

THE AIRCRAFT FACTORY

100 CAMBRIDGE GROVE, HAMMERSMITH W6 0LE

OFFICES TO LET IN A CAMPUS ENVIRONMENT
FURNISHED AND WORK READY OPTIONS





The site of the Alliance Aeroplane Company, The Aircraft Factory is a converted factory structure with full ceiling heights in a campus office environment with on-site coffee bar and gardens. The Aircraft Factory is comprised of three inter-connecting blocks up to five storeys in height on a site totalling approximately 1.30 acres (0.52 hectares).

- Comprehensive refurbishment in 2016
- Character, warehouse offices
- High ceilings
- VRV Air-Conditioning
- Fresh air ventilation
- WiFi across all common areas
- Pendant energy efficient lighting
- Wood or metal deck raised flooring
- Excellent natural light
- Quiet, green, environment just five minutes walk from the stations of Hammersmith
- Communal inside and outside seating for informal meetings
- On site coffee bar
- Immediate phone/data connectivity to all offices with 1 GB high speed internet
- Cycling bays and showers
- Electric car points
- Car parking available on separate licence
- All occupiers have access to communal gardens



The landlords offer a fit out package as part of their Capsule transaction model

THE AIRCRAFT FACTORY



www.theaircraftfactory.com

THE BUILDING

P A S T

During 1918 Samuel Waring, the owner of the furniture manufacturer Waring & Gillow and the Nieuport & General Aircraft Company, formed the Alliance Aeroplane Company. The factory was located at Cambridge Grove, Hammersmith and they built several hundred biplanes and triplanes for the de Havilland and Handley-Page aircraft companies.



