The Big Red Workplace

245
HAMMERSMITH
LONDON

HAMMERSMITH LONDON

The Big Idea

Re-imagining the workplace

The Place for Big Business

Hammersmith and the surrounding area

The **Big on** Big Red Team Detail

The experienced team behind the ambition Impressive features built to inspire

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, 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.

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.

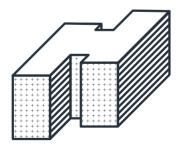


The Big Idea

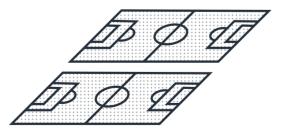
A Game-Changing Destination for Hammersmith

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

In a destination primed for change, 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.



An intelligent building design that maximises daylight and flexible working



A brilliant new public realm which includes an Urban Park with space to cover two football pitches

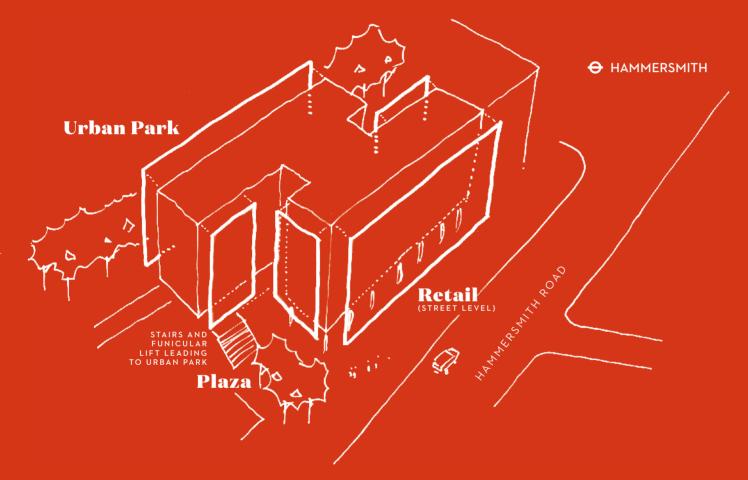


Attract and connect the best talent

Collaboration takes centre stage with places that make it easy to connect inside and out.

Changing the face of Hammersmith Road

The Big Red Workplace provides cutting-edge office space, an Urban Park, and Plaza, three retail units, and a vibrant café in the lobby.







Big benefits Our neighbours, Virgin Active and Novotel, add in even more to the mix with all the convenience of a modern gym, 20m pool, conference facilities for up to 2,000, 630 rooms, and on-site restaurants on tap. The VIRGIN ACTIVE Big Red Workplace Set in lively Hammersmith, this landmark new development will introduce space for everyone to enjoy, including the new Urban Park and Plaza, retail and restaurant facilities. Inside, tenants will benefit from high specification, large, uniquely flexible floorplates, collaborative work spaces and roof terraces. NOVOTEL

Space for exciting retail

The large-scale glass fascia connects retail units to the buzz of our outdoor space. With consent for two restaurants and outdoor seating areas, this is a natural destination for occupiers to meet through the day and into the evening.



The Big Idea

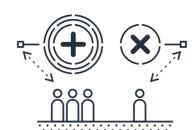
A Responsive Environment that Nurtures Well-being

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

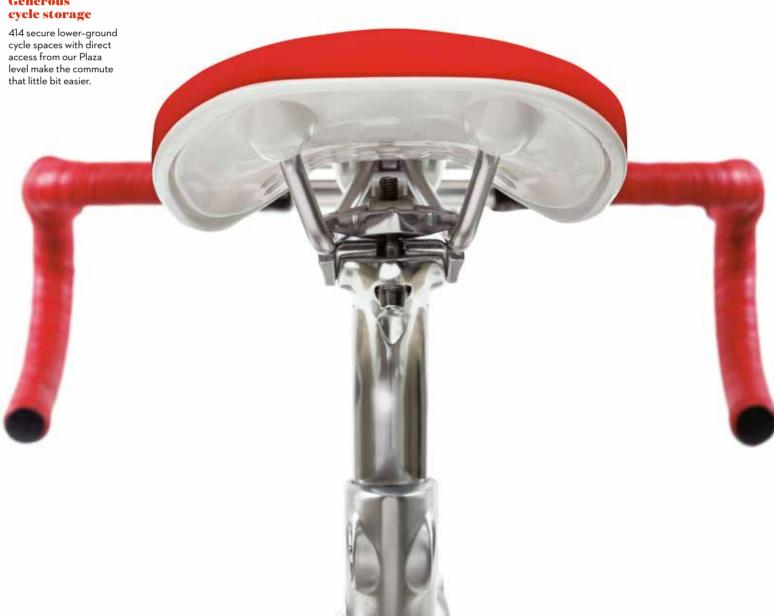


For the cyclists, runners, and gym goers, there are 15 showers on the Lower Ground level



