

The Big Red Workplace

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.

With 11 floors in total, five boast more than 27,000 sq ft and will be the largest floorplates in Hammersmith. Each and every one is built to harness creativity and unlock potential in a place that makes you feel good.

We're The Big Red Workplace – the new beating heart of Hammersmith.



A Game-Changing Destination for Hammersmith

As the largest development here for 25 years we attract all kinds of brilliance, and everyone is welcome.

We're the building that makes everything bolder. Setting new standards for West London there's 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 in.

The Urban Park

Our new landscape is a breath of fresh air, with gardens and welcoming green space; a new destination for social and cultural activities to enjoy year-round.



**Big things
are happening
in Hammersmith**

With its standout architecture and placemaking, The Big Red Workplace is the statement-maker, creating a bigger, better place to be.



**Make the
big entrance**

7,692 sq ft is the kind of space to do great things with. The work lobby features multiple seating areas, a large meeting table, and café. Everywhere seamlessly connected with free wifi.



A Hotel-Style Welcome

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

The reception team at the Big Red Workplace provides a wide range of hotel-style concierge services, including discounts and special offers at local retailers, and organising fitness classes from our comprehensive programme of wellness activities. And 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.



Carley Bright

"I am the General Manager of 245 Hammersmith Road. My role is extremely varied, I manage the day to day running ensuring that all our service providers are hitting their KPI's and we as a team are providing the best service to occupiers.

The other side of my role is to engage with the local community of Hammersmith and Fulham, this could be anything from fundraising, volunteering or hosting in our various spaces. My team and I are also arranging a full events calendar, bringing fitness, wellness, cinema, sports, music and more to Hammersmith, which we are excited to provide for not only our occupiers but also our neighbours. 245 will be an exciting and vibrant place to work and socialise."

A Blank Canvas

Our typical floorplates are anything but — 27,000 sq ft is Hammersmith's largest — supersized for maximum flexibility and adaptability. Sustainable and energy-efficient offices means your business has the edge, by keeping running costs down. Big to us also means generous, with the hotel-style service we're bringing to West London.



**Hammersmith's
biggest office space**

The Big Red Workplace offers floorplates with the flexibility to adapt and create a truly inspiring workplace.

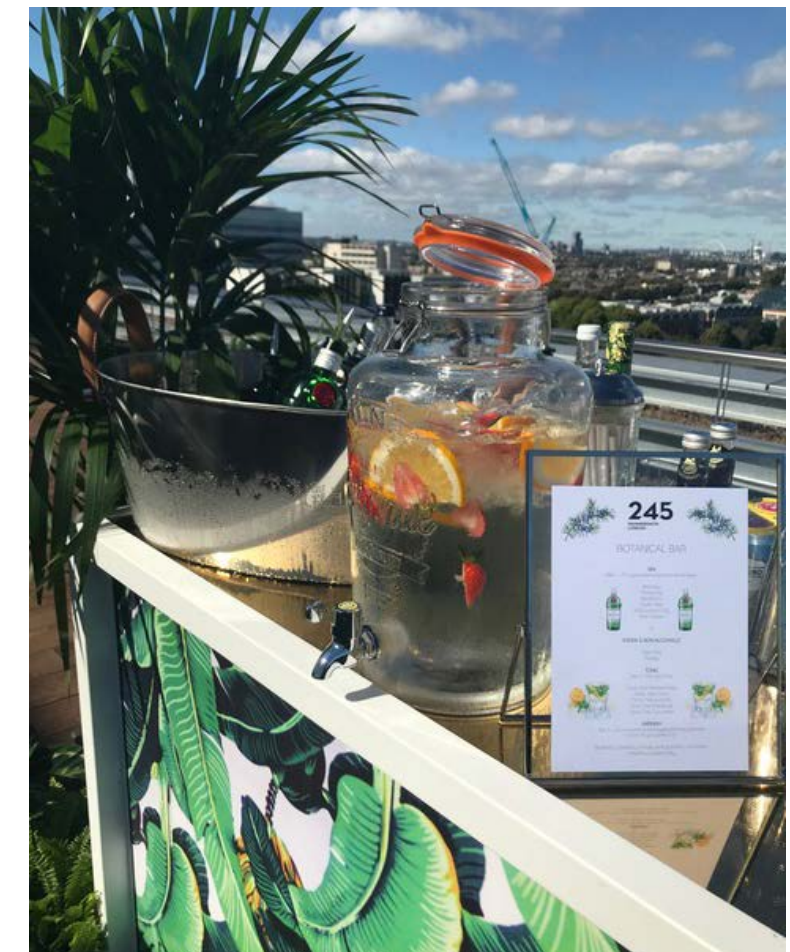


Big on Customer Experience

245 Hammersmith is more than just a building: it brings together the local community and the bright talent working here. There are vibrant community events happening across the site, from the public Plaza and Urban Park to the mezzanine-level Library. With an ever-changing roster of food markets, pop-ups and community fundraising activities 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.



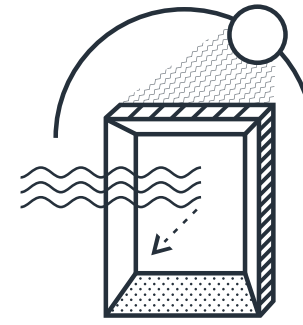
Pop-up Events Held at 245 Hammersmith



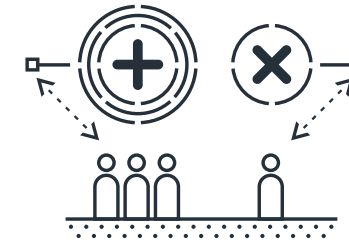
A Responsive Environment that Nurtures Well-being

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.

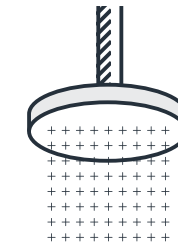
The striking architectural windows let the light flood in as we know that natural light enhances moods and increases productivity levels. There are collaborative working spaces to inspire the big thinkers, and there's space to quiet the mind, in calming landscaped gardens and on the roof terraces of our upper floors.



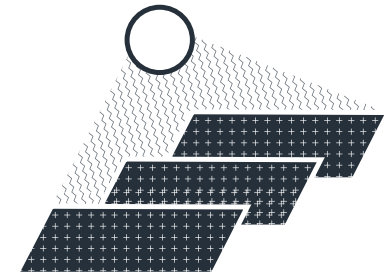
Our big red architectural frames don't just look beautiful, they shade and cool, while maximising daylight and are double-glazed for comfort



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



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

Generous cycle storage

414 secure lower-ground cycle spaces with direct access from our Plaza level make the commute that little bit easier.



Big collaboration

The Big Red Workplace is all about collaboration. With plenty of space for formal meeting rooms, break out areas and roof terraces on levels 09, 10, and 11. The business lounge, café, and work lobby on the Ground level provide more opportunities for informal meetings, or maybe just a coffee.





Raising the roof terrace

The landscaped roof terraces provide space for occupiers to enjoy views of Hammersmith and central London.



