

2000

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.

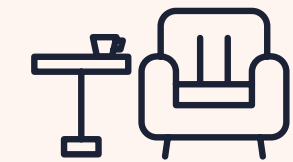


Hammersmith Road Façade



02
ENTRANCE

New business lounge & break out spaces

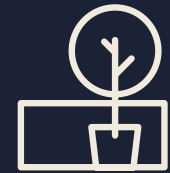


With a new business lounge providing an impressive welcome to tenants and visitors.

EXTENSIVELY
REFURBISHED

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



wework

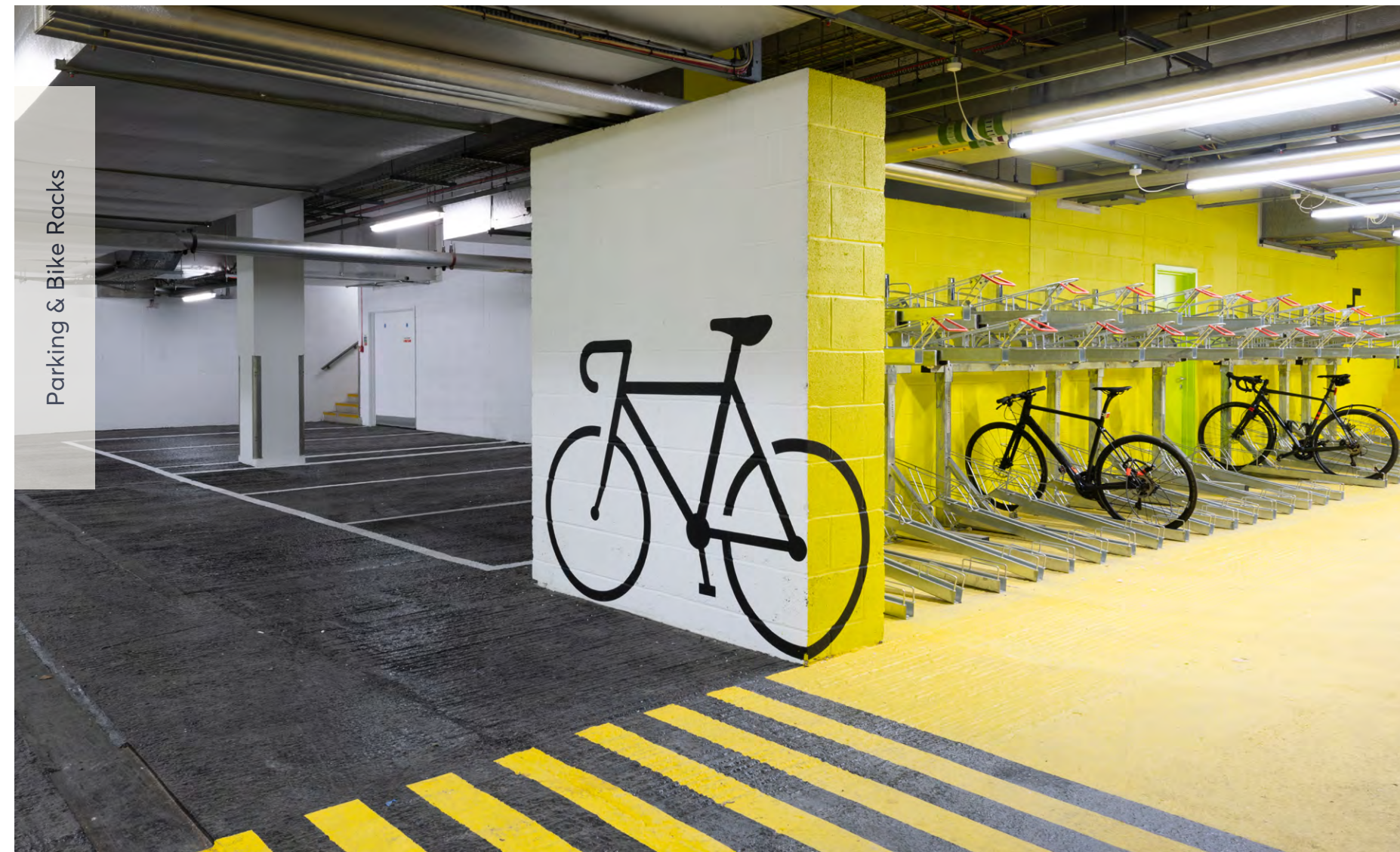
04
HAMMERSMITH

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'
- 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 WC's 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