The Aircraft Factory, 100 Cambridge Grove, Hammersmith W6 0LE





16 DYNAMIC
OCCUPIERS WORKING
IN AN ENVIRONMENT
THAT ALLOWS FOR
COLLABORATION AND
THE SHARING OF
IDEAS



Tenant fit out



Tenant fit out

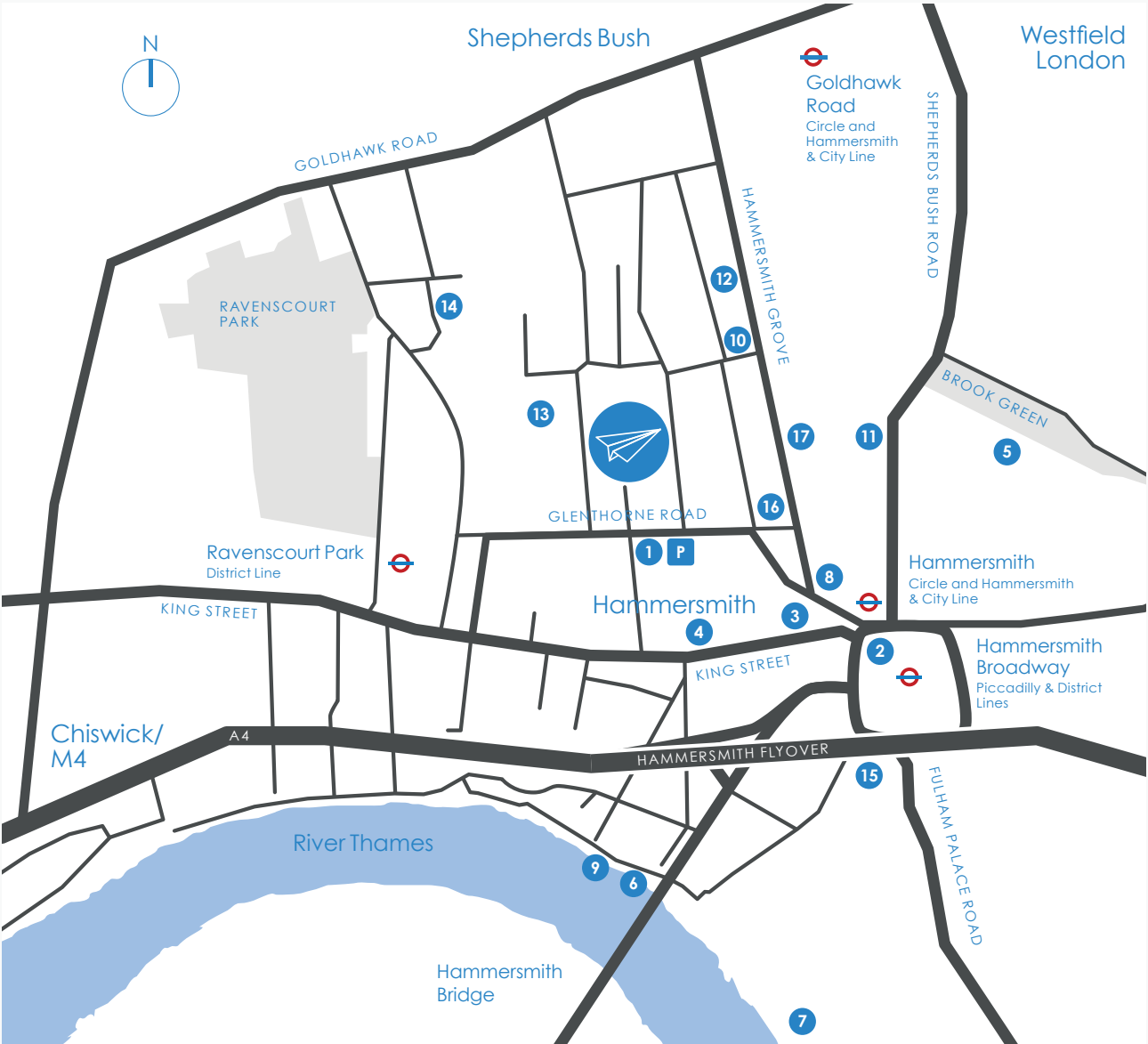
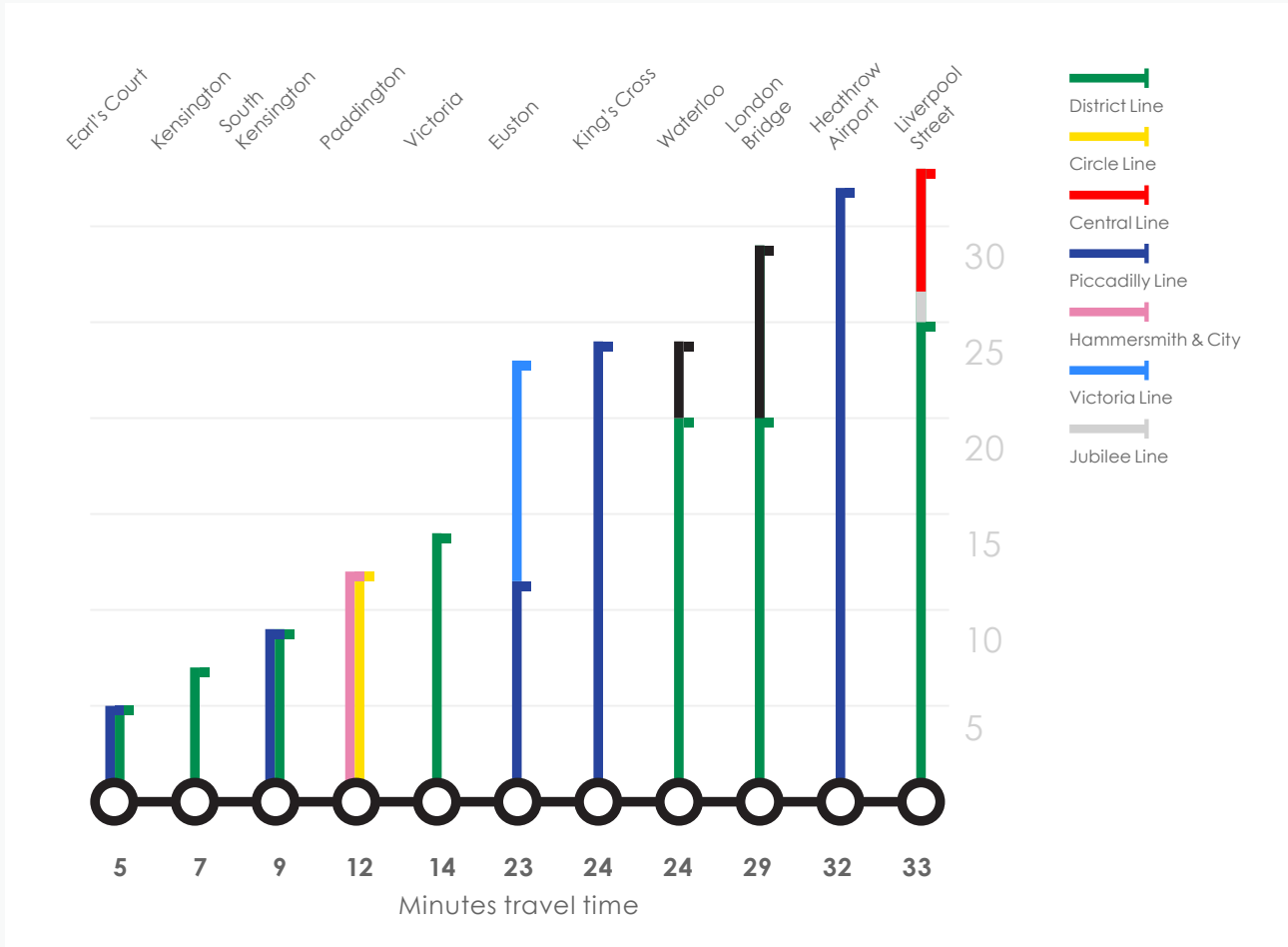