Big on Detail

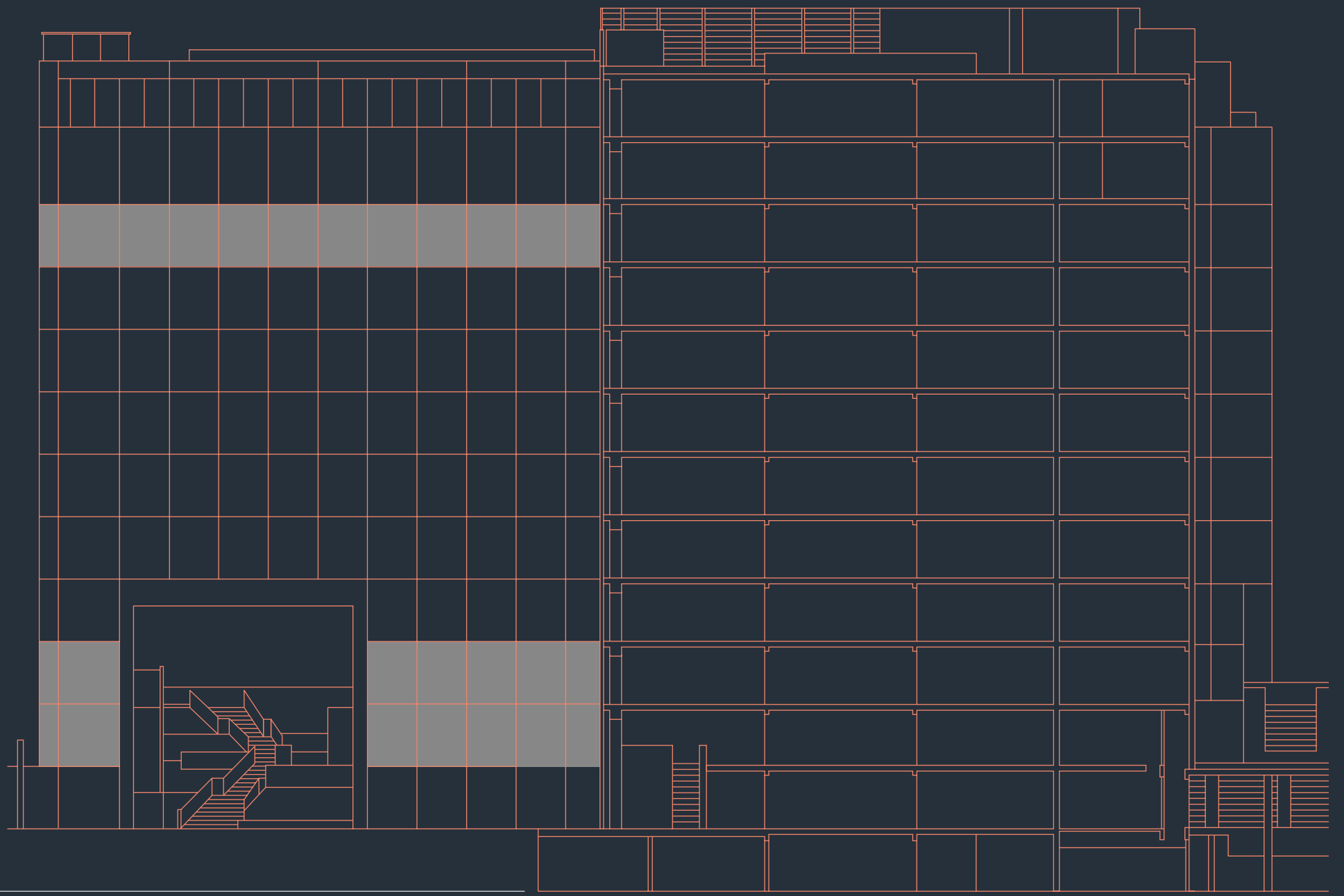
We think of all the little things that make the biggest difference. That's how many people we think should be in each space (1 person/8 sq m), a 2.75m ceiling height so there's always space to breathe, and how much fresh air we pump in. It's how the smart building gets its people from place to place, so that's our 6 lifts and 1 cycle lift, 414 cycle spaces and 17 car parking spaces. And how it gets them in a great place for work, with 15 showers and 330 secure lockers.

But there's also the café, the business lounge, and the office terraces. The break out areas, hubs, hot desks, and the sensors; making every moment feel seamlessly looked after with hotel-style service. There are solar panels, and sustainability with an Excellent BREEAM rating, and target EPC B. Why do ordinary when you can be in The Big Red Workplace?

The Place for Big Business

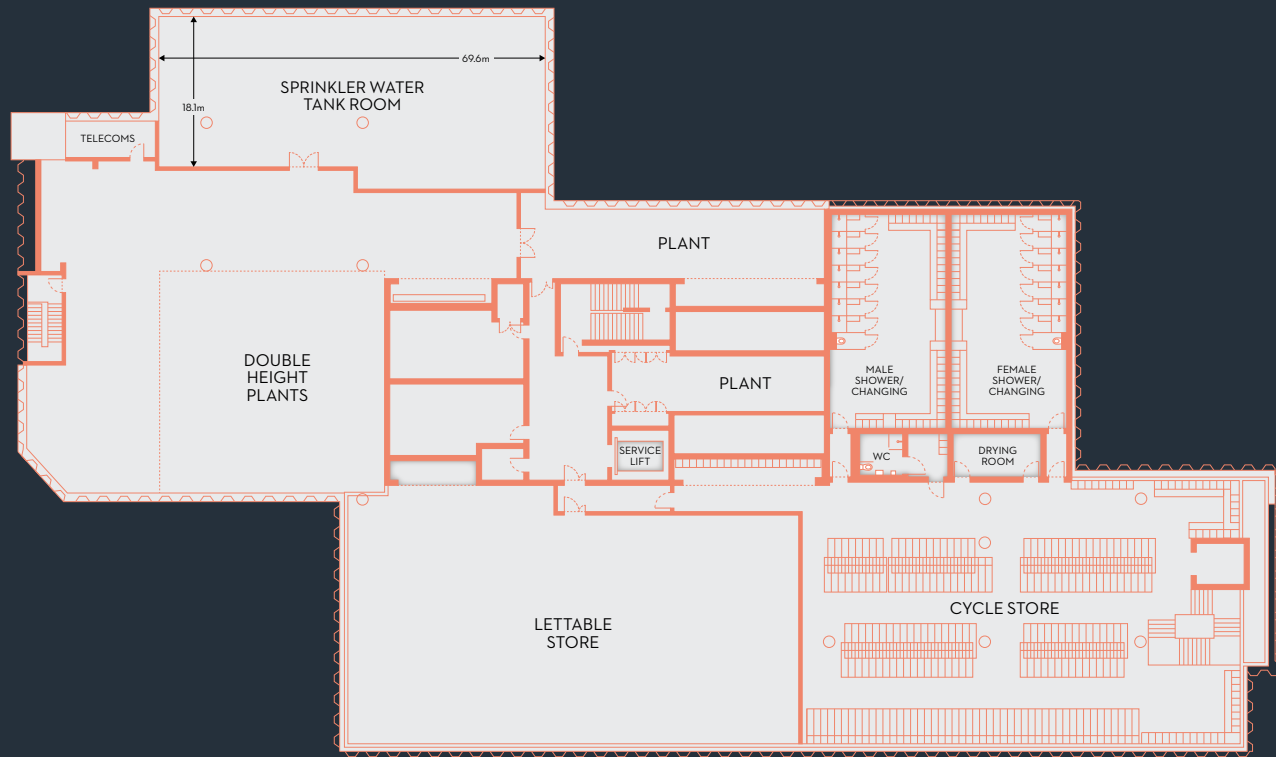
	Office		Terrace		sq m (NIA)	sq ft (NIA)	sq m (NIA)	sq ft (NIA)
	sq m (NIA)	sq ft (NIA)	sq m (NIA)	sq ft (NIA)				
11	1,276	13,733	36	388				
10	1,367	14,715	359	3,864				
09	LET	LET	LET	LET				
08	2,556	27,516						
07	2,559	27,539						
06	2,559	27,539						
05	2,559	27,539						
04	2,559	27,539						
03	2,215	23,845						
02	LET	LET			sq m (NIA)	sq ft (NIA)	sq m (NIA)	sq ft (NIA)
01	LET	LET	LET	LET	44	475		
G					612	6,590	24	260
LG					423	4,552		
TOTAL	17,650	189,965						

