LABS at 245

Available To Let





245 HAMMERSMITH LONDON

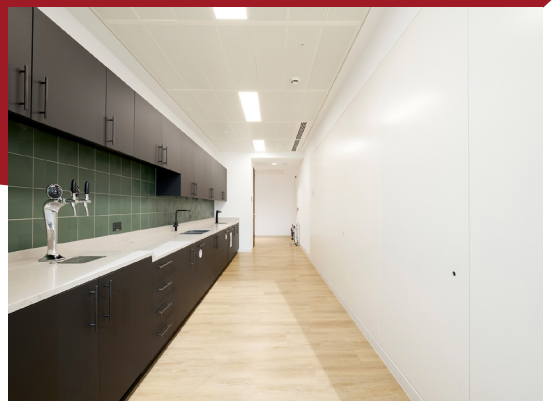
LABS at 245

Part 9th Floor
14,039 sq ft

245



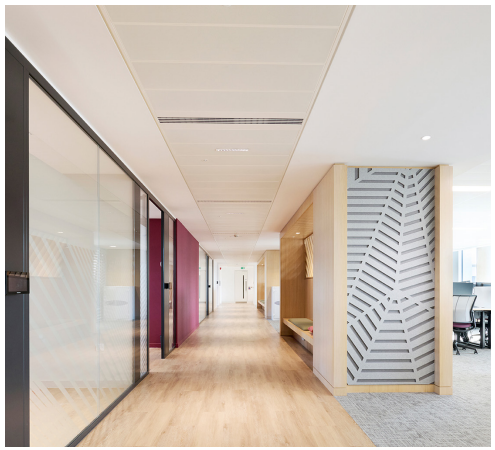














LABS at 245

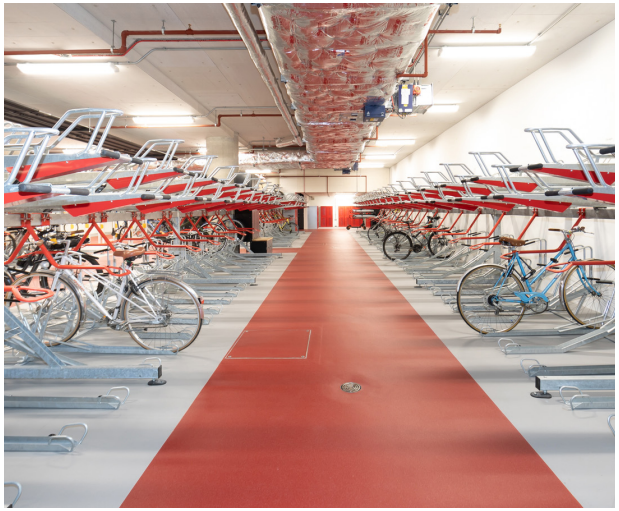
245

Part 9th Floor

Fully fitted lab & office available now

General amenities

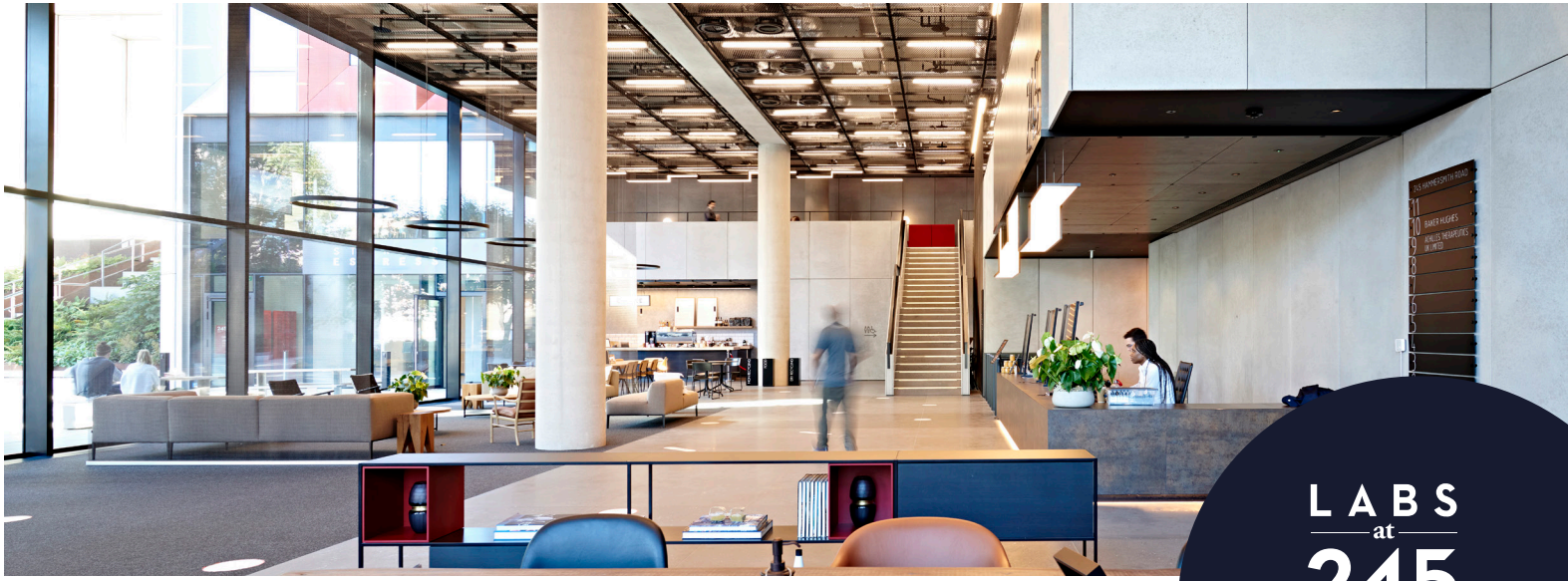
- On-site parking available
- EV Car charging points
- 414 secure lower-ground cycle spaces
- Showers and changing facilities
- Business lounge and onsite cafe
- Excellent BREEAM rating
- Adjacent to Hammersmith station
- Direct links to London Heathrow airport and Paddington station



Part of the 242,000 sq ft 245 Hammersmith Road development, the building is CL2 fully fitted laboratory space.

A London hub for multiple science & technology businesses, the space offers a combination of laboratory facilities and dedicated office or write-up spaces to accommodate a range of professional needs.

More than just a workplace, 245 Hammersmith Road encourages tenants to be part of a community with a large welcome lobby, business lounge, regular events, onsite Library and café and 3 roof terraces.



LABS at 245

245

Fully fitted, high spec CL2 laboratory space with modern open plan offices

Specification:

Labs:

- 6,333 sq ft fully fitted CL2 labs
- On floor gas bottle storage
- Independent HVAC
- On floor LN2 storage
- Vinyl flooring
- Lab benching
- Goods lift

Offices:

- 7,706 sq ft CAT A+ offices
- Meeting rooms & breakout spaces
- Office furniture & fittings
- Kitchen area
- LED lighting
- Air-conditioning

The 9th Floor features fully fitted laboratory spaces built to CL2 standards, providing high-quality facilities ideal for a range of scientific and research purposes. The labs are fitted ensuring compliance with industry standards and support a safe, functional environment for laboratory work.

Offering a modern, open-plan office space, including multiple partitioned meeting rooms and a spacious kitchen/breakout area, along with large open-plan sections for flexible desking arrangements.

