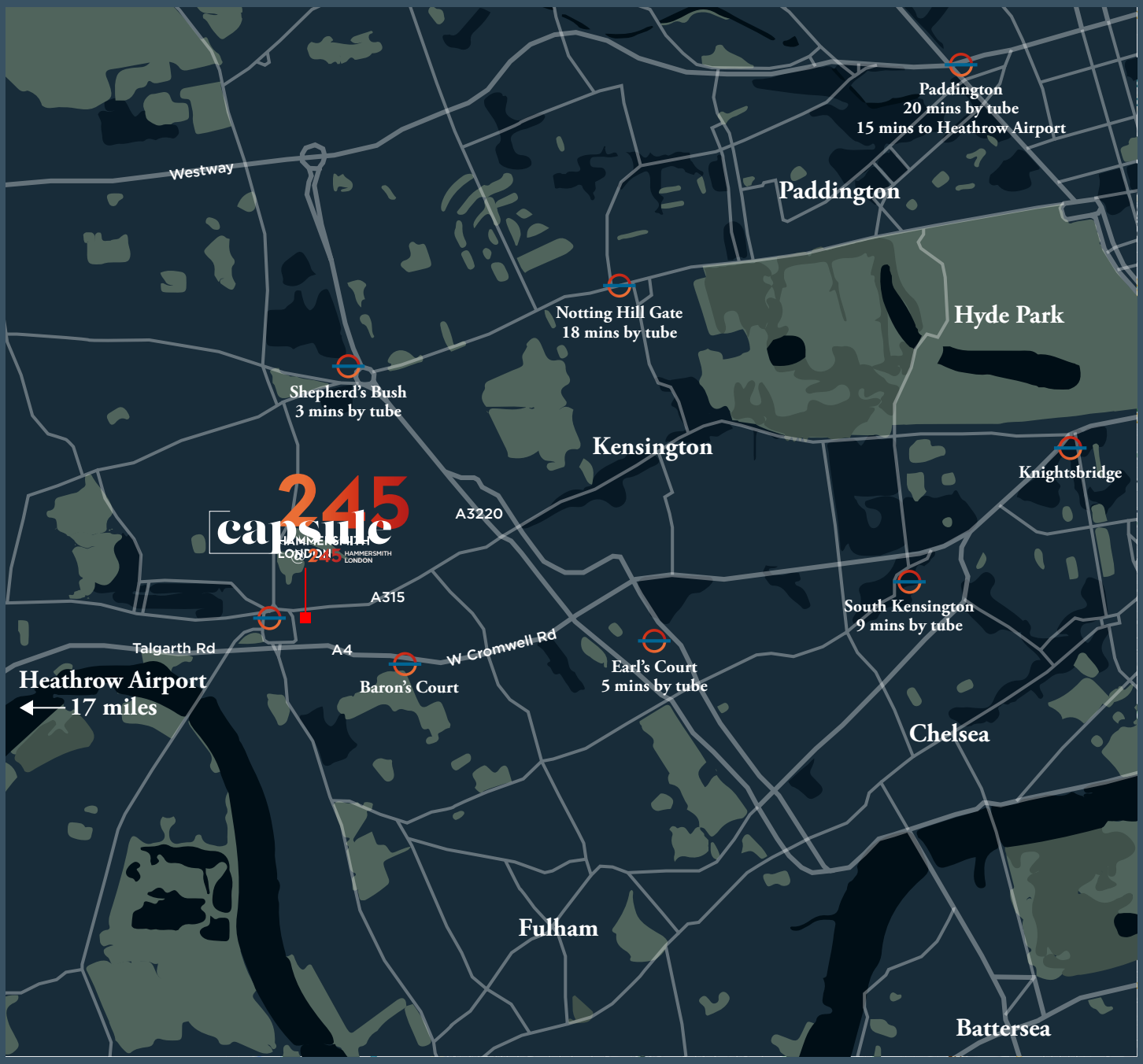












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