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

Generous



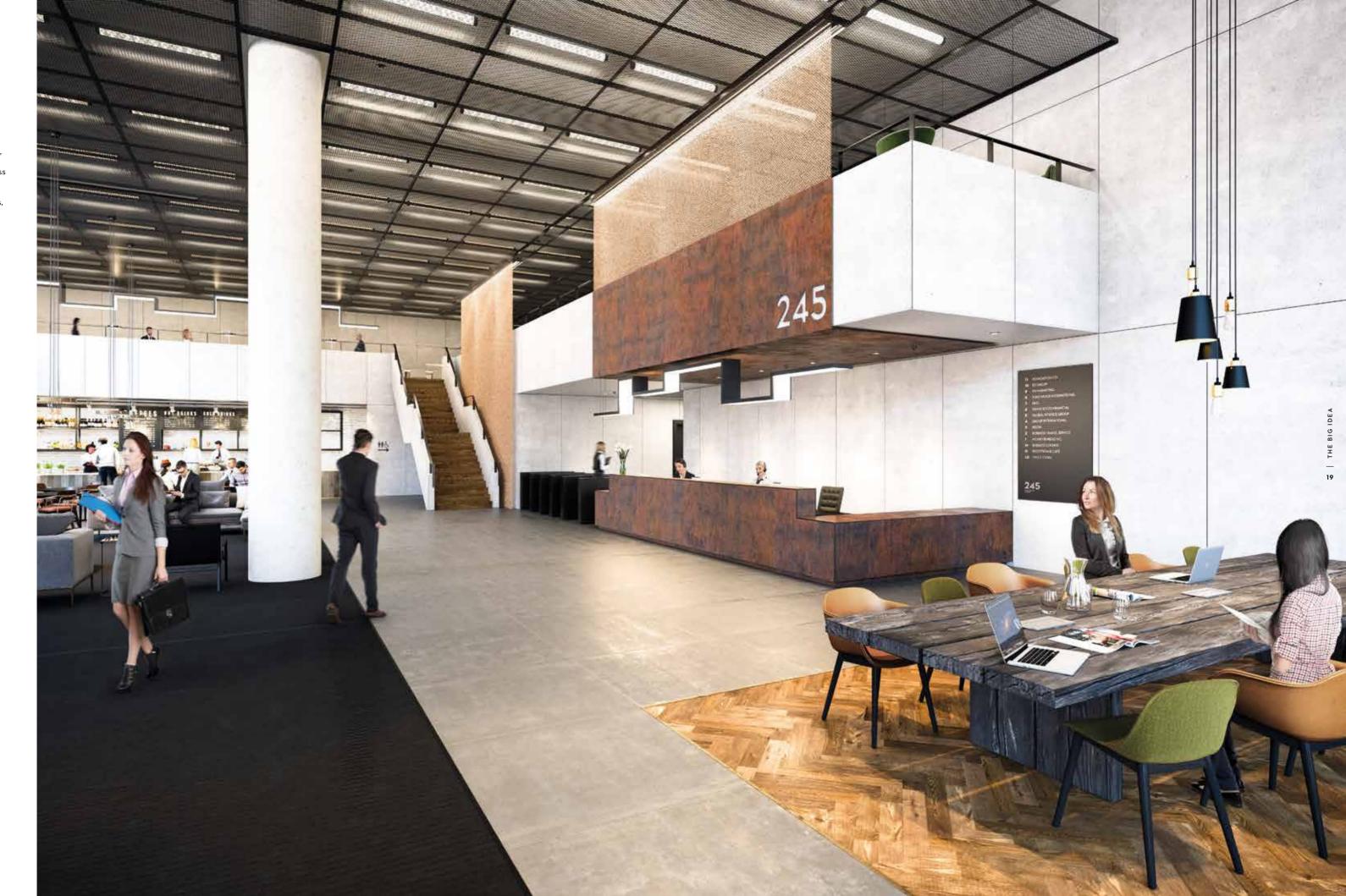
7,692 sq ft is the kind of space to do great things with. The shared reception includes a hotel-style concierge for a more welcoming visitor experience.