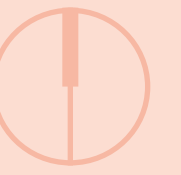
Floor	Use	Sq Ft	Sq M
Fourth	Office	7,443	692
	Terrace	(5,811)	(540)
Third	Office	15,150	1,408
Second	Office	15,166	1,409
First	Office	15,244	1,416
Ground (Part)	Office	6,495	603
	Reception	(2,740)	(255)
Total Office		59,498	5,528

*Figures shown are on an NIA basis.



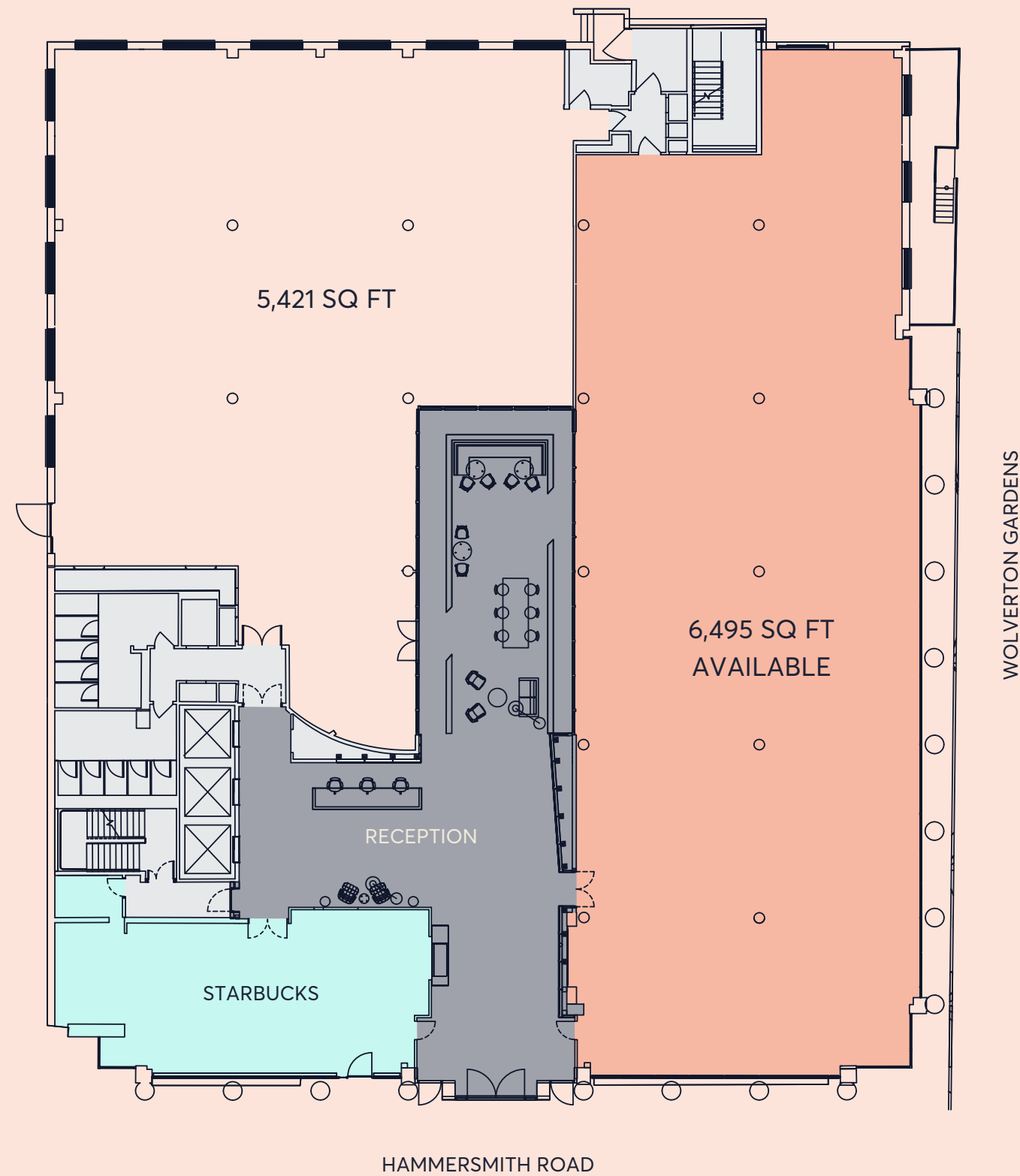
EXPOSED
SERVICES
THROUGHOUT

4th Floor



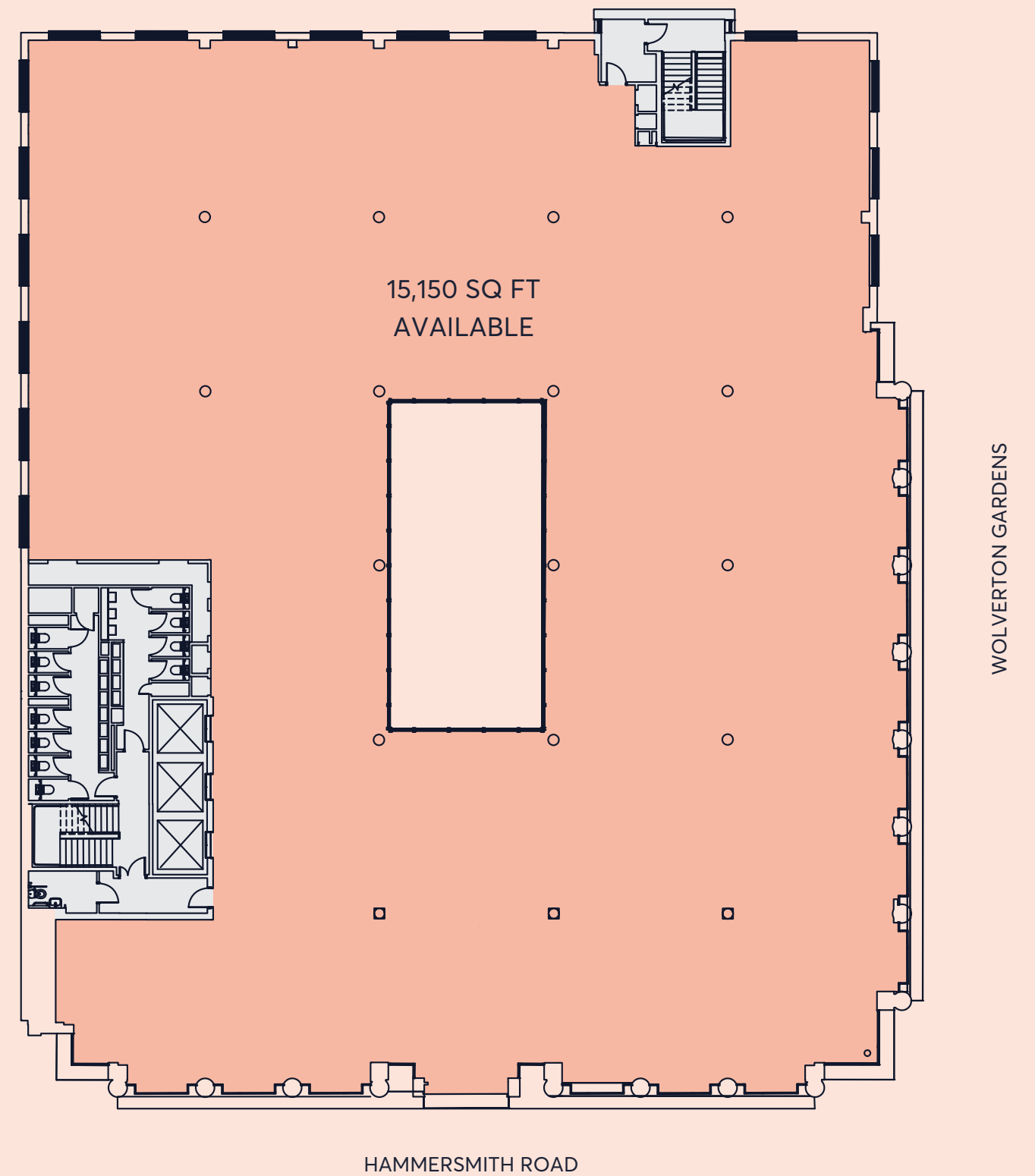
Ground Floor

6,495 SQ FT
603 SQ M