RETAIL
 RETAIL
 LETTABLE STORE
 STORE STREET ESPRESSO



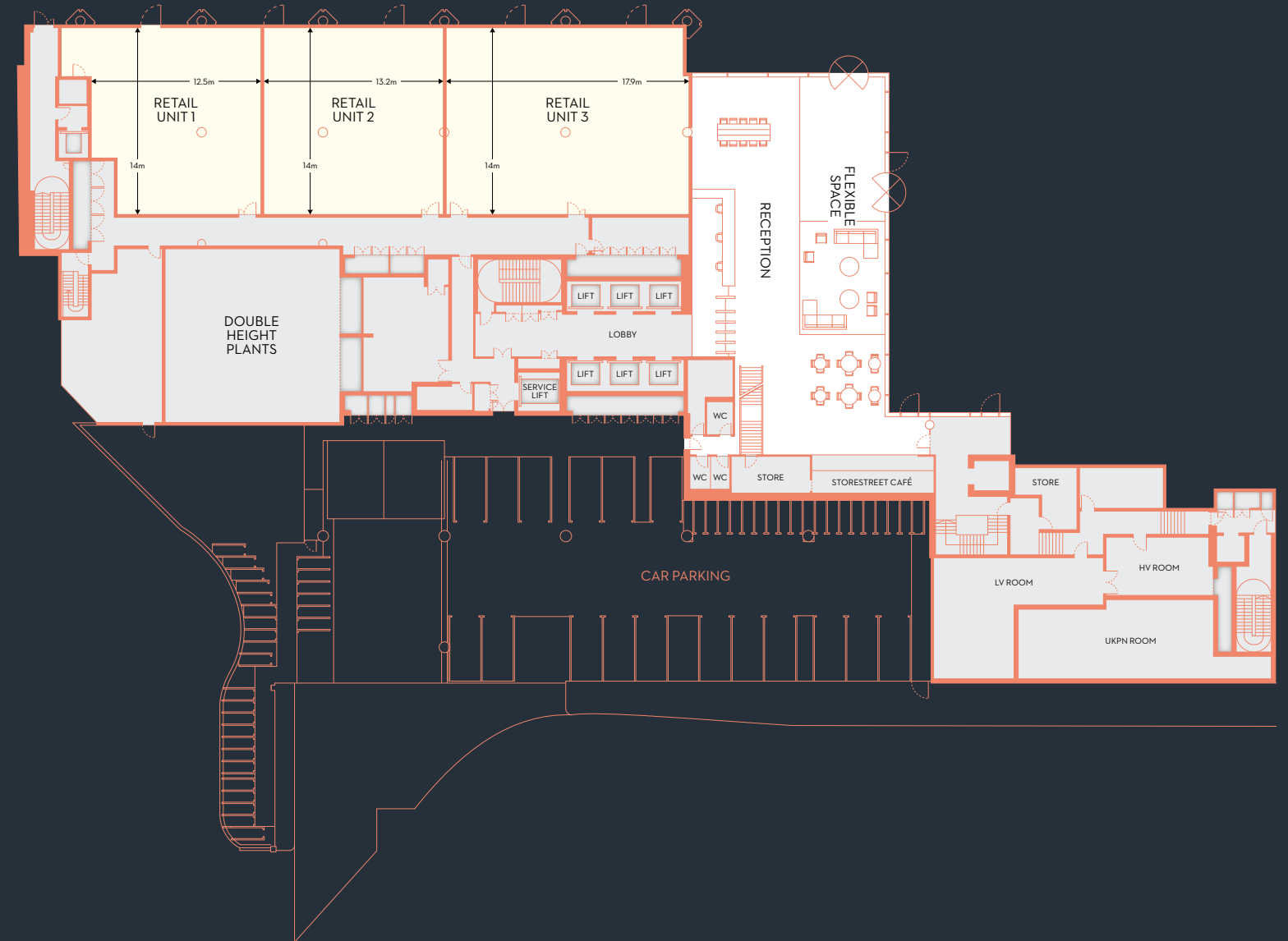
White - available
 Grey - LET

LEVEL
LG



	sq m (NIA)	sq ft (NIA)
LETTABLE STORE	363	3,910

LEVEL
G



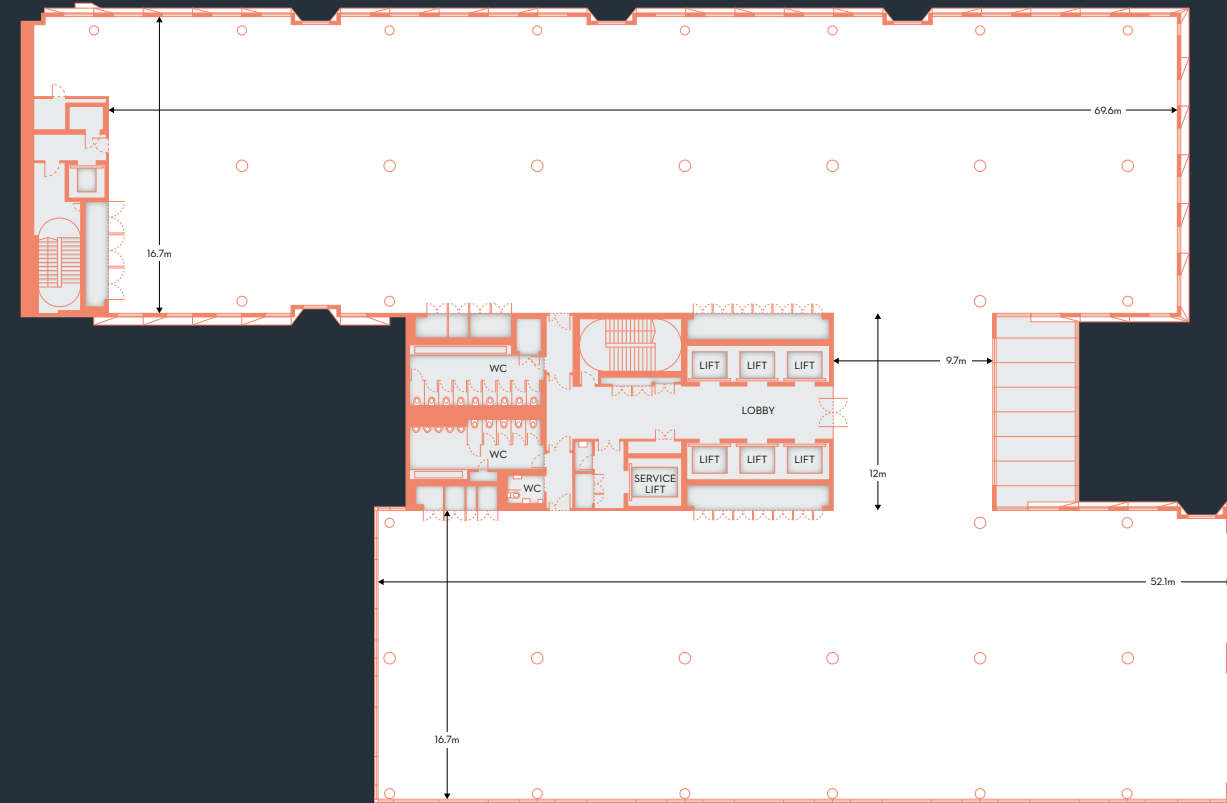
	sq m (NIA)	sq ft (NIA)
RETAIL UNIT 1	173	1,862
RETAIL UNIT 2	185	1,992
RETAIL UNIT 3	248	2,669
STORE STREET ESPRESSO	110	1,188