The work lobby features multiple seating areas, a large meeting table, and café. Everywhere seamlessly connected with free wifi.



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

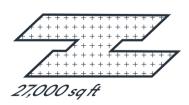
The landscaped roof terraces provide space for occupiers to enjoy views of Hammersmith and central London.



The Big Idea

A Blank Canvas for Big Business

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.



Efficient, light, and ready to accommodate up to 300 people



No waiting around — intelligent lift systems control the people flow using the hall call allocation (HCA) control system



Flexibility and control in everything from the services to the space – dual-circuit risers allow for flexible service options



Active, efficient and totally customizable

Enjoy the flexibility to open floors, split spaces, create reception areas and connect floors seamlessly.



The Big Idea

A Place that Fires the **Imagination**

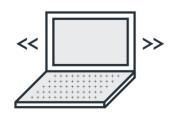
We give pace to our place. Bold architecture, our café culture, and outdoor buzz – life here feels, tastes, and looks, rosy. We're taking centre stage in our vibrant central Hammersmith location to bring year-round events in the Urban Park, including pop-up eateries and outdoor screenings. At The Big Red Workplace, we're not just beautiful to look at, we want every moment to be brighter.



Celebrate the big outdoors and spend time in the new Urban Park, it's a place that brings people together



Terraces on the upper levels up the ante on vitamin D and views, with planters and an inspiring panorama over the city below



The mezzanine business lounge brings a new flexible angle to the idea of a public working lobby



Always something brilliant

Year-round events in the Urban Park means there's always something brilliant to see or do.





Big on biodiversity and sustainability

As well as photovoltaic cells, significant planting, and a target EPC B rating, the biodiverse living rooftop is a place for nature to thrive. This helps with heat retention in the building and reduces our carbon footprint.