LOCATION AND TRANSPORT

This area is one of west London's key commercial and employment centers and a transport hub for west London, with two London Underground stations and a major bus interchange at Hammersmith Broadway.

The Aircraft Factory is located approximately 600 meters to the northwest of Hammersmith Broadway and Hammersmith London Underground Station – less than a 7 minute walk away.

The area is bordered by Shepherd's Bush to the north, Kensington to the east, Chiswick to the west and Fulham to the south, all of which provide both diversity and vibrancy to this micro location.



The Aircraft Factory

Sat Nav
W6 0LE

- | | |
|------------------------------|-------------------------------|
| 1 Stonemasons Arms | 10 The Grove Bar & Restaurant |
| 2 Broadway Shopping Centre | 11 Wagamama |
| 3 The Lyric Hammersmith | 12 Brackenbury Wine Rooms |
| 4 Kings Mall Shopping Centre | 13 The Olive Tree |
| 5 The Queens Head | 14 The Thatched House |
| 6 Blue Anchor & Rutland Arms | 15 Hammersmith Apollo |
| 7 The River Café | 16 Roger Gracie Martial Arts |
| 8 Boom Cycle | 17 Fitness First |
| 9 The Dove Pub | P Multi Storey Car Park |



Floors prior to tenant fit out

SECURE CYCLE PARKING & SHOWER FACILITIES ON SITE



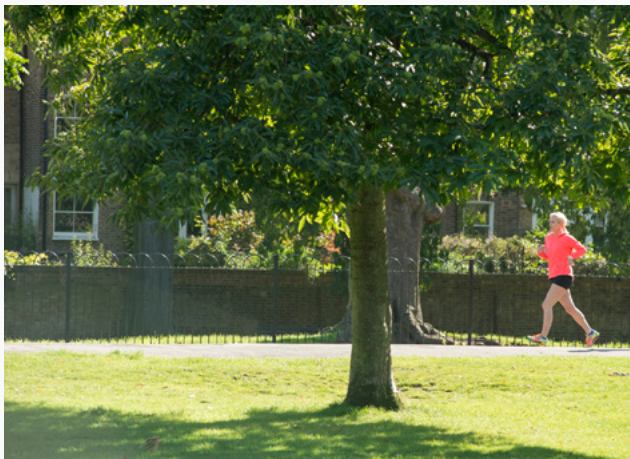
C Y C L I N G

The Aircraft Factory is 25 minutes from the West End by bike and 10 minutes from Earl's Court.