LEVEL
01



	sq m (NIA)	sq ft (NIA)
RETAIL UNIT 1	160	1,722
RETAIL UNIT 2	94	1,012
OFFICE AREA	LET	LET
TERRACE	254	2,734

LEVELS
02-03

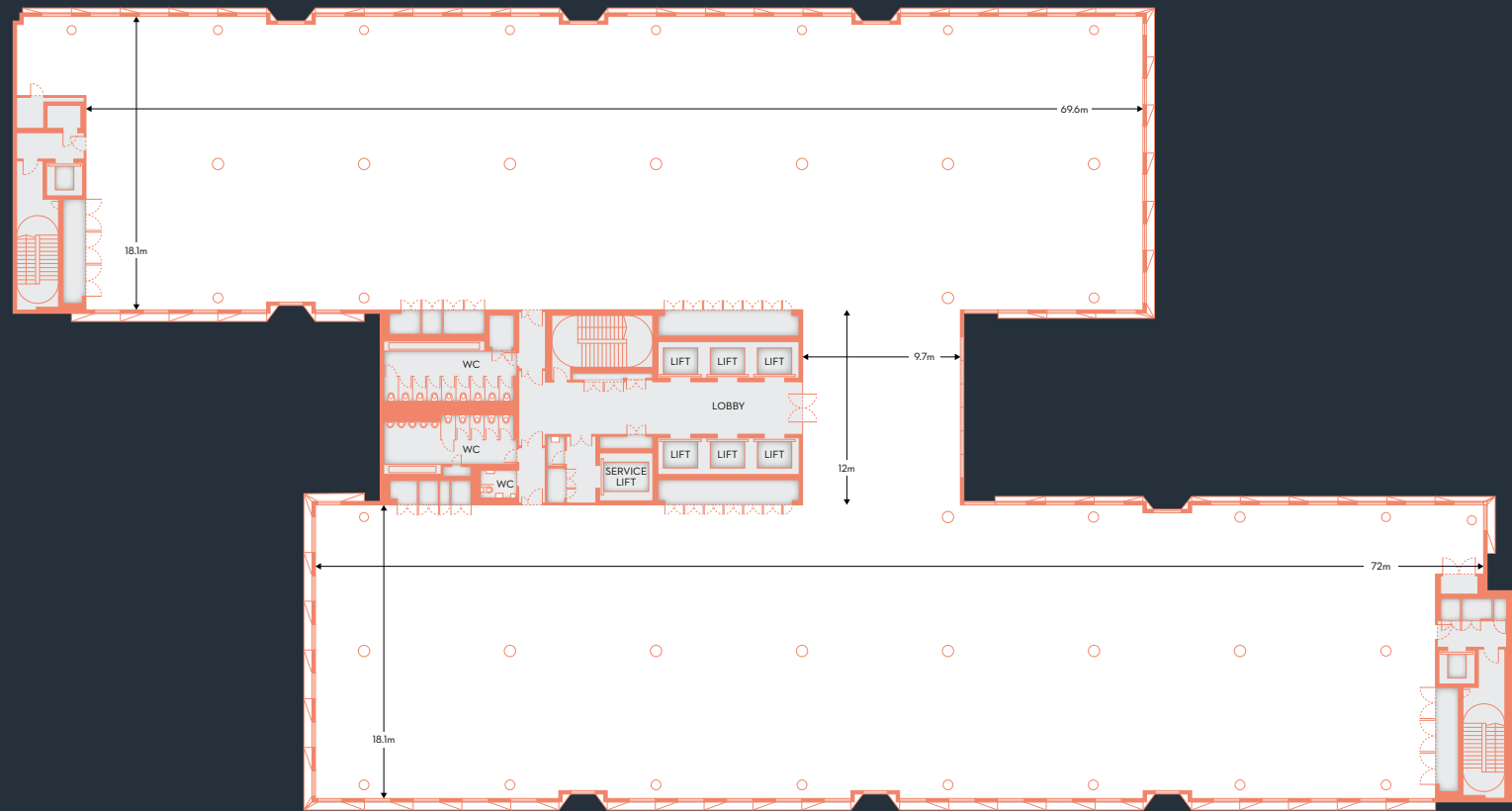


	sq m (NIA)	sq ft (NIA)
02	LET	LET
OFFICE AREA	LET	LET

	sq m (NIA)	sq ft (NIA)
03	2,212	23,815
OFFICE AREA	2,212	23,815

LEVELS

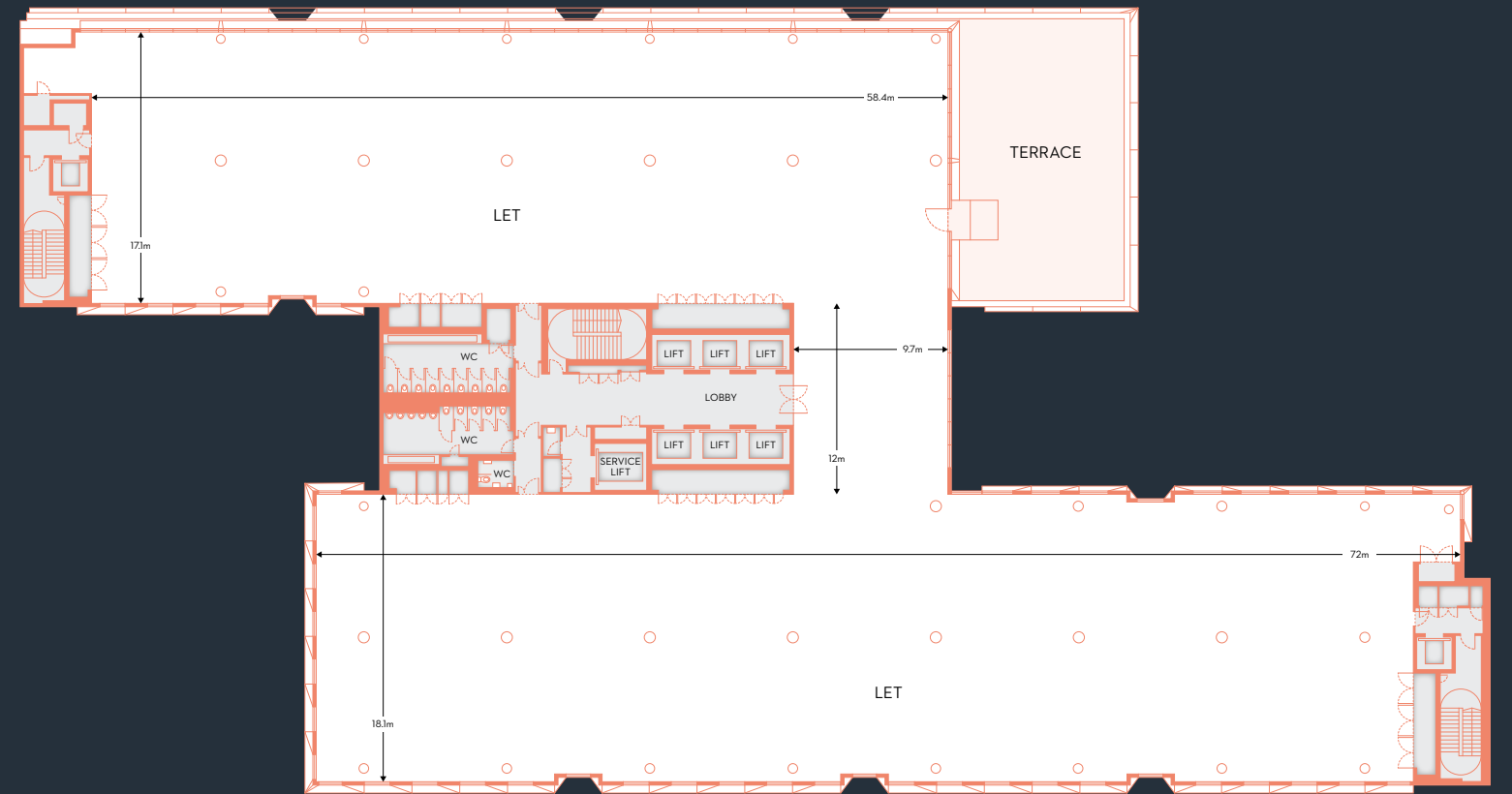