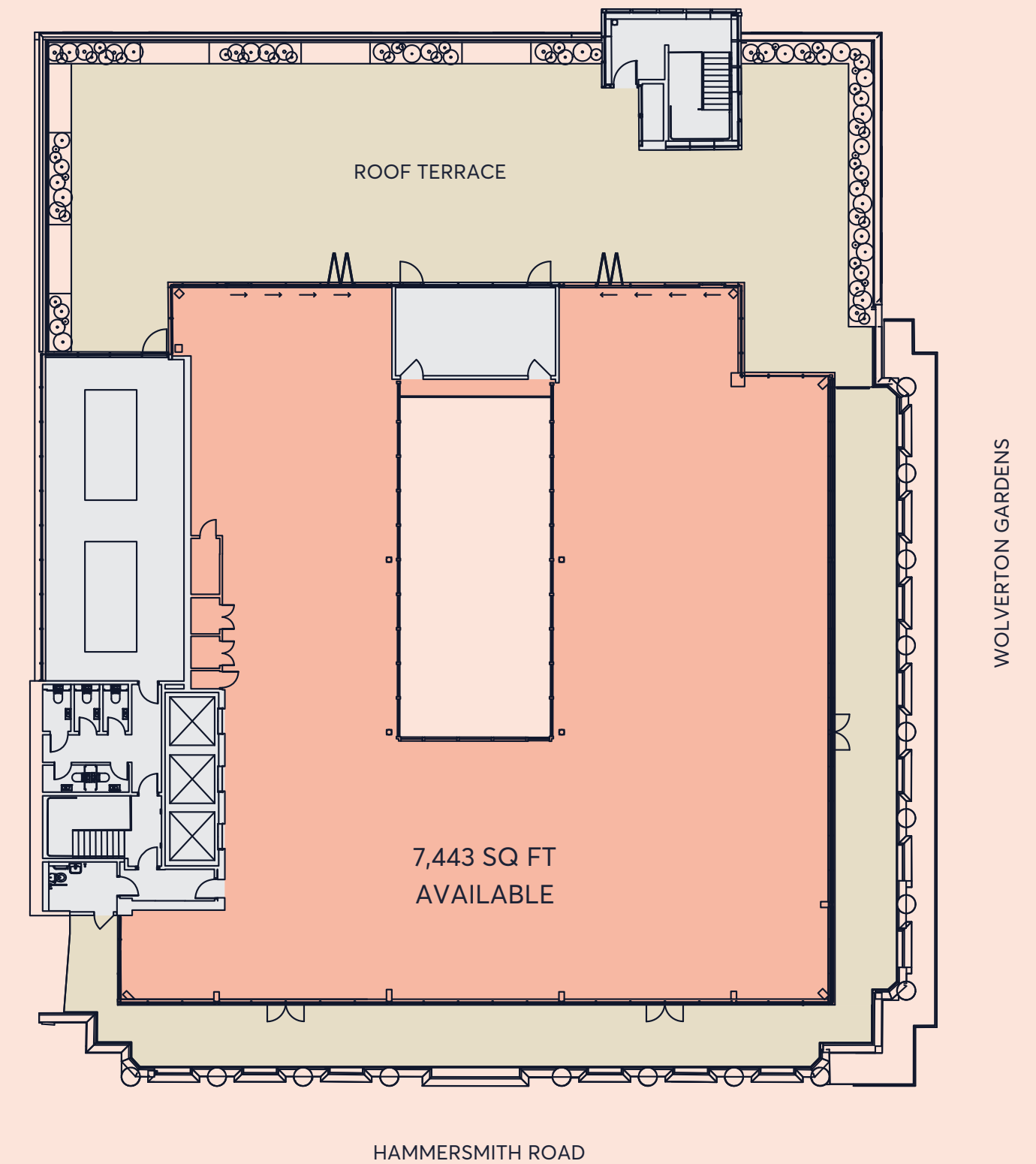
Typical Upper Floor

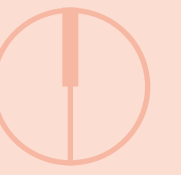
15,150 SQ FT
1,407 SQ M



Fourth Floor

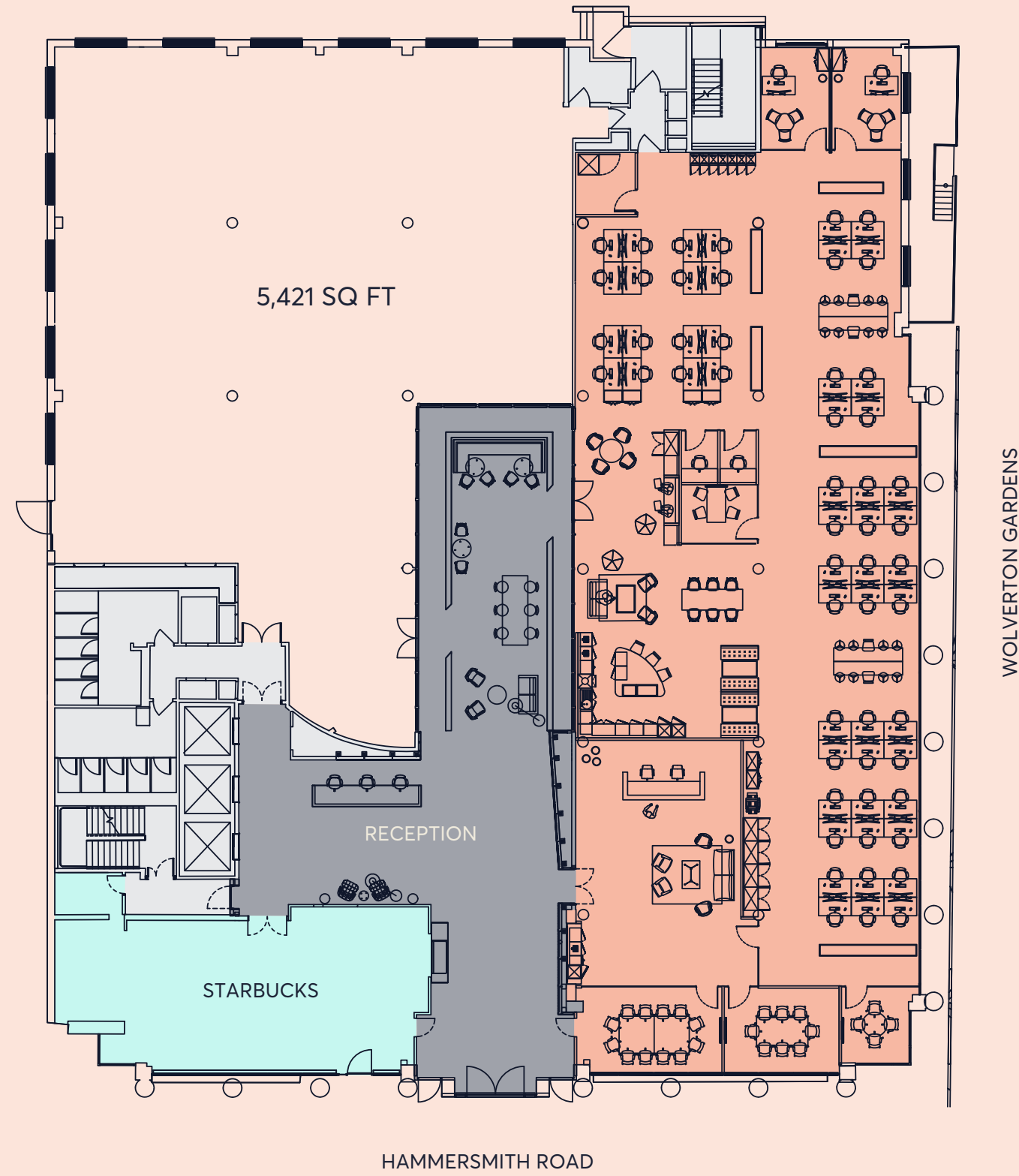
7,443 SQ FT
692 SQ M





Ground Floor

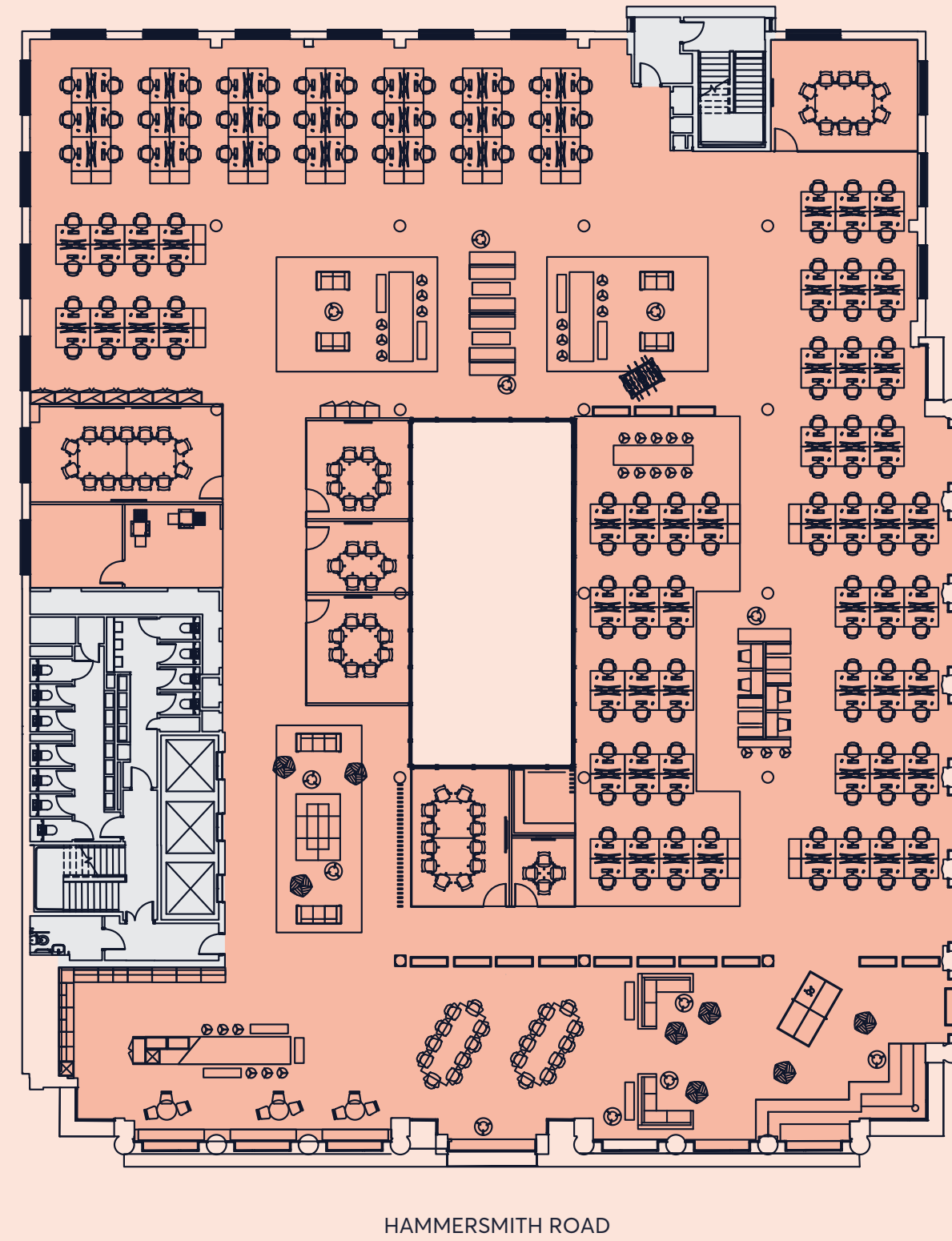
6,495 SQ FT
603 SQ M



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