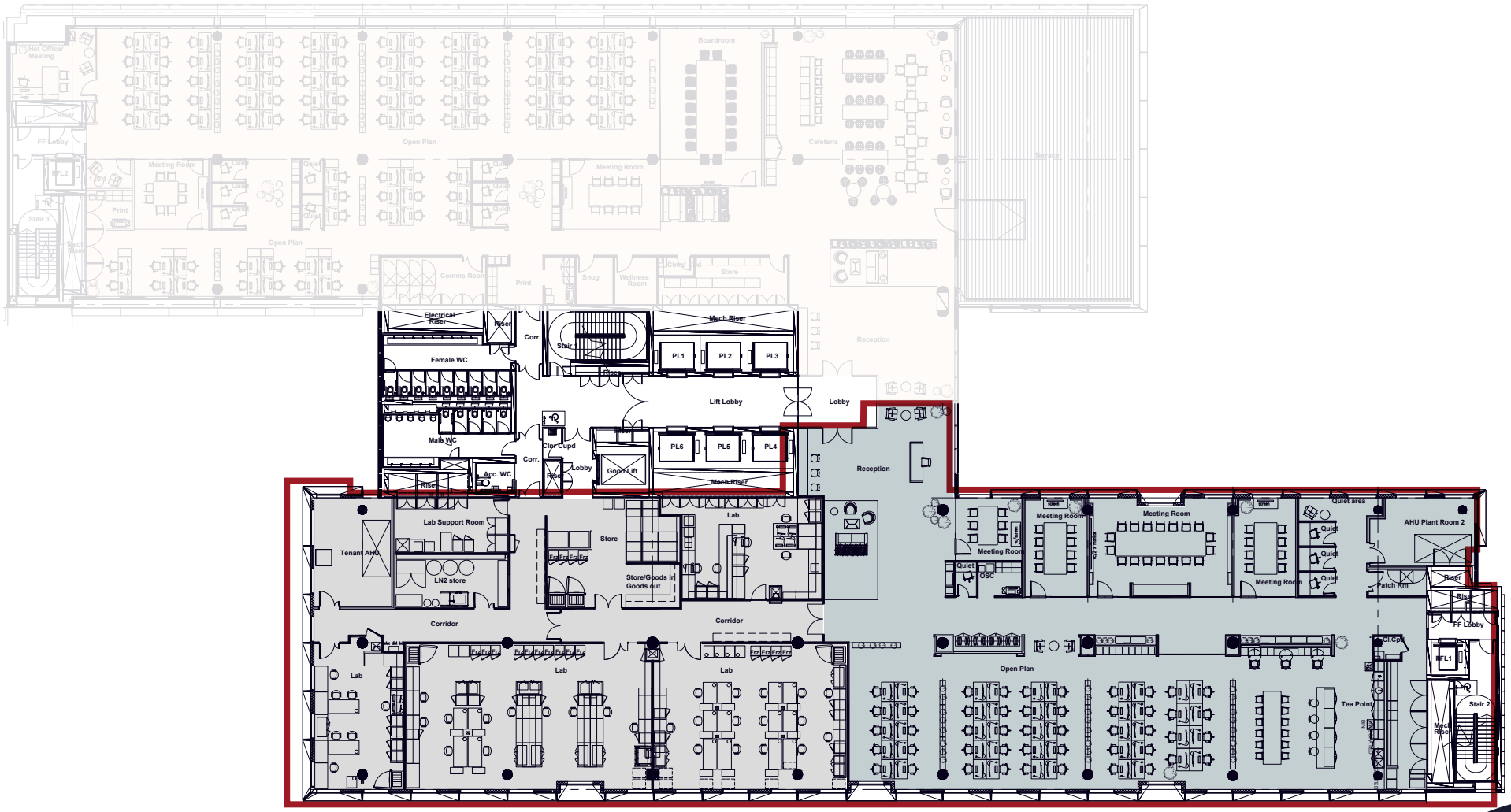
The office space is easily adaptable to meet a new occupier's specific requirements, offering both collaborative and private working areas to suit various operational needs..





LABS at 245

245



B — 14,039 sq ft

- Labs — 6,333 sq ft
- Offices — 7,706 sq ft

LABS at 245

245

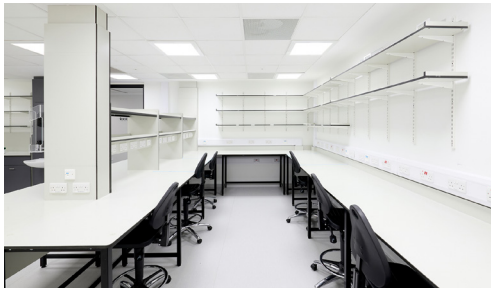
From Hammersmith Underground

White City (Circle/Hammersmith & City)	5 mins
King's Cross St Pancras (Circle/Hammersmith & City)	25 mins
Waterloo (Piccadilly & Jubilee)	28 mins
London Bridge (Piccadilly & Jubilee)	32 mins

245 Hammersmith Road is well located wiith convenient access to major transport routes, including the M4 and A4 just minutes away in the car, and multiple rail connections nearby, such as Hammersmith underground station a 3-minute walk away. In addition, the location benefits from direct links to London Heathrow Airport and Paddington station.

There are Cycle Superhighyways close by and a Santander Cycles hub directly outside.









245hammersmithroad.com

For further information contact the letting agents:

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