04-08



	sq m (NIA)	sq ft (NIA)
OFFICE AREA	2,554	27,487

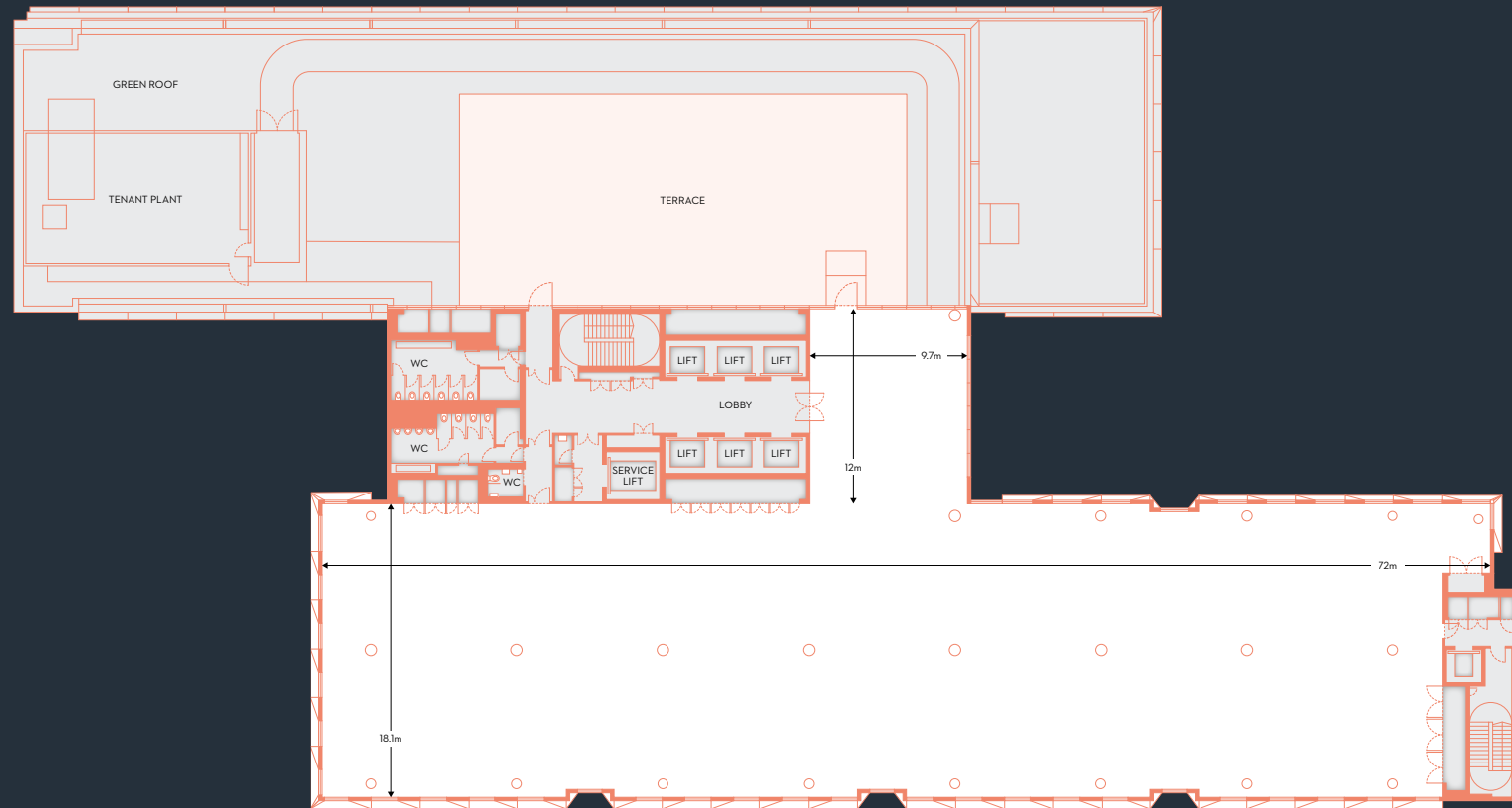
LEVEL

09



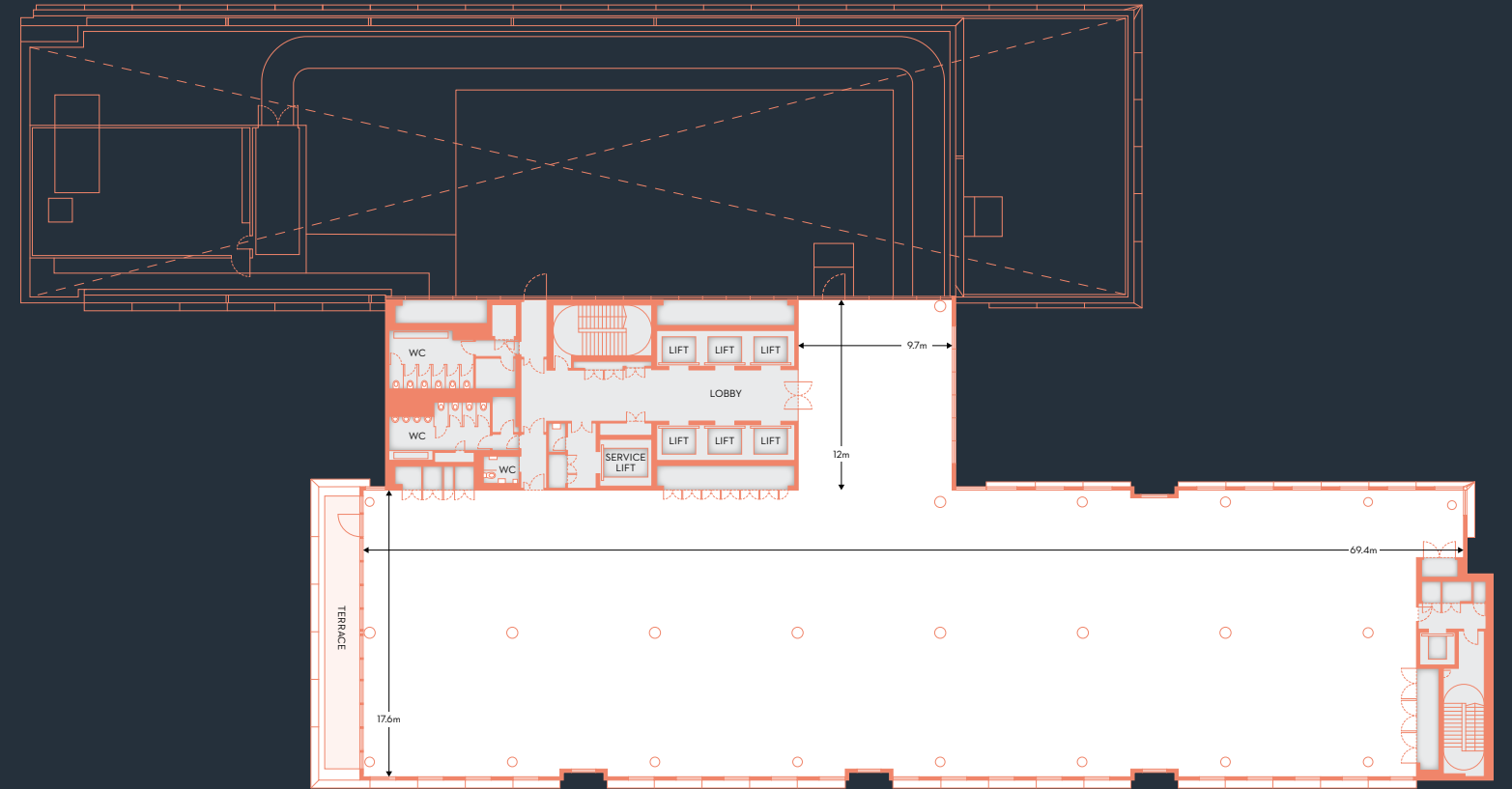
	sq m (NIA)	sq ft (NIA)
OFFICE AREA	LET	LET
TERRACE	LET	LET

LEVEL
10



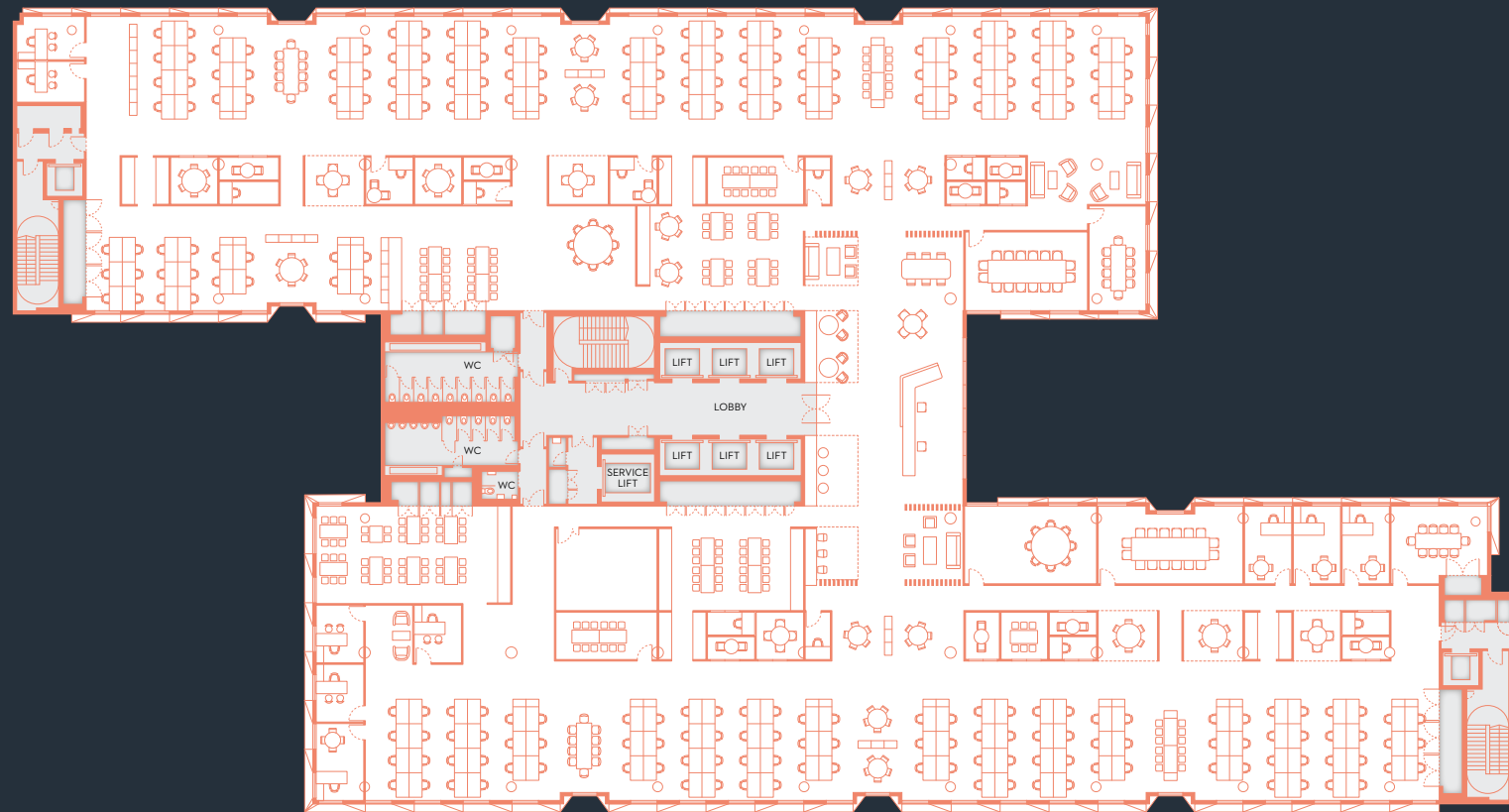
	sq m (NIA)	sq ft (NIA)
OFFICE AREA	1,365	14,698
TERRACE	359	3,864

