

200

HAMMERSMITH RD

London W6

01
OVERVIEW

Naturally nurturing workspace



200 Hammersmith Road provides
a rare opportunity to acquire
a self-contained, HQ building.
Alternatively space can be
provided from 6,000 - 60,000 sq ft.

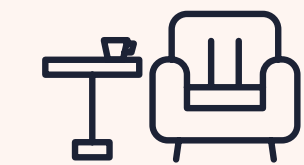
The building offers considered,
sustainable and flexible spaces –
designed to nurture your business
and the people who work for you.



Hammersmith Road Façade

02
ENTRANCE

New business lounge & break out spaces



With a new business lounge providing an impressive welcome to tenants and visitors.

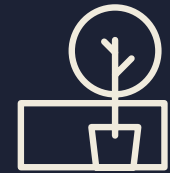


EXTENSIVELY
REFURBISHED

Business Lounge

03
TERRACE

Exceptional 5,800 sq ft private terrace



4th Floor Terrace



360° VIEWS
ACROSS
LONDON

The fourth floor terrace provides panoramic views across London, perfect for outside meetings, lunch breaks or client entertaining.



VICTORIA BECKHAM



dunnhumby



SIEMENS

Nomad Foods



Scott Dunn

L'ORÉAL



CAA



we work

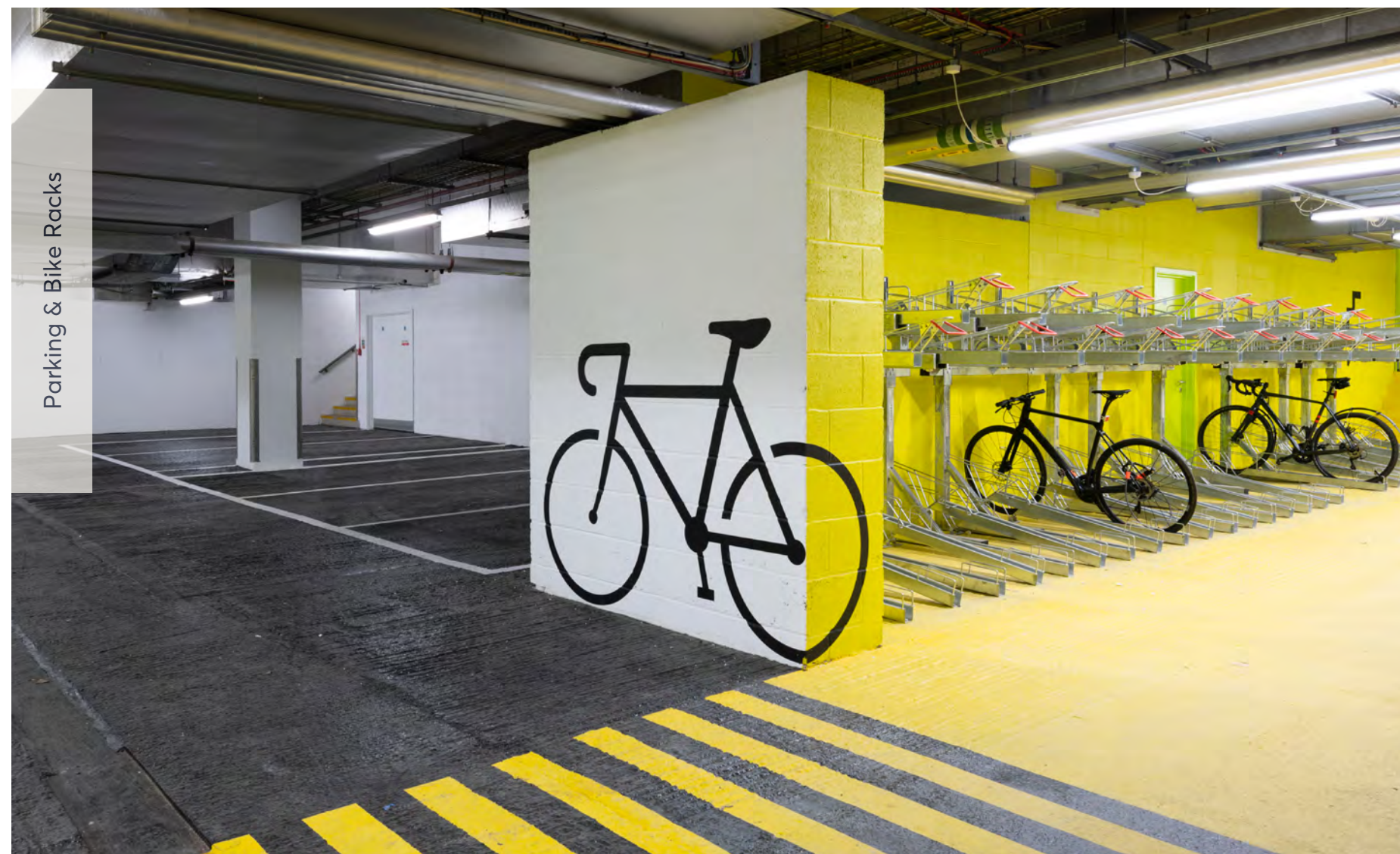
04
HAMMERSMITH

Amongst
the big
hitters



05
SPECIFICATION

First class building amenities



- Newly refurbished reception and atrium lounge
- 4th floor has extensive 5,800 sq ft roof terrace
- On-site Starbucks
- Extensively refurbished to include new M&E with exposed services finish
- EPC rating 'B' and 'C'
- New 4 pipe fan-coil air conditioning
- New suspended LED linear lighting
- Fully accessible raised floors with 180mm void
- 3 new 10 person passenger lifts
- New male & female WCs on every floor
- Showers, lockers and changing facilities in basement
- Secure basement car parking and 86 bike racks