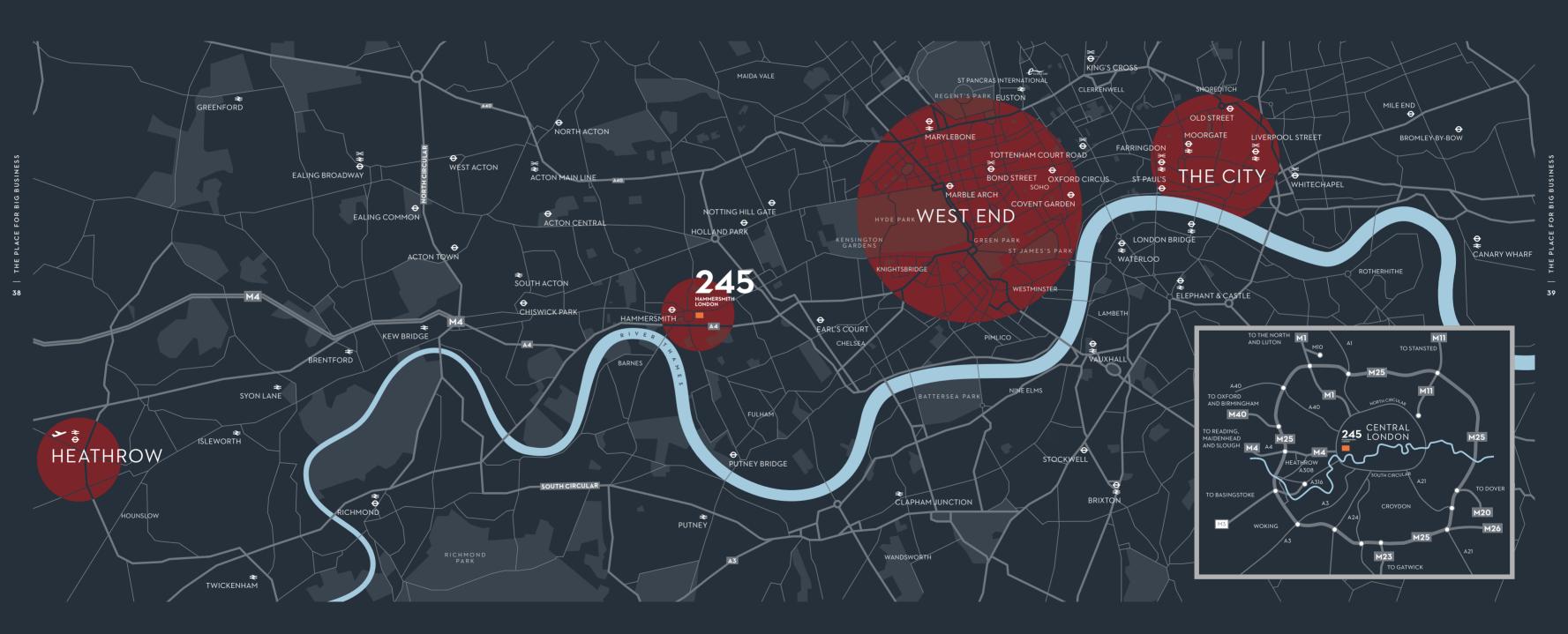
The Place for Big Business

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

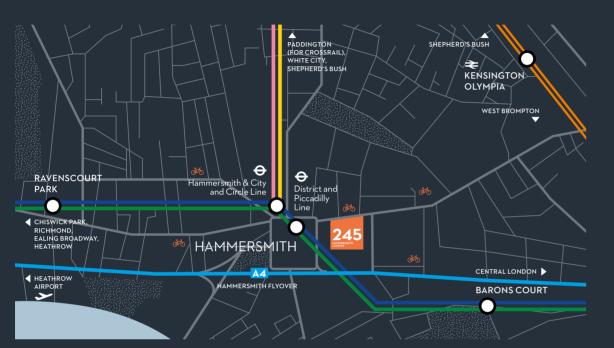
Big on ambition; the brightest talent and the local community will enjoy a destination with everything in one place. Where everything else is framed by a quick and easy journey — to the West End, the City, and London Heathrow Airport — by road, tube, and bike. There are Cycle Superhighways close by and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

Disney, GE, L'Oréal, Virgin Media, Philip Morris, UKT V, Shazam, Fox International Channels, Harrods' Head Office, AccorHotels, Betfair, CH2M, Imm ediate Media, Dunnhumby, Winton Capital, Creative Artists Agency some of the big busi nesses that call Hammersmith home.





The Place for Big Business



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.

bus routes on your doorstep

minutes to Hammersmith underground station by foot

minutes to High Street Kensington underground station by bike

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

minutes

direct to the West End by tube

minutes to London Heathrow Airport via the A4 and the M4 Motorway

⊕ EARL'S COURT	SOUTH KENSINGTON	⇒ → PADDINGTON STATION	THAMES RIVERSIDE	₹ ⊖ VICTORIA STATION	⊖ GREEN PARK	LONDON HEATHROW AIRPORT	₹ ⊖ WATERLOO STATION	EUROSTARI KING'S CROSS & ST PANCRAS INTERNATIONAL	₹ CLAPHAM JUNCTION	₹ ⊖ LIVERPOOL STREET
4 mins by tube	10 mins by tube	12 mins by tube	14 mins by foot	14 mins by tube	20 mins by tube	36 mins by car	25 mins by tube	24 mins by tube	15 mins from Kensington (Olympia) overland	33 mins by tube

Times from Hammersmith underground station





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.





OPPOSITE ABOVE FURNIVAL GARDENS Relaxing I hames-side park overlooking Hammersmith Bridge OPPOSITE BELOW LYRIC BAR & GRILL Lunch and pre-theatre dinner in a contemporary space with a terrace ABOVE LEFT LYRIC THEATRE One of the UK's leading producing theatres ABOVE NURTURE Food for the heart, body, and soul created from high-quality produce









TOP LEFT BLANCHE EATERY Patisserie, fresh salads and wraps ABOYE TURNERS FLORIST Professional fresh flowers in the heart of Hammersmith TOP RIGHT BYRON American-inspired diner serving quality hamburgers BELOW RIGHT LA PETITE BRETAGNE Contemporary Breton crêperie offering sweet and savoury pancakes



ABOVE THE RIVER CAFÉ Iconic, Michelin star Italian restaurant opened in 1987 BELOW SMITH'S COCKTAIL BAR Cocktails, craft beers and snacks in a cool basement bar BELOW RIGHT LYRIC BAR & GRILL Roof garden chilled spot to enjoy a drink or snack overlooking Lyric Square





FAR RIGHT LUMI POWER YOGA Hot yoga studio and community RIGHT THE HAMPSHIRE HOG Smart, bright pub with nostalgic furnishings and a pantry selling artisan produce and cookbook BELOW WORLD FOOD MARKET Lyric Square. Big flavours – from the Caribbean to hog roasts, every Thursday and Friday





"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 six years and the good mix of business and residential developments will ensure Hammersmith continues to flourish."

ABIGAIL PRITCHARD THE HAMPSHIRE HOG









ABOVE LEFT BILL'S Modern rustic food for breakfast, brunch and dinner ABOVE AMORET SPECIALTY COFFEE Artisan coffee to go BELOW LEFT BLUE ANCHOR and RUTLAND ARMS Riverside pubs with plenty of character and heritage

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.

PLACES RESTAURANTS 01 The River Café OF INTEREST 23 Brook Green 02 Amoret Specialty Coffee 24 Furnival Gardens 03 Blanche Eatery 25 Queen's Club 04 La Petite Bretagne 05 Nurture 26 Ravenscourt Park 06 Bill's GYM & FITNESS 07 Byron 08 Lyric Bar & Grill 27 Virgin Active Gym 09 Kerbisher & Malt 28 Fitness First 10 Suzu Japanese Tapas Bar 29 PureGym 30 Boom Cycle BARS 31 State of Mind Fitness 11 Hammersmith Ram 32 Frame gym 12 The Blue Boat 33 Brook Green Tennis Courts and café 13 The Hampshire Hog 34 Lumi Power Yoga 14 Rutland Arms 35 Auriol Kensington Rowing Club 15 Blue Anchor 16 The Dove SHOPPING 17 Smith's Cocktail Bar 36 Westfield 18 The Stonemasons Arms 37) World Food Market Lyric Square 19 The Queen's Head 38 Turners Florists HOTELS CULTURE

39 Novotel

40 Premier Inn

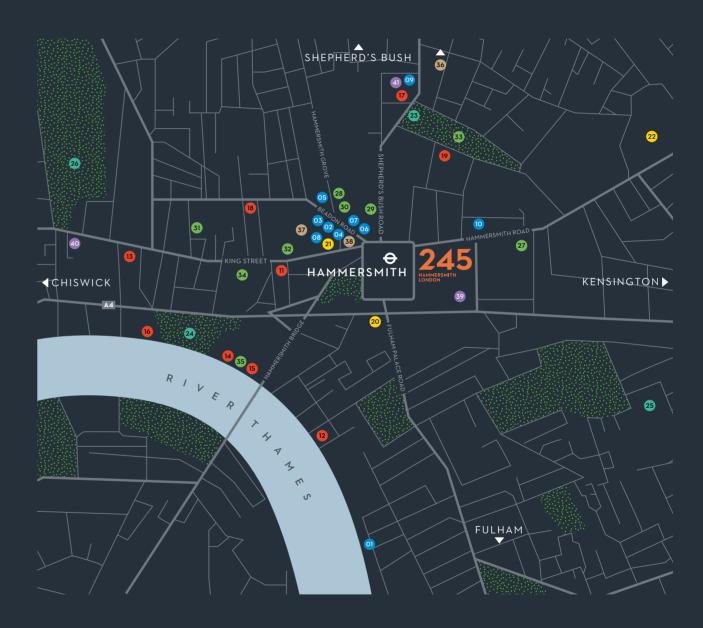
41 Brook Green Hotel

20 Eventim Apollo

22 Olympia London

21 Lyric Hammersmith

The Place for Big Business









ABOVE LEFT SANTANDER CYCLES Public bike hire scheme, the nearest bikes right outside 245 Hammersmith LEFT KERBISHER & MALT Contemporary British fish and chip shop ABOVE DRAFT HOUSE Great pub for lunches or after work drinks

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.

BIG ON DETAIL

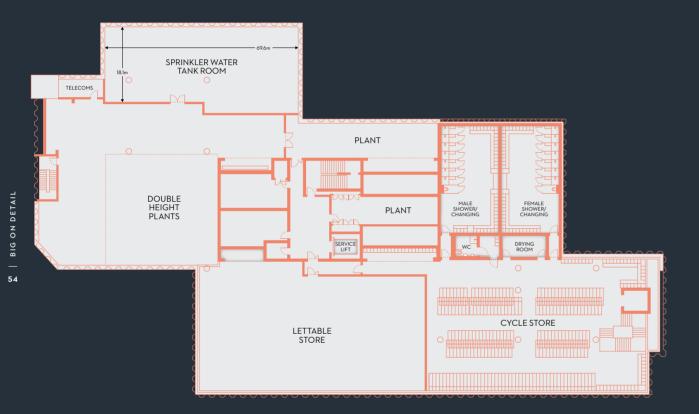
But there's also the café, the business lounge, and the office terraces. The break out areas, hubs, hot desks, and the sensors; making every moment feel seamlessly looked after with hotel-style service. There are solar panels, and sustainability with an Excellent BREEAM rating, and target EPC B. Why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

The Place for Big Business

	Offic	ee	Terr	ace														
	sq m (NIA)	sq ft (NIA)	sq m (NIA)	sq ft (NIA)														
11	1,275	13,725	36	388					_		Ш	Ш	Щ			Ĭ		
10	1,365	14,698	359	3,864														
09	2,286	24,604	184	2,013					_ _									
08	2,554	27,487							_ _						7			
07	2,554	27,487							_ _		$\perp \perp$		$\perp \perp$	$\perp \parallel$				DETAIL
06	2,554	27,487							- -	$\perp \perp$	$\perp \perp$		$\perp \downarrow \downarrow$	$\perp \parallel$	<u> </u>			BIGON
05	2,554	27,487							- -	$\perp \downarrow$	$\bot\bot$		$\perp \!\!\! \perp$	$\perp \parallel$	<u> </u>			53
04	2,554	27,487							_	$\perp \perp$			$\perp \downarrow \downarrow$		<u> </u>			
03	2,212	23,815							_			$\neg dash$	$\perp \downarrow \downarrow$	$+ \parallel$	<u> </u>			
02	2,212	23,815			sq m (NIA)	sq ft (NIA)	sq m (NIA)	sq ft (NIA)	_ _				$\perp \downarrow \downarrow$	$\perp \parallel$				
01	407	4,385	254	2,734	254	2,734			_			1111						
G					606		110	1,188										
<u>LG</u>					363													

TOTAL 22,527 242,477





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





	sq m (NIA)	sq ft (NIA)
ETAIL UNIT 1	173	1,862
ETAIL UNIT 2	185	1,992
ETAIL UNIT 3	248	2,669
AFÉ	110	1,188

02-03

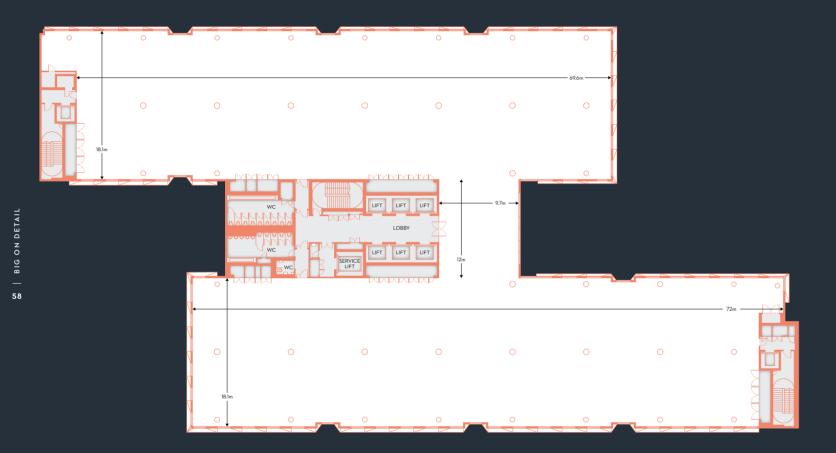


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	SQ III (NIA)	SQ IL (NIA)
RETAIL UNIT 1	160	1,722
RETAIL UNIT 2	94	1,012
OFFICE AREA	407	4,385
TERRACE	254	2734

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





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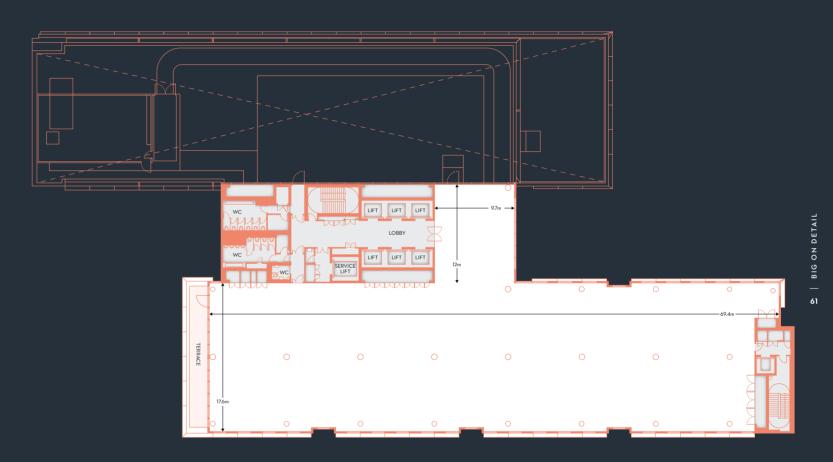
	sq m (NIA)	sq ft (NIA)
OFFICE AREA	2,286	24,604
TERRACE	187	2,013

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



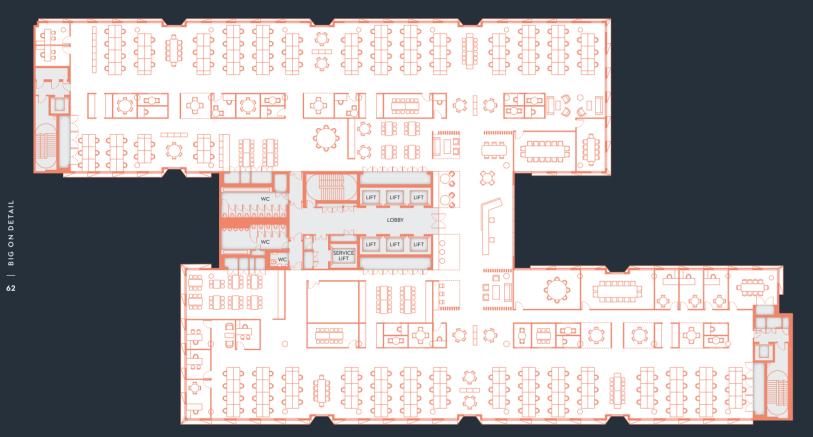
	sq m (NIA)	sq ft (NIA)
OFFICE AREA	1,365	14,698
TERRACE	359	3,864





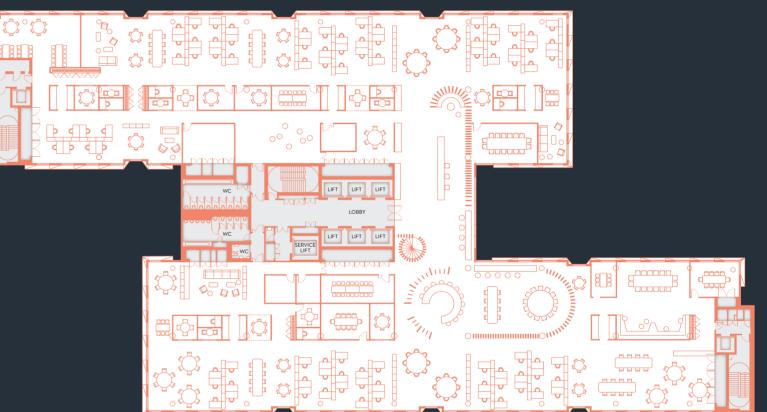
	sq m (NIA)	sq ft (NIA)
FICE AREA	1,275	13,725
RRACE	36	388

Corporate



LEVELS 04–08 (NIA)	2,554 sq m 27,487 sq ft
OPEN PLAN DESKS	224
AGILE WORK SETTINGS	85
CELLULAR OFFICE	
TOTAL WORK POSITIONS	320
MEETING ROOMS	34
TARGET OCCUPANCY	1:8

SPACE PLANNING 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

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

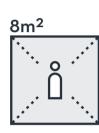
Six 21-person passenger lifts, one 2,500kg service lift and one 21-person 1,600kg bicycle lift

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

Office area small power: 25 W/m²

Office lighting levels: 300-500 lux

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



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

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

(5 blue badge, 1 car club, 11 standard)

Electric car charging points

Sustainability

Target EPC B

150 sq m of photovoltaic cells

•••••

Significant areas of planting in vibrant Urban Park and green roof

Big on Details



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



carbon reduction in the structure and future use

public realm space

recycling storage

17 car parking spaces

The Big Red Team

A bold thinking destination needs a Big Team. As the biggest development here for 25 years, 245 Hammersmith is a ground-breaking new joint development venture between Legal & General and Mitsubishi Estate.

We're big on track record. The Legal & General and Mitsubishi Estate team has already delivered big with Central Saint Giles and Paternoster Square.

The Big Red Team

"245 Hammersmith Road will be much more than just an office building; we are creating a destination with modern working and lifestyle trends at the core of our thinking. It will set a new standard for Hammersmith."

SIMON WILKES

HEAD OF BUSINESS SPACE DEVELOPMENT AT LEGAL & GENERAL PROPERTY

SHEPPARD ROBSON

"We use good design to add value to the businesses we work with, supporting and showcasing a company's brand values while putting employee well-being and productivity at the heart of the design process."

Sheppard Robson is an award-winning architecture practice with offices around the world. The founding principles of the practice are innovation and sustainability - and these ideas continue to shape their work around the world today, as architects, masterplanners, and interior designers.

Designing offices for over 30 years, including HQs and speculative developments, urban and out of town projects, as well as new-build and complete refurbishment schemes.

Their commercial portfolio work includes The Alan Turing Building, Manchester, Channel 4, Woolwich town centre, Great Newport Street, and Finsbury Square, London, Minna Airport City, Niger State, and Waingels College, Berkshire.

Joint Developers



LGIM Real Assets (LGIMRA) is one of the UK's leading real assets investment managers with £24bn in assets under management and is part of Legal & General Investment Management (LGIM), one of the world's largest institutional asset managers and a major global investor. Its combined expertise in private residential, commercial property, and private credit provides a compelling investment approach.

As one of the most active institutional fund managers in the UK, it offers asset management experience and exceptional access across markets, sectors and locations. LGIMRA is proud to be recognised as an

industry leader, combining depth of knowledge and innovative ideas to serve the long-terms needs of clients, businesses and communities.

LGIMRA has a long-term track record of regenerating towns and cities across the UK including delivering the landmark building Central Saint Giles in London's West End. Legal & General is committed to a programme which has delivered £10bn into UK infrastructure, direct investments, and urban regeneration projects to date.

Current major London projects include Senator House, 101 St Martins Lane, 72 Broadwick Street, and 47-49 Tanner Street.

A MITSUBISHI ESTATE

A leading international property development and investment company, Mitsubishi Estate has a substantial commercial and residential portfolio in Tokyo, Japan, with development with an eye to the future. operations in the United States, UK, China, and Singapore.

A comprehensive real estate developer, the strength of Mitsubishi Estate lies in its comprehensive business structure, covering businesses from development to leasing and property management. Operating under

a policy of maintaining ownership of the majority of its developments, Mitsubishi Estate can pursue urban

Best known in the UK for the successful redevelopment at Paternoster Square and 8 Finsbury Circus in the City of London, Mitsubishi Estate was involved in the Central Saint Giles development, and in the USA, Mitsubishi Estate owns the Rockefeller Group Inc.

Our Other Developments



Paternoster Square

As one of the most exciting City developments, Paternoster Square in the City of London is set over 70,000 sq m, offering office space, retail outlets, and cafés and a vibrant square in the shadow of London's iconic St Paul's Cathedral. It restores the lines of the ancient streets surrounding the square, and reclaims the public open space of the square itself as a place for year-round events.



Central Saint Giles

The £450m development links four of central London's best-loved destinations; Bloomsbury, Covent Garden, Soho, and Fitzrovia. It's also one of the largest, designed by Renzo Piano as a colourful mixed-use development, including retail, residential, and an outdoor Plaza – the office building occupied by some of the world's leading media companies.

CONTACT

CBRE

BNP PARIBAS REAL ESTATE

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