LEVEL
11



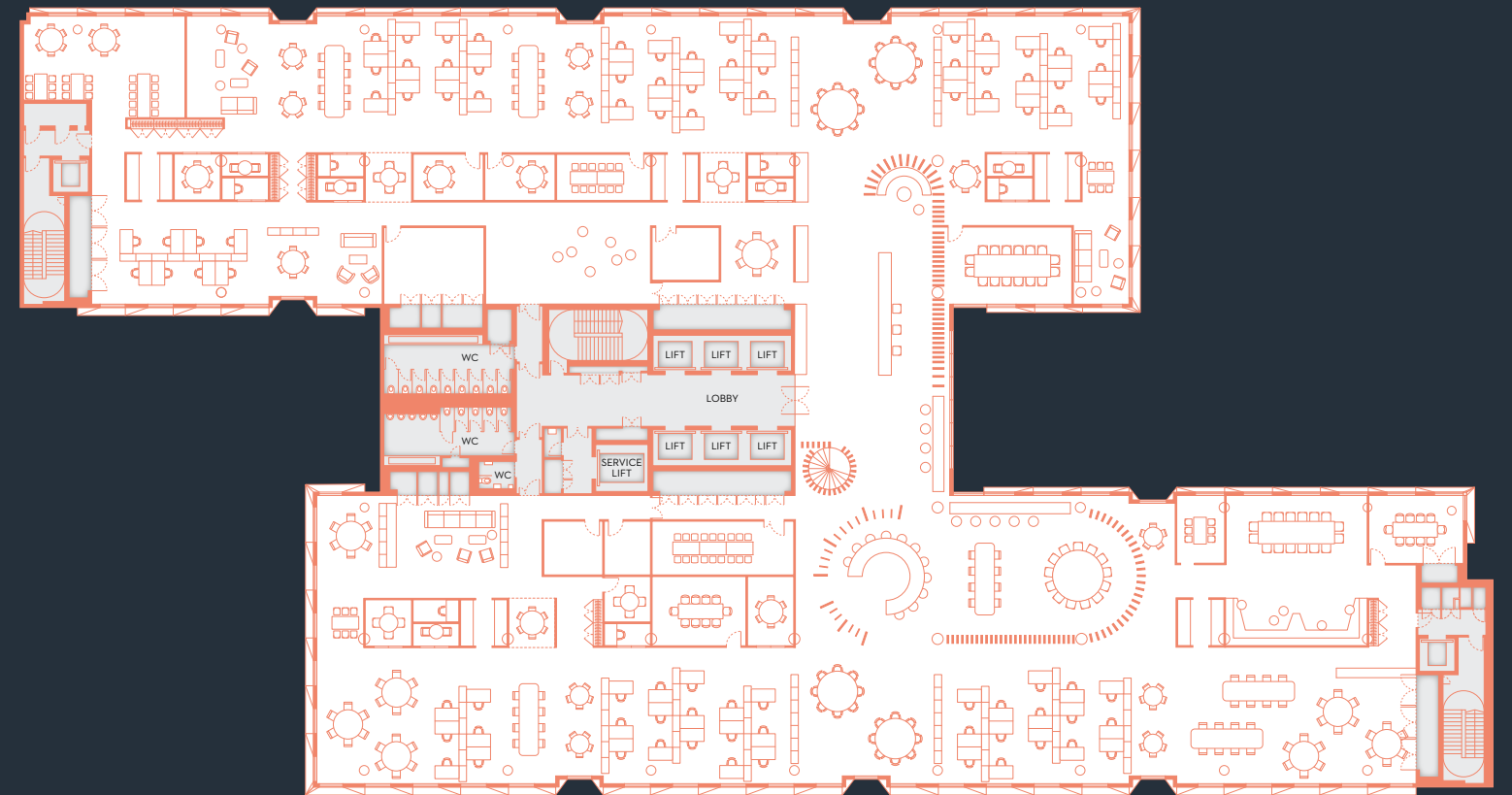
	sq m (NIA)	sq ft (NIA)
OFFICE AREA	1,275	13,725
TERRACE	36	388

Corporate



LEVELS 04–08 (NIA)	2,554 sq m
	27,487 sq ft
OPEN PLAN DESKS	224
AGILE WORK SETTINGS	85
CELLULAR OFFICE	11
TOTAL WORK POSITIONS	320
MEETING ROOMS	34
TARGET OCCUPANCY	1.8

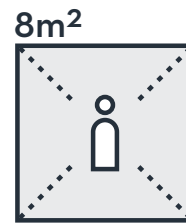
Creative



LEVELS 04–08 (NIA)	2,554 sq m
	27,487 sq ft
OPEN PLAN DESKS	85
AGILE WORK SETTINGS	233
TOTAL WORK POSITIONS	318
MEETING ROOMS	28
TARGET OCCUPANCY	1.8

Key Features

Building performance



Occupation density corporate layout: 1 person/8 sq m

Occupation density creative layout: 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)



Air-conditioning systems: four-pipe fan coil



Fresh air: Cat A office 14l/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 1.0 kn/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: 25 W/m²

Office lighting levels: 300–500 lux

Amenities



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



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

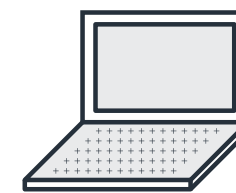


330 lockers

Changing facilities

17 car parking spaces (5 blue badge, 1 car club, 11 standard)

Electric car charging points



Business lounge



Café

Work lobby

3 terraces (Levels 09, 10 and 11)

Funicular lift connecting Plaza level to Urban Park

Male, female, and disabled WCs on each level

WC density 1:10 with 20% absenteeism

Concierge service

CCTV

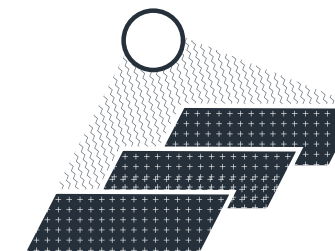
Big on Details

Sustainability



BREEAM for Offices 2011: Excellent

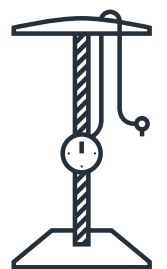
Target EPC B



150 sq m of photovoltaic cells



Significant areas of planting in vibrant Urban Park and green roof

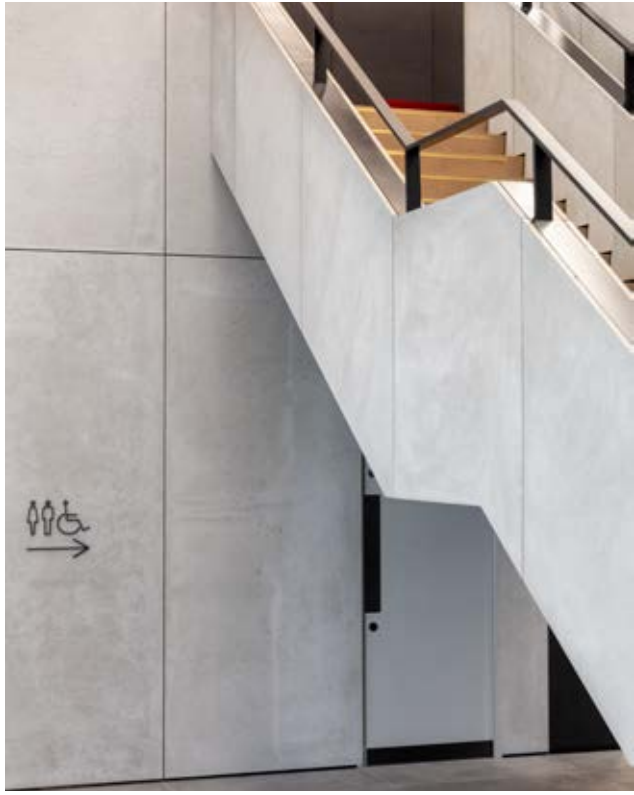


Extensive cycle facilities

Proactive approach to carbon reduction in the structure and future use

Pedestrian friendly public realm space

Segregator waste/recycling storage



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.

**Disney, GE, L'Oréal, Virgin Media,
Philip Morris, UKTV, CH2M,
Fox International Channels,
Harrods' Head Office, AccorHotels,
Betfair, Immediate Media,
Dunnhumby, Winton Capital,
Creative Artists Agency —**

**some of the big businesses that
call Hammersmith home.**

Virgin Media

GE

Cathay Pacific
Betfair

GREAT WEST ROAD

Bazaarvoice Ltd

HAMMERSMITH

Novotel

Disney

L'Oréal

Philip Morris Ltd
Fox International
AccorHotels
UKTV

Hyperoptic

Victoria
Beckham Ltd

Medidata
Perform Media Group
Creative Artists Agency

245

HAMMERSMITH
LONDON

Winton Capital

Dunnhumby

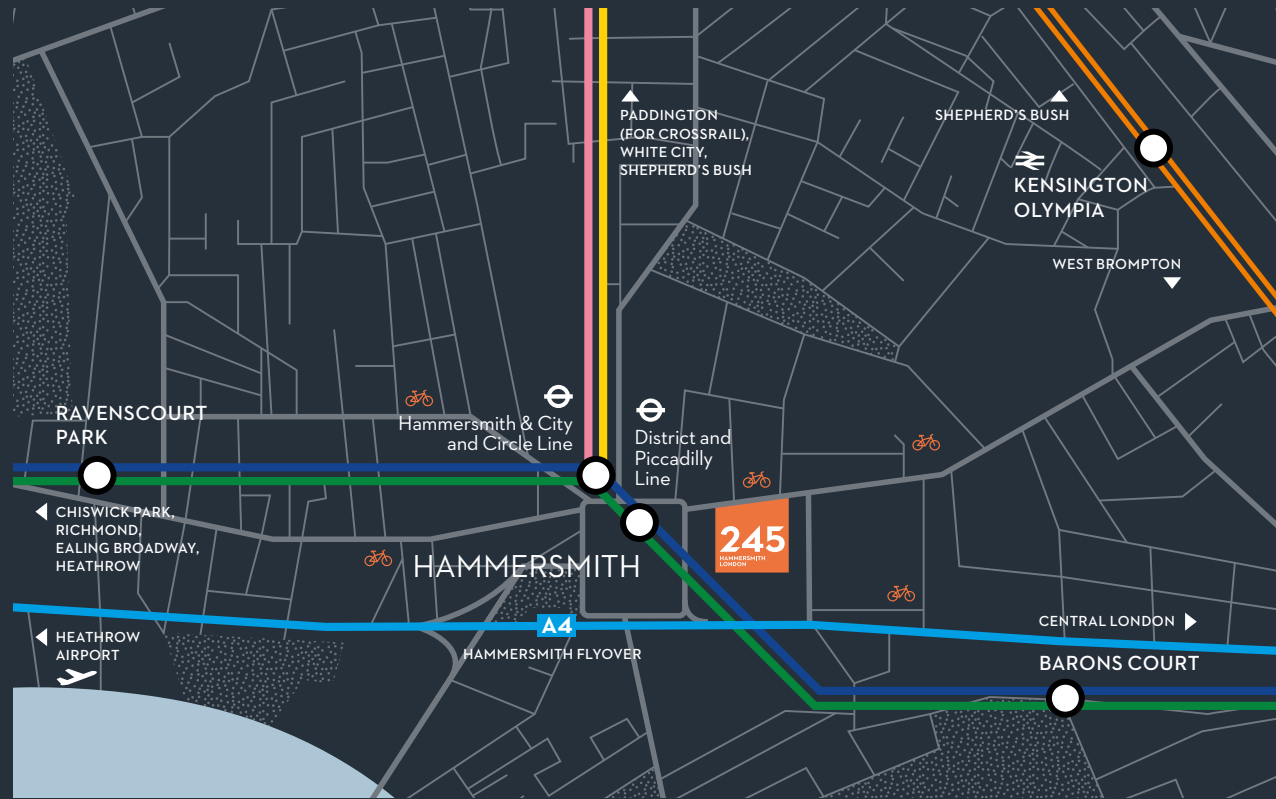
From the Big Apple, to the Big Smoke.