Secure cycle parking and shower facilities are available on site, meaning you can make your journey to The Aircraft Factory as sustainable and as healthy as possible.

Bikes available

We have bicycles available for occupiers to borrow from reception



R U N N I N G

With Ravenscourt Park a short distance from The Aircraft Factory, a morning or lunchtime run becomes an easy option. Either challenging your PB or jogging to and from work becomes a breeze with shower facilities on site.

SOCIAL VALUES

The owners of The Aircraft Factory Legal & General always look to support local charities and good causes.

We hold regular events at the building for the benefit of the occupiers and try to involve local companies. We host a **Cycle Workshop** for a local cycle repair business when occupiers can bring their bicycles for repair/service.

We have also supported our neighbour The West London Free School by:

- Supporting their summer Fair
- Hosting a School Art Display
- Hosting a Christmas Carol Service at the building which was very well attended

Events

Regular events are held at the building across the year including:

- Pop up food stall selling lunch
- Easter Events
- Table football
- Halloween/ Pumpkin Event
- Christmas Tree Decorating Competition

ENVIRONMENTAL

EPC – Energy Performance Certificate

The EPC for the entire building is Band B – 46
Each demise has its own separate EPC please ask for details

EV Charging points

We have 5 EV Charging points at the building

External areas

We also have extensive external areas for occupiers to enjoy as well as an on site Coffee Bar.

Capsule

CAPSULE SPACES ARE INTELLIGENT AND DYNAMIC OFFICES CREATED BY TRUSTED EXPERTS



Fast and easy leasing

Fit-out options including digital connections and short-term leases



Managment team

On-site support in the building to help with day-to-day issues



High quality space

Fully fitted-out space available



Wi-Fi enabled

Reception and public spaces are Wired Score Gold rated Wi-Fi enabled



Private space

Own meeting rooms, kitchenette and toilets with fewer workplace distractions



On site cycle parking

Many cycle parking spaces

WHY LEGAL & GENERAL

Last year Legal & General announced that it had established a new innovative operating model for managing its buildings, which we believe will improve the financial, environmental and social performance of the assets we own and run by developing stronger relationships with occupiers.

This new model delivers a shift in service standards, by removing layers between us, our occupiers and building operators. This enables us to provide a more data-led, agile service for our occupiers, which can be tailored and flexed to their specific requirements.

Our property management model (Mercury) is built on the following themes:

- Transparency, agility and collaboration
- Occupier focussed culture
- Responsive service delivery platform with flexible local supply chains
- Direct visibility of asset operational performance
- Direct influence of sustainability performance.

Building performance

A big part of our drive for excellence is through a more sophisticated approach to building performance to ensure our occupiers are maximising the productivity of their space. By focussing on providing healthy and productive spaces, and demonstrating that in real-time to building users, we are aligning our properties with our occupier strategy.

Indoor environmental quality (IEQ)

If you want to super charge the quality of your working environment we are working with Cundall to utilise IEQ data to bolster the capabilities of Demand Logic and allow us to work with you to manage the space in line with how it is being used. IEQ sensors add a depth and detail of information that cannot be obtained in a normal building the sensors measure temerature air quality, humidity, noise, light and volatile organic compound.



GROUND FLOOR

Unit sizes and availability

The floors can be split into suites from 1000 ft.² with entire floors of 8,000 Sq ft available in units of 3500 Sq ft or 5000 Sq ft. Please contact the agents for details of current and future availability.

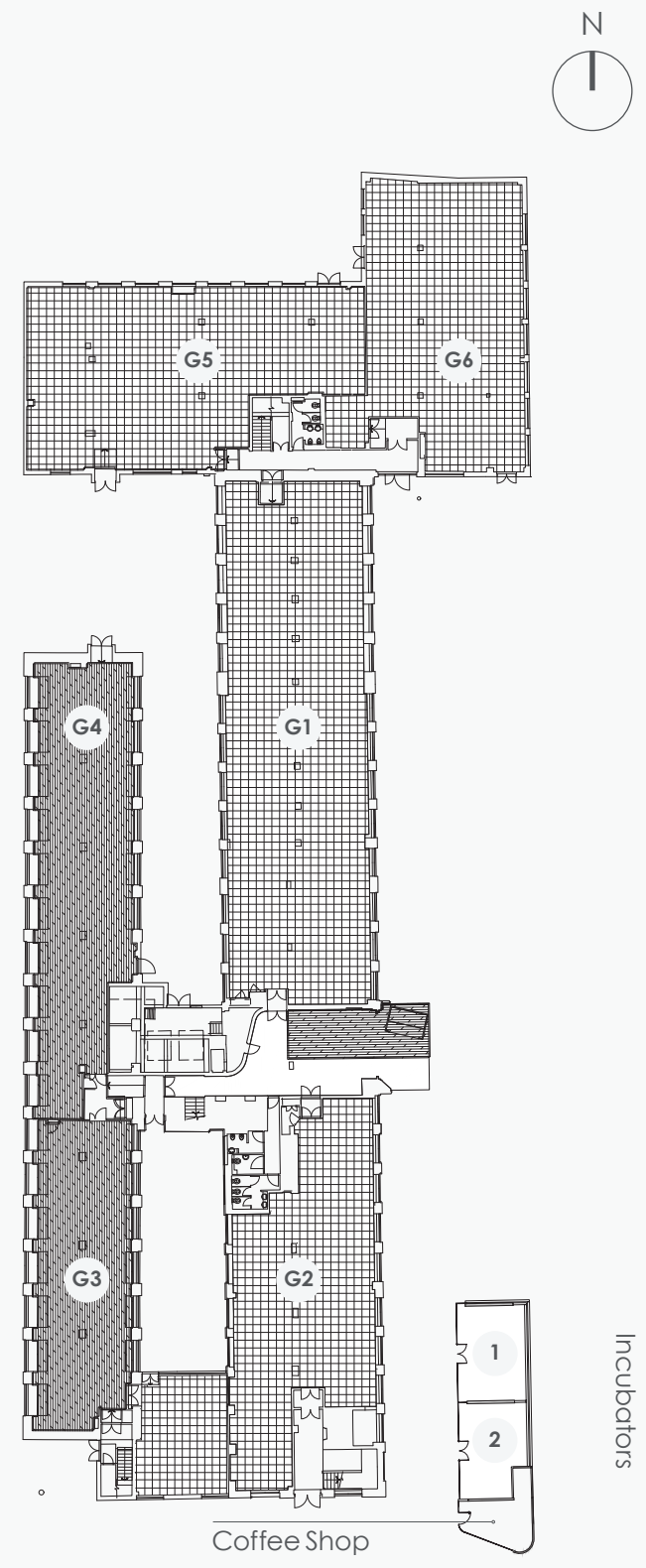
Capsule

Landlords legal and general offer a fit out and comprehensive inclusive leasing proposal within the capsule Brand . Further details from the agents.

- Hyperoptic1 GB Broadband (currently the fastest in the UK)
- VRV Air-Conditioning throughout
- Fresh air ventilation
- Wooden or metal raised access flooring
- Communal WiFi across the property
- Shower facilities and cycle storage
- 2 x 8 person passenger lifts
- 24 hour access & security
- On-site cleaning team
- Superloos on all floors
- Landscaped courtyards and gardens
- Break out areas and on-site coffee shop

PLANS

Measures in accordance with IPMS 3



Incubators



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