06
ACCOMMODATION

Space
to make
your own



Floor	Use	Sq Ft	Sq M
Fourth	Office	7,443	692
	Terrace	(5,811)	(540)
Third	Office	15,150	1,408
Second	Office	15,166	1,409
First	Office	15,244	1,416
Ground (Part)	Office	6,495	603
	Reception	(2,740)	(255)
Total Office		59,498	5,528

*Figures shown are on an NIA basis.

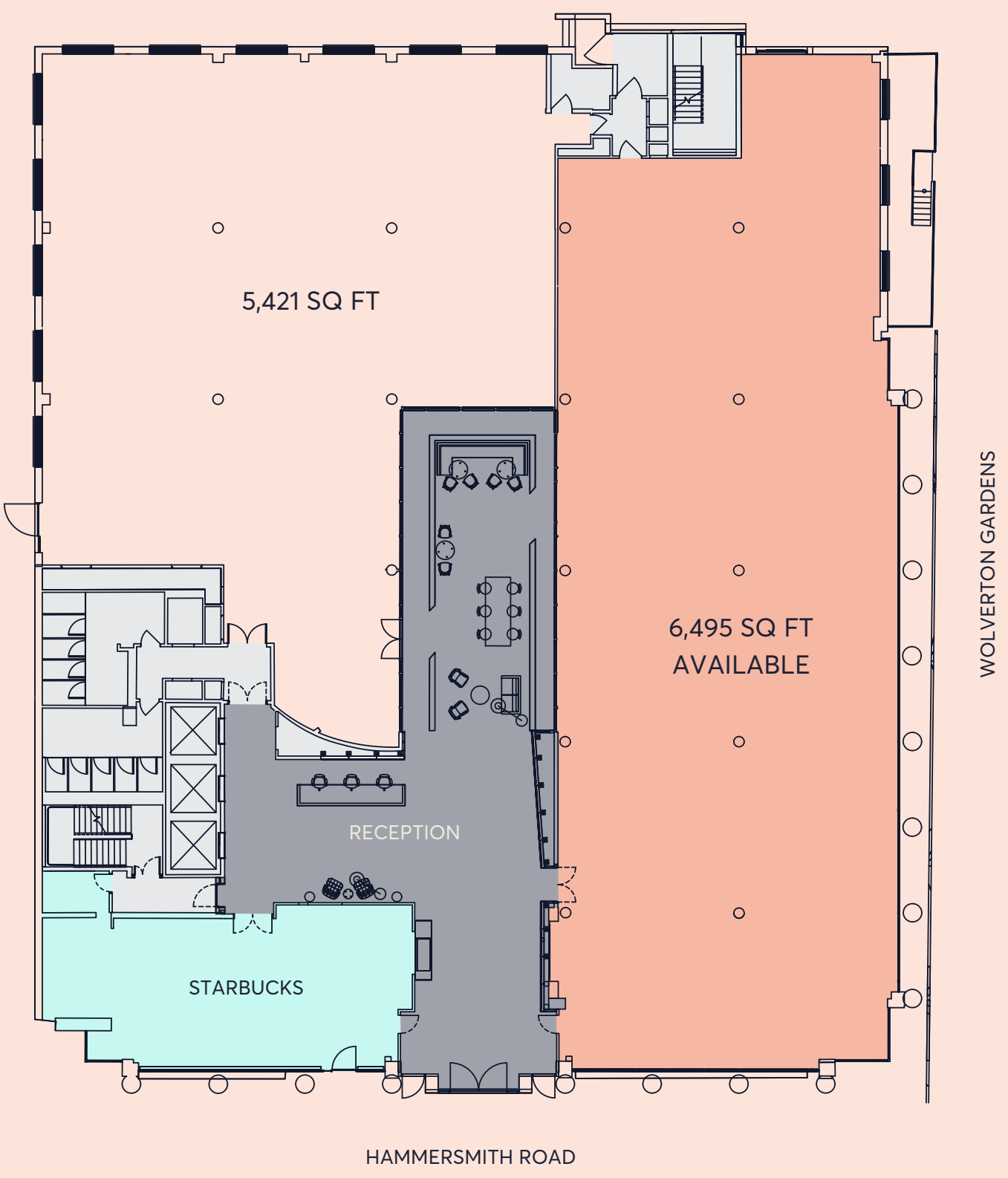

EXPOSED
SERVICES
THROUGHOUT

4th Floor



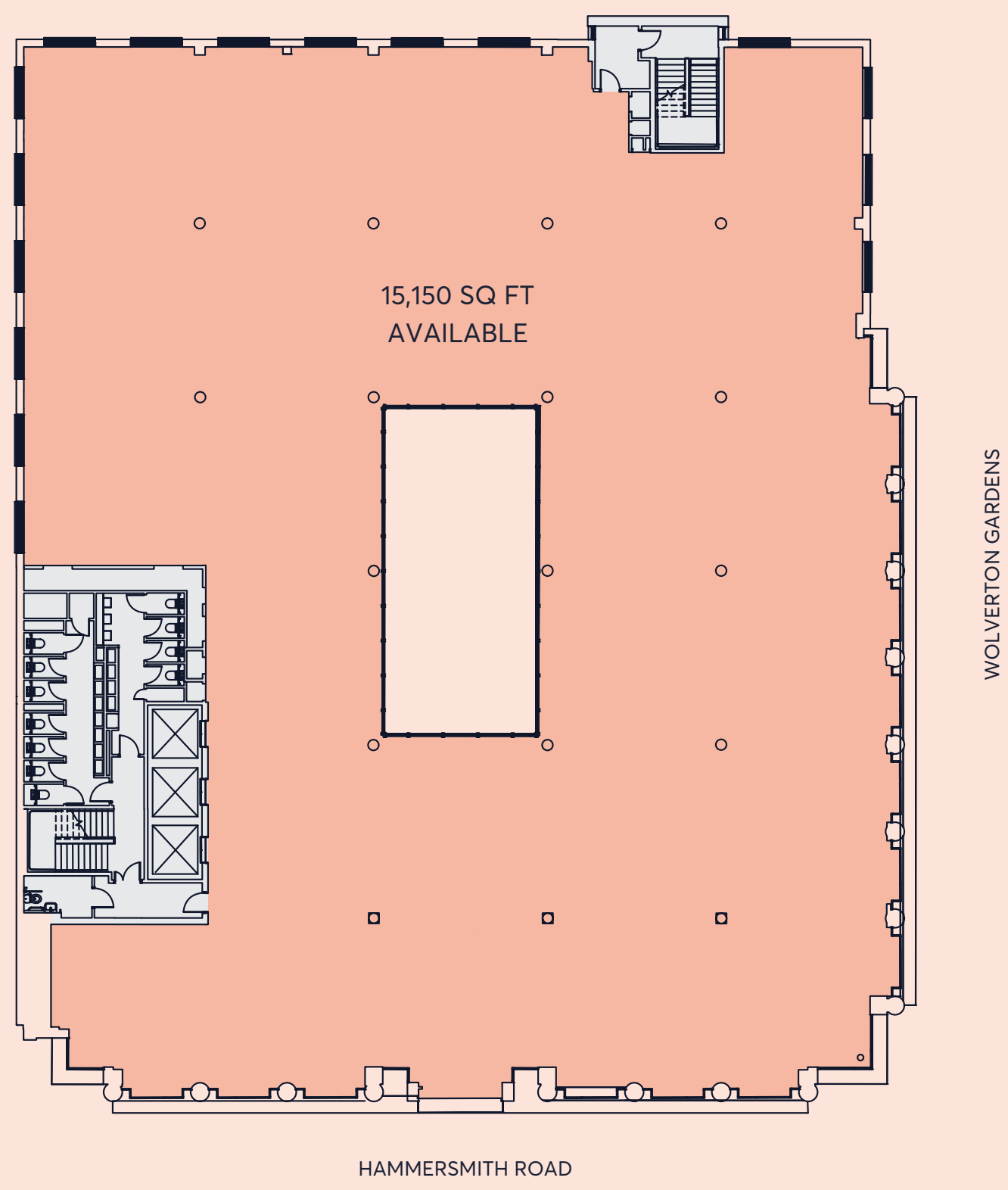
Ground
Floor

6,495 SQ FT
603 SQ M



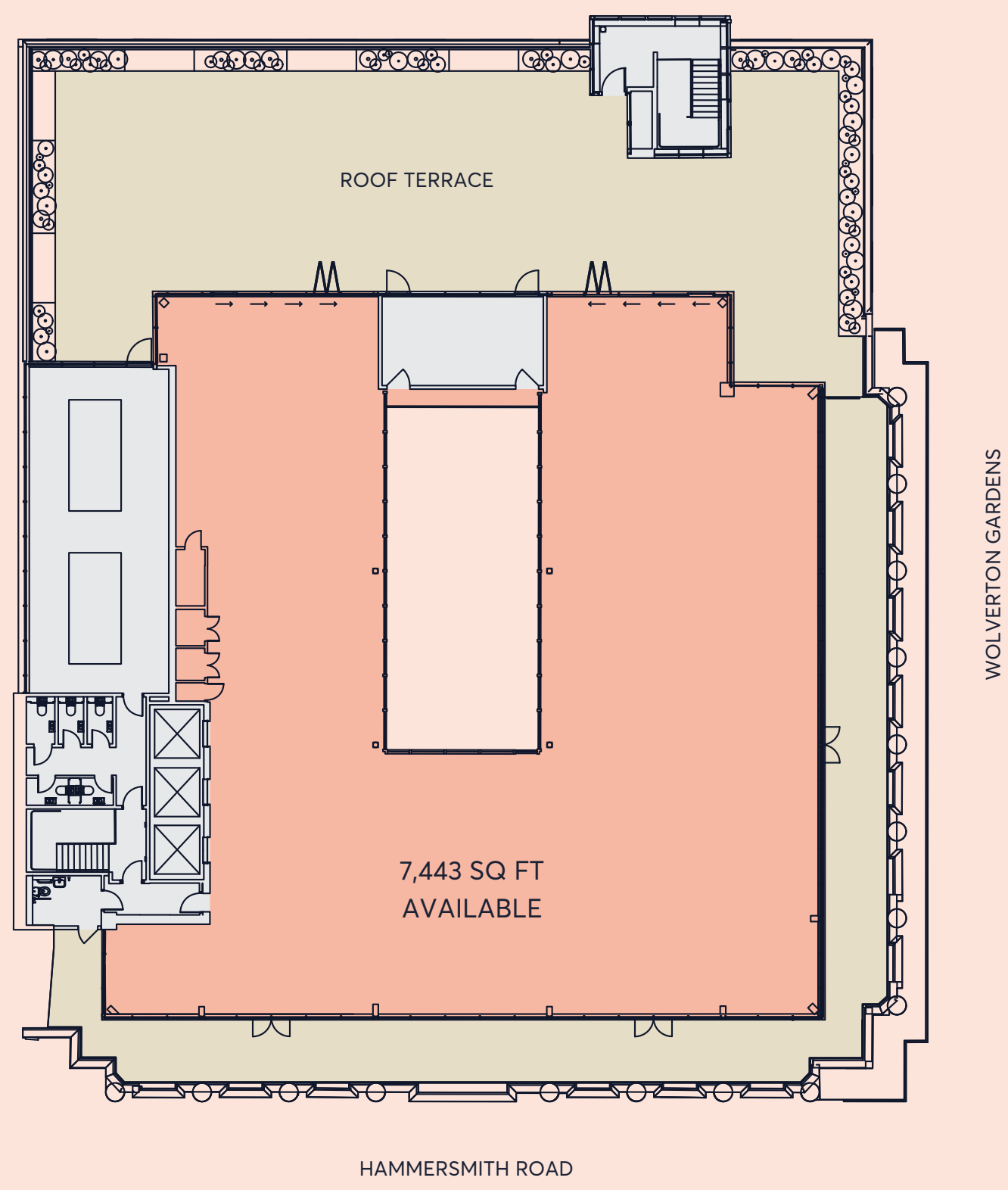
Typical Upper
Floor

15,150 SQ FT
1,407 SQ M



Fourth
Floor

7,443 SQ FT
692 SQ M

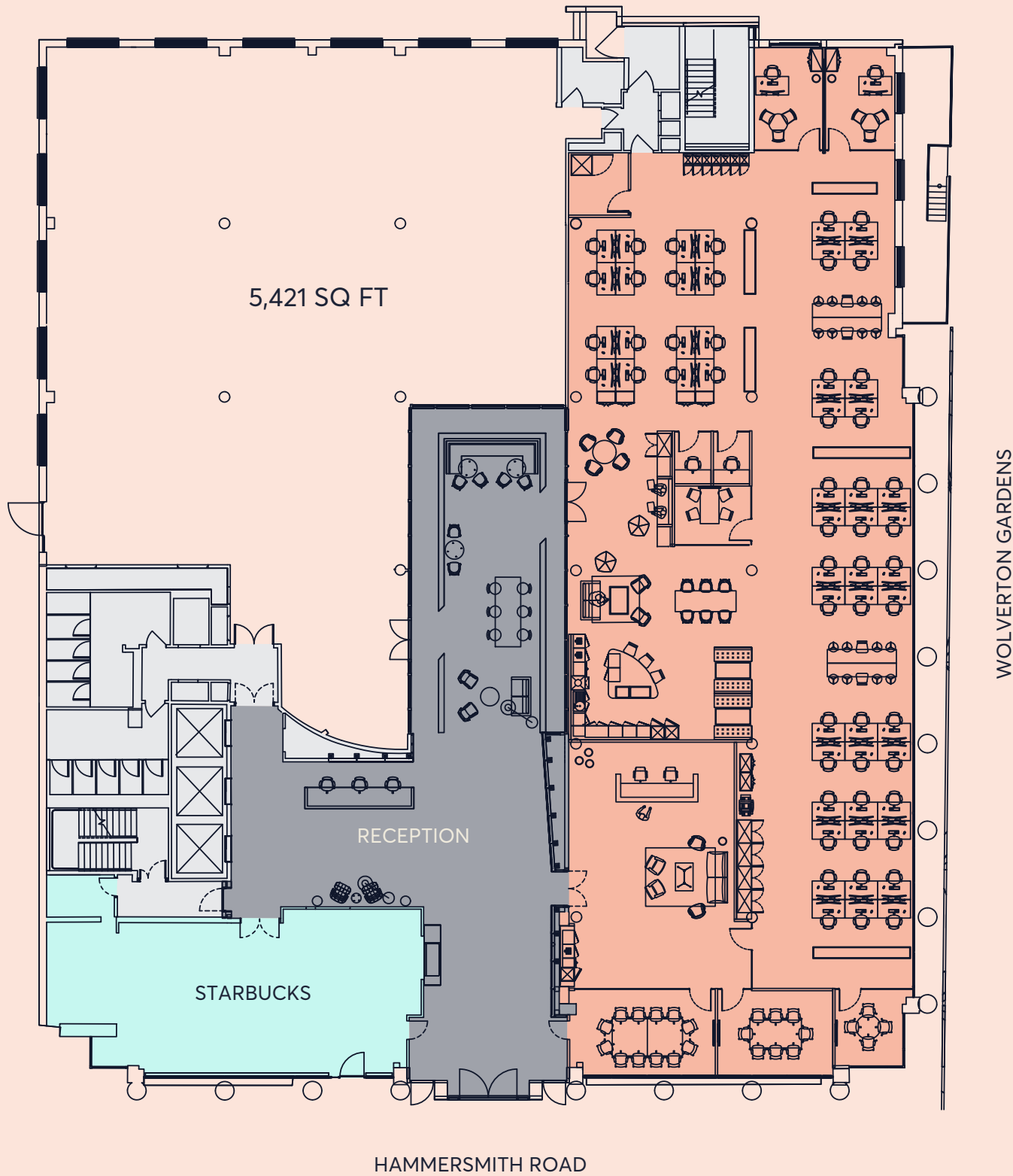


For indicative purposes only. Not to scale.



Ground Floor

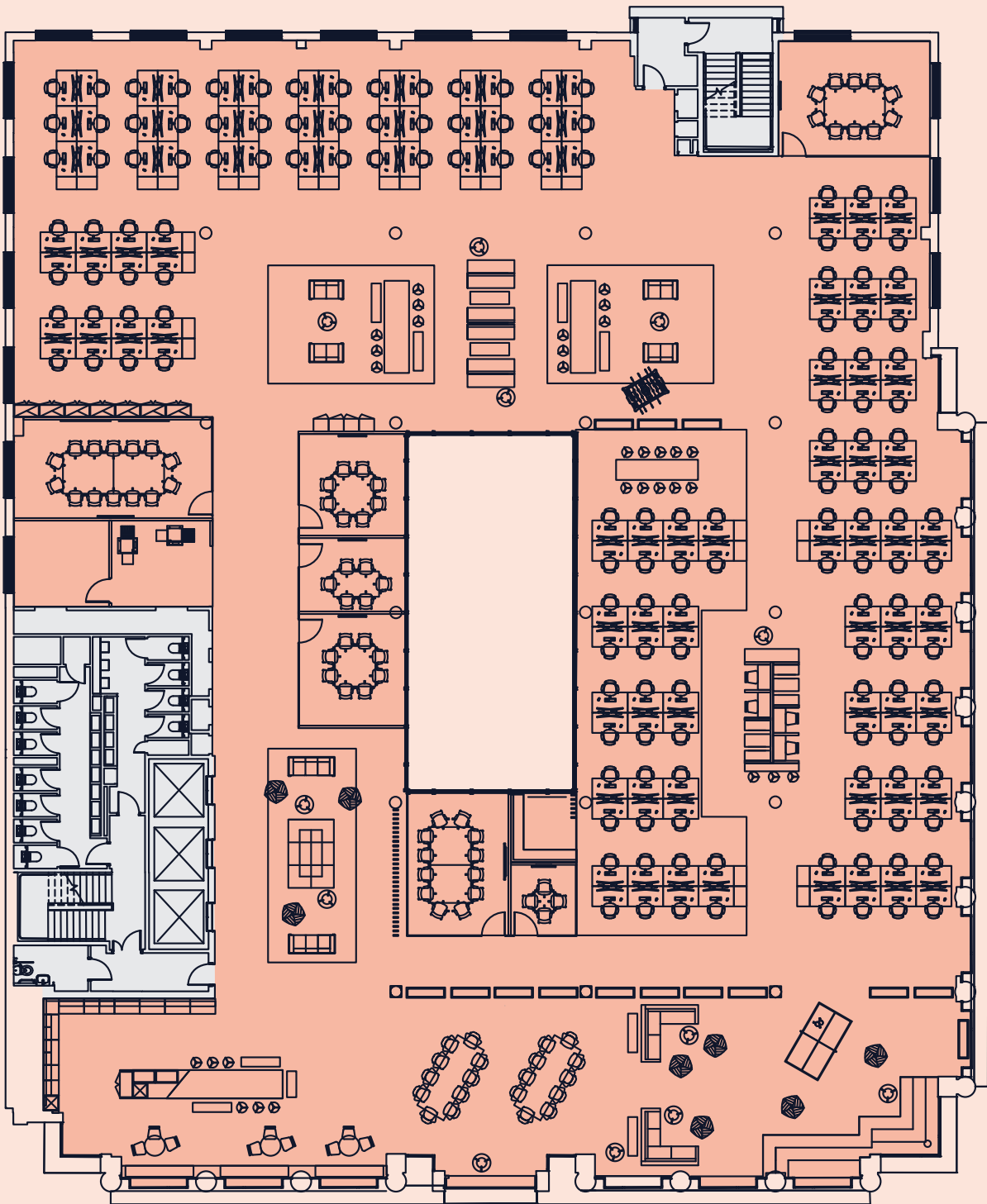
6,495 SQ FT
603 SQ M



Desks	54	Meeting rooms	04	Breakout areas	01
1 person offices	02	Phone booth	02	Comms rooms	01
Hot desks	20	Teapoint	01	Reception	01

Typical Upper Floor

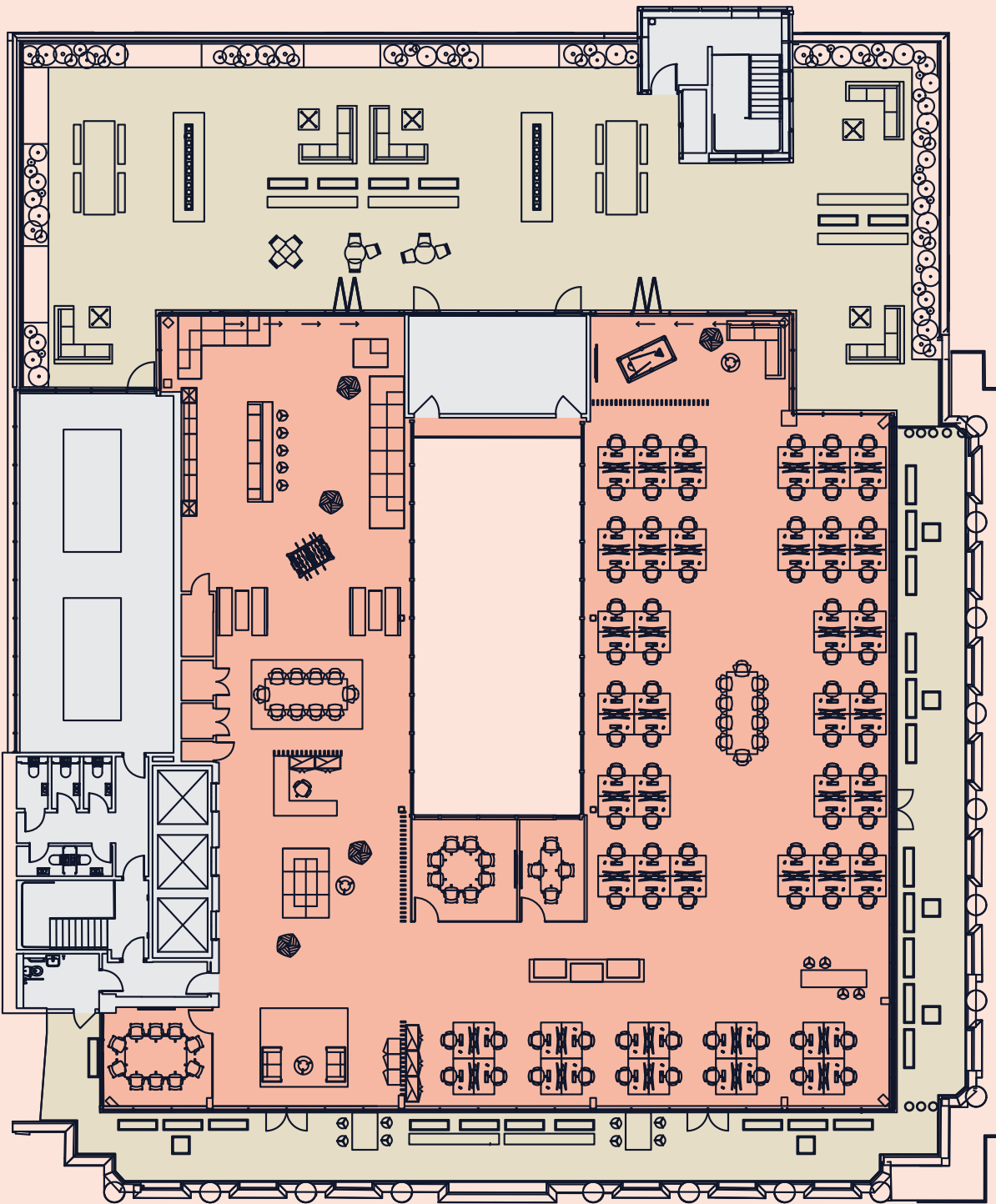
15,150 SQ FT
1,407 SQ M



Desks	150	Teapoint	01
Hot desks	40	Breakout areas	02
Meeting rooms	07	Comms rooms	01

Fourth Floor

7,443 SQ FT
692 SQ M



Desks	80	Teapoint	01
Hot desks	30	Breakout areas	02
Meeting rooms	03		



FEATURE
LIGHT FILLED
ATRIUM

09
THE SPACE

Efficient
contemporary
space



10
THE SPACE

Suitable for
a host of
occupiers





12
LOCAL AREA

Recharge and refuel



Store.St Espresso



Gails



Alma Café



Kave



Riverside Studios



1Rebel



Brooke Green



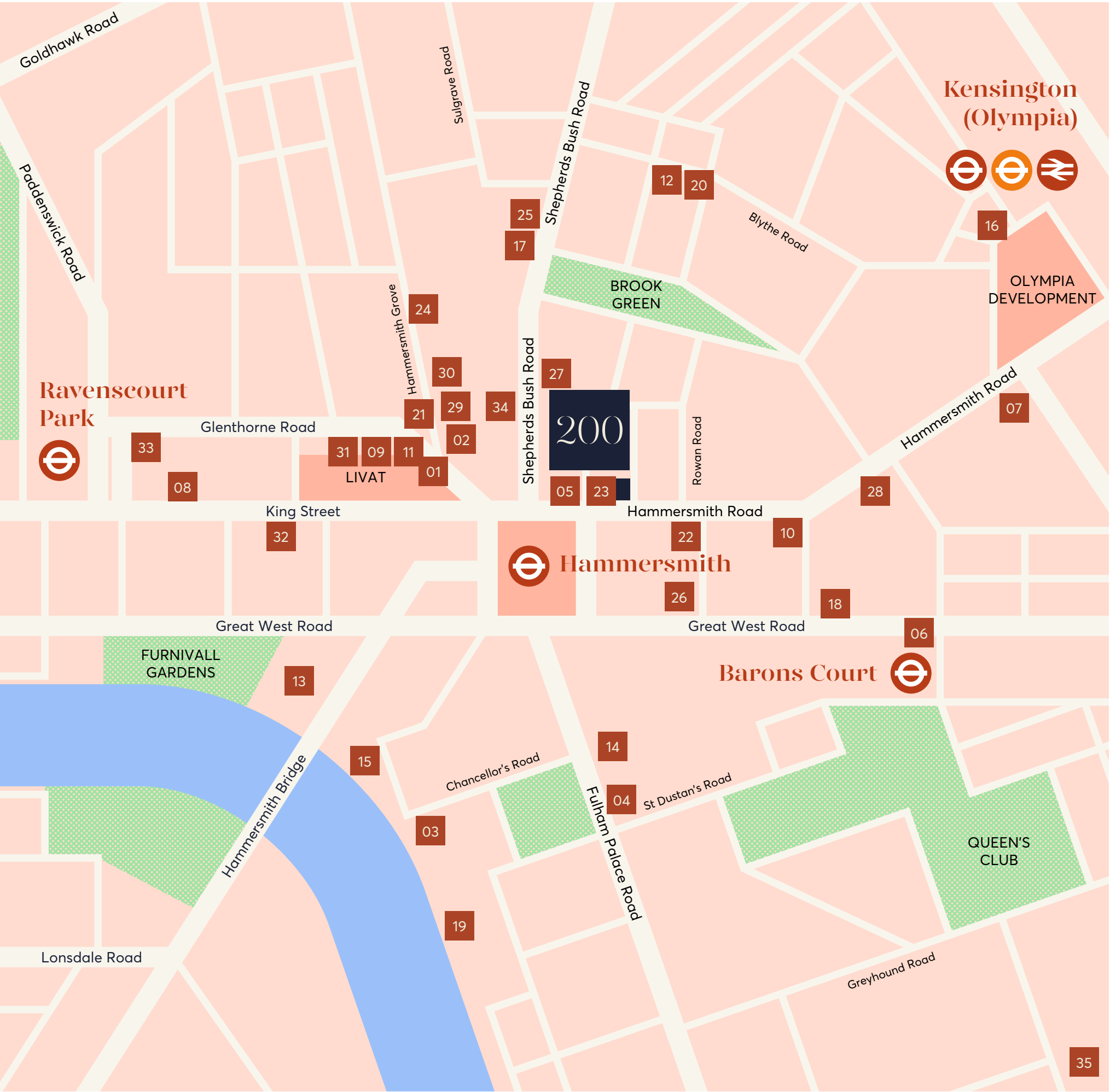
Coffee Works



Gentleman Baristas



The Blue Boat



RESTAURANTS & BARS

- | | | | |
|----|-------------------|----|----------------------|
| 01 | Blanche Eatery | 11 | La Petite Bretagne |
| 02 | Bill's | 12 | Pentolina |
| 03 | Bread Lab | 13 | Rutland Arms |
| 04 | Café Barca | 14 | Salt and Plum |
| 05 | Faber | 15 | Sam's Riverside |
| 06 | Gails | 16 | Shandeez |
| 07 | Kampai | 17 | Smith's Cocktail Bar |
| 08 | Khun Pakin Thai | 18 | Suzu House |
| 09 | Lytic Bar & Grill | 19 | The River Café |
| 10 | Latymers | 20 | Zia Lucia |

COFFEE

- | | |
|----|--------------------|
| 21 | Alma |
| 22 | Gentleman Baristas |
| 23 | Starbucks |
| 24 | Caffé Kix |

HOTELS

- | | |
|----|-------------------|
| 25 | Brook Green Hotel |
| 26 | Novotel |
| 27 | Premier Inn |
| 28 | St Paul's Hotel |

FITNESS

- | | |
|----|-----------------------|
| 29 | Boom Cycle |
| 30 | Fitness First |
| 31 | Frame |
| 32 | Lumi Power Yoga |
| 33 | State of Mind Fitness |
| 34 | Surge Fitness |
| 35 | Virgin Active |

13
AMENITIES

At the heart of Hammersmith



200 Hammersmith Road is ideally positioned for riverside walks and strolls in the park – perfect for helping to maintain a healthy work / life, balance.

The local area offers vibrant cafés, bars, shops and public spaces – with a wide variety of leisure facilities and gyms on your doorstep.

14
CONNECTIONS

Conveniently
located in
Hammersmith



HAMMERSMITH STATION



03

MINUTES WALK



BARON'S COURT



10

MINUTES WALK



FURNIVAL GARDENS



11

MINUTES WALK

KENSINGTON OLYMPIA



12

MINUTES WALK



EARL'S COURT



11

MINUTES



PADDINGTON



16

MINUTES



KNIGHTSBRIDGE



17

MINUTES



GREEN PARK



18

MINUTES



KING'S CROSS



19

MINUTES



VICTORIA



20

MINUTES



BOND STREET



25

MINUTES



HEATHROW



35

MINUTES



15
DEVELOPMENT

London's newest cultural landmark



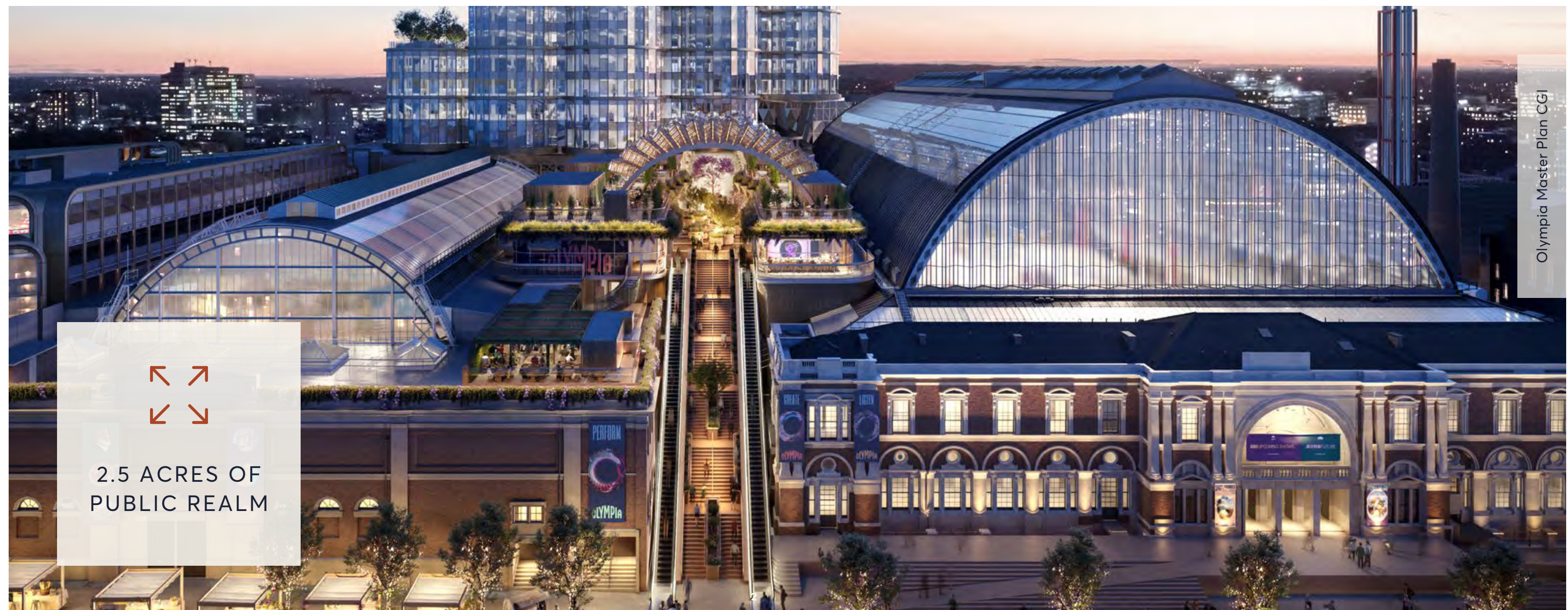
The £1 billion regeneration of Olympia is set to create destination for art, culture, education, entertainment, exhibitions, music, food, drink and work.



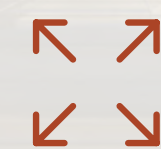
Olympia Roof Garden CGI

The regeneration will include:

- 4,400 capacity live music venue
- 1,575 seat performing arts theatre
- Four major exhibition halls
- School for the creative arts
- Gym
- Two lifestyle hotels
- More than 20 restaurants, bars and eateries



Olympia Master Plan CGI



2.5 ACRES OF
PUBLIC REALM

Find out more



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Designed by Cre8te - 020 3468 5760 - cre8te.london

200hr.london

WHAT 3 WORDS

///storms.fail.such

ADDRESS

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