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

The Place for Big Business



The Place for Big Business



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.



Times from Hammersmith underground station
(TfL Journey Planner)



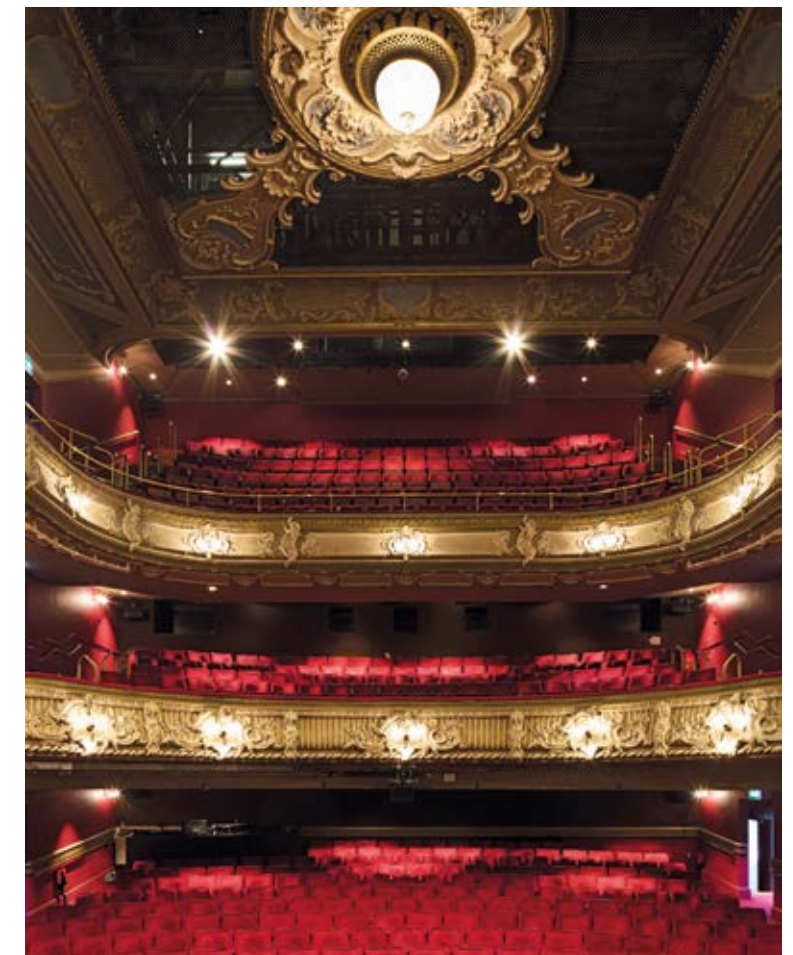
The Place for Big Business

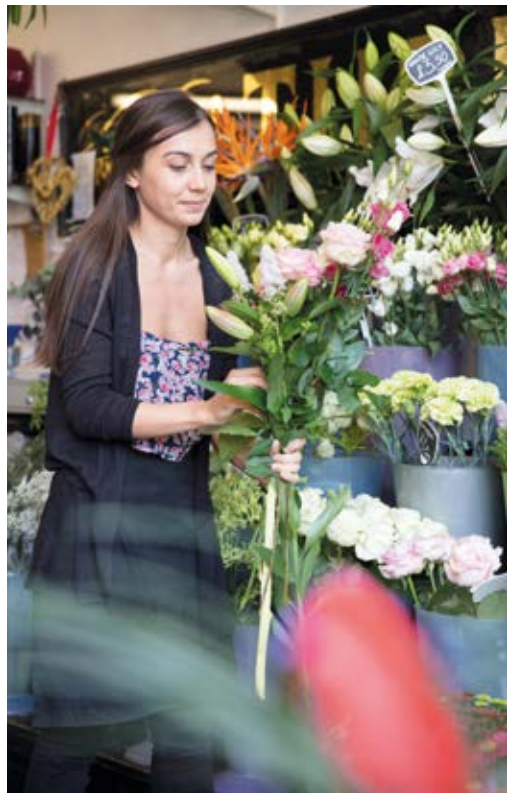
Welcome to the West.

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.

“ 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

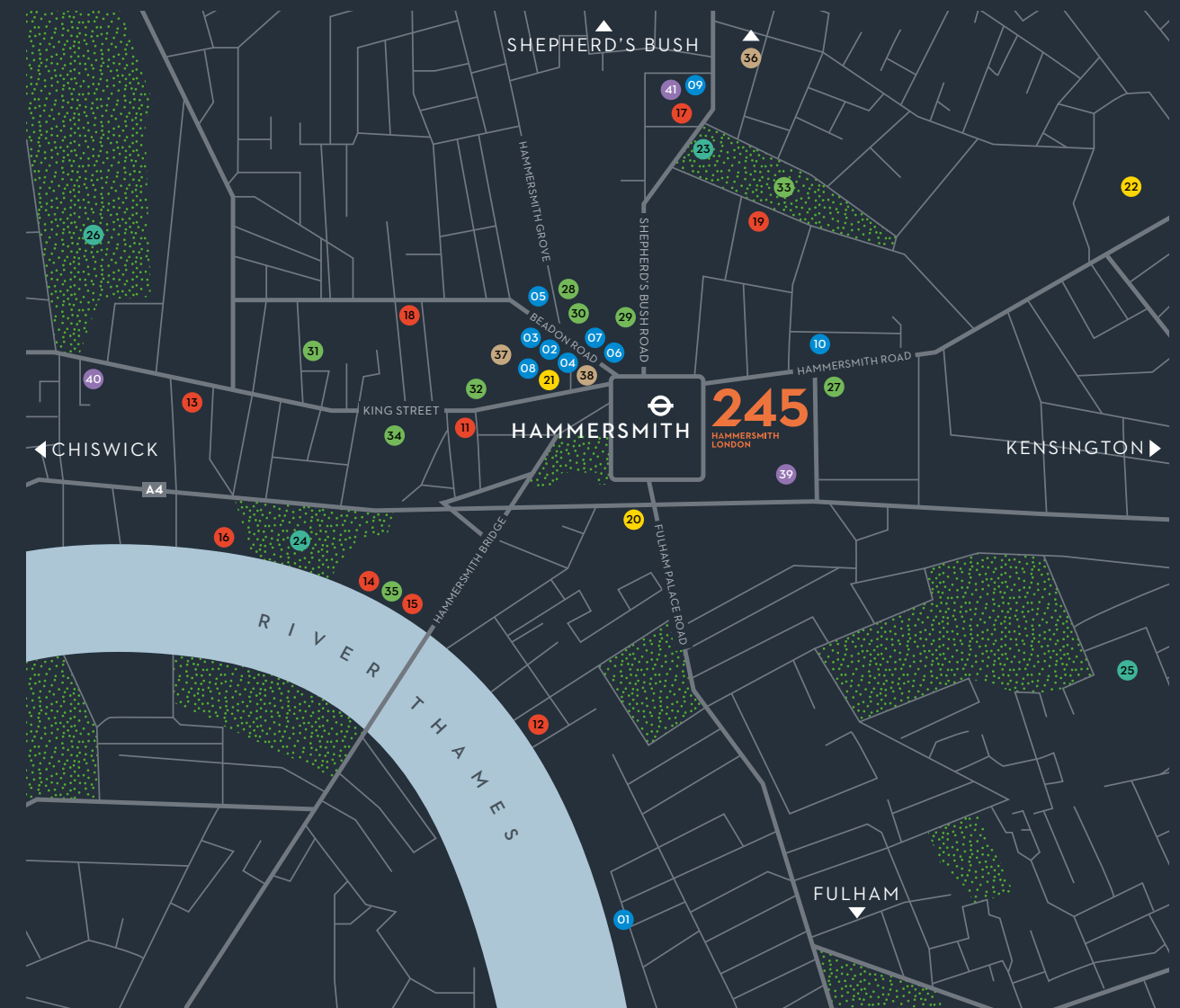


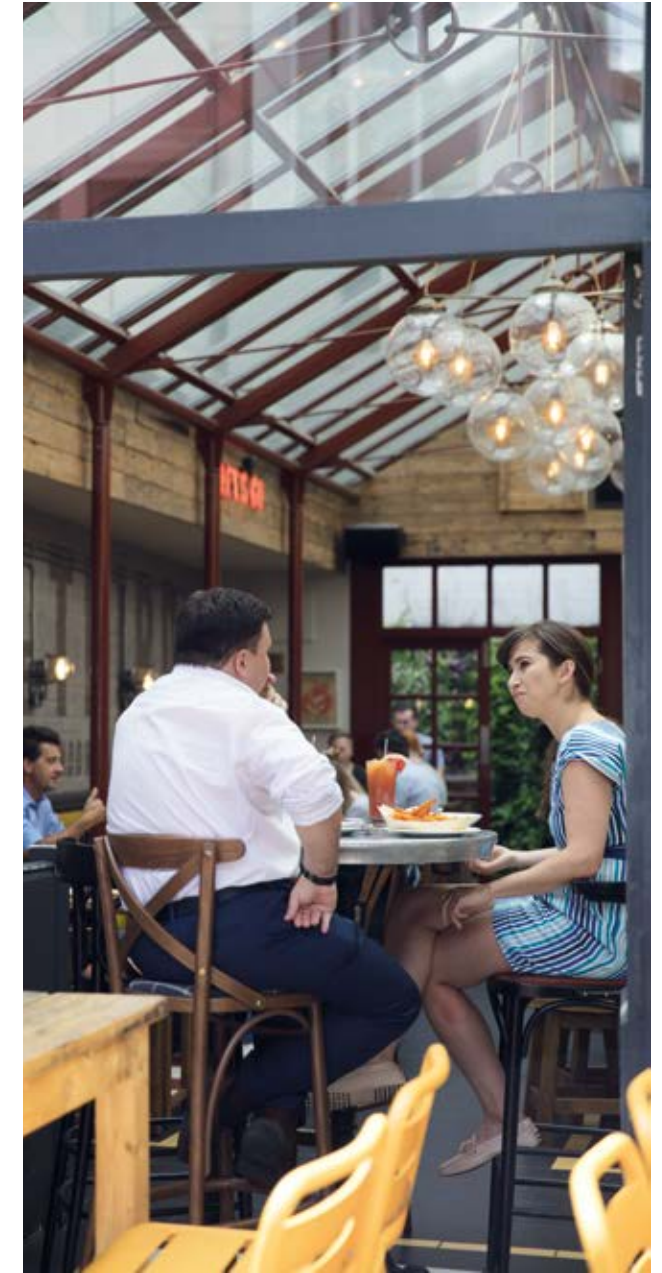
The Place for Big Business

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.

- | | |
|--|--|
| <p>RESTAURANTS</p> <ul style="list-style-type: none"> 01 The River Café 02 Amoret Specialty Coffee 03 Blanche Eatery 04 La Petite Bretagne 05 Alma 06 Bill's 07 Byron 08 Lyric Bar & Grill 09 Kerbisher & Malt 10 Suzu Japanese Tapas Bar <p>BARS</p> <ul style="list-style-type: none"> 11 Hammersmith Ram 12 The Blue Boat 13 The Hampshire Hog 14 Rutland Arms 15 Blue Anchor 16 The Dove 17 Smith's Cocktail Bar 18 The Stonemasons Arms 19 The Queen's Head <p>CULTURE</p> <ul style="list-style-type: none"> 20 Eventim Apollo 21 Lyric Hammersmith 22 Olympia London | <p>PLACES OF INTEREST</p> <ul style="list-style-type: none"> 23 Brook Green 24 Furnival Gardens 25 Queen's Club 26 Ravenscourt Park <p>GYM & FITNESS</p> <ul style="list-style-type: none"> 27 Virgin Active Gym 28 Fitness First 29 PureGym 30 Boom Cycle 31 State of Mind Fitness 32 Frame gym 33 Brook Green Tennis Courts and café 34 Lumi Power Yoga 35 Auriol Kensington Rowing Club <p>SHOPPING</p> <ul style="list-style-type: none"> 36 Westfield 37 Hammersmith Street Market 38 Turners Florists <p>HOTELS</p> <ul style="list-style-type: none"> 39 Novotel 40 Premier Inn 41 Brook Green Hotel |
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“ We love being here. It’s such an exciting place to launch our business from. We wanted to move away from the East London thing and there are many benefits - the feedback from our customers is phenomenal and we can see a lot of exciting change happening.”

SADIQ MERCHANT AMORET COFFEE



The Place for Flexible Business

Welcome to Hana at 245 Hammersmith



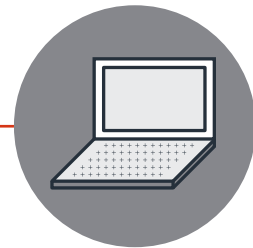
Team

Over 340 workstations throughout. Branded and semi-configurable office suites with premium amenities and dedicated concierge services on 2 levels plus dedicated meeting rooms.



Meet

9 bookable meeting rooms seating 2 to 14 guests each. Hassle-free tech, full-service hospitality plus food and beverage option. Available by the hour, day, or week.



Share

61 desks available in a mix of quiet and social spaces, for professionals that expect more. Available via monthly subscription.

Everything You Need to get Work Done

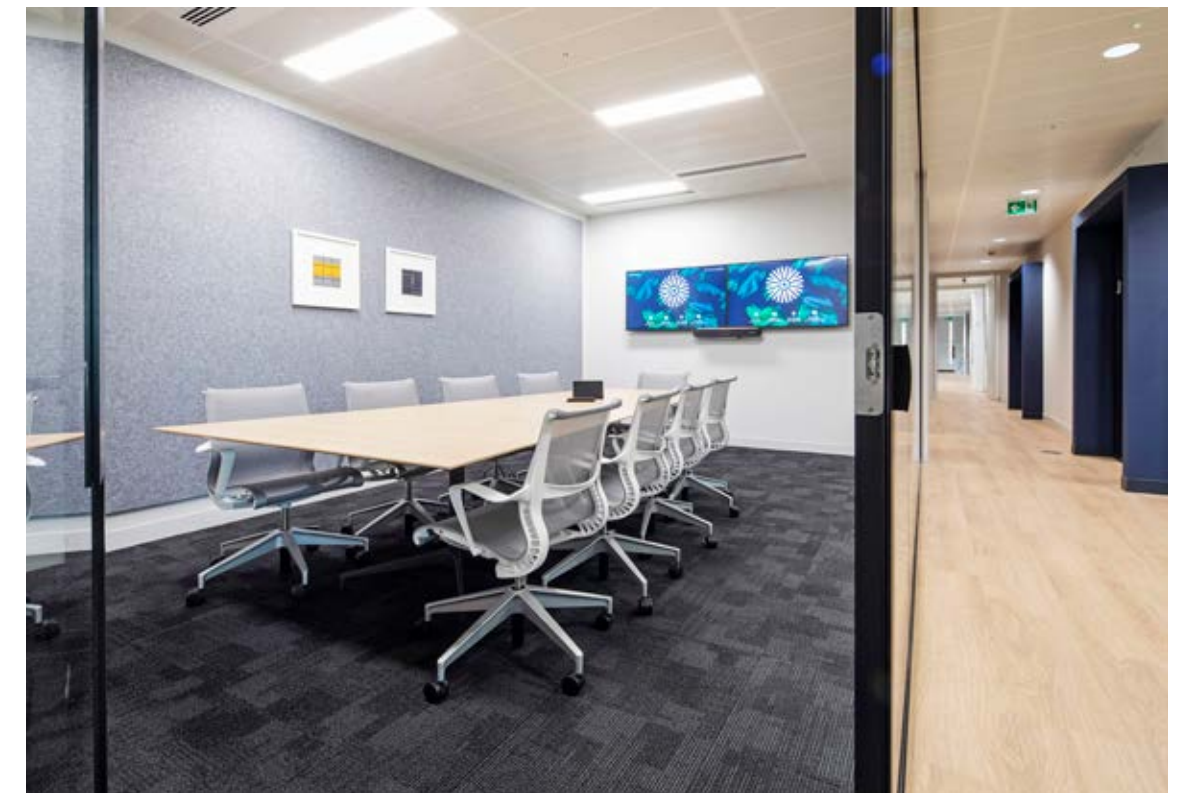
At Hana, we handle the small things so you can do the big things.

- Dedicated concierge
- Meeting rooms of all sizes
- Secure, resilient and fast connectivity
- Emphasis on acoustic comfort
- High spec decibel tested partitioning and sound masking system
- On-site tech support
- Configurable team suites
- Premium shared space
- Commercial-grade furniture
- Integrated customer technology platform
- In-suite printing facilities
- In-house food and beverage





Hana Flexible Workspace 1st and 2nd Floors



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General**

 **MITSUBISHI ESTATE**

MISREPRESENTATION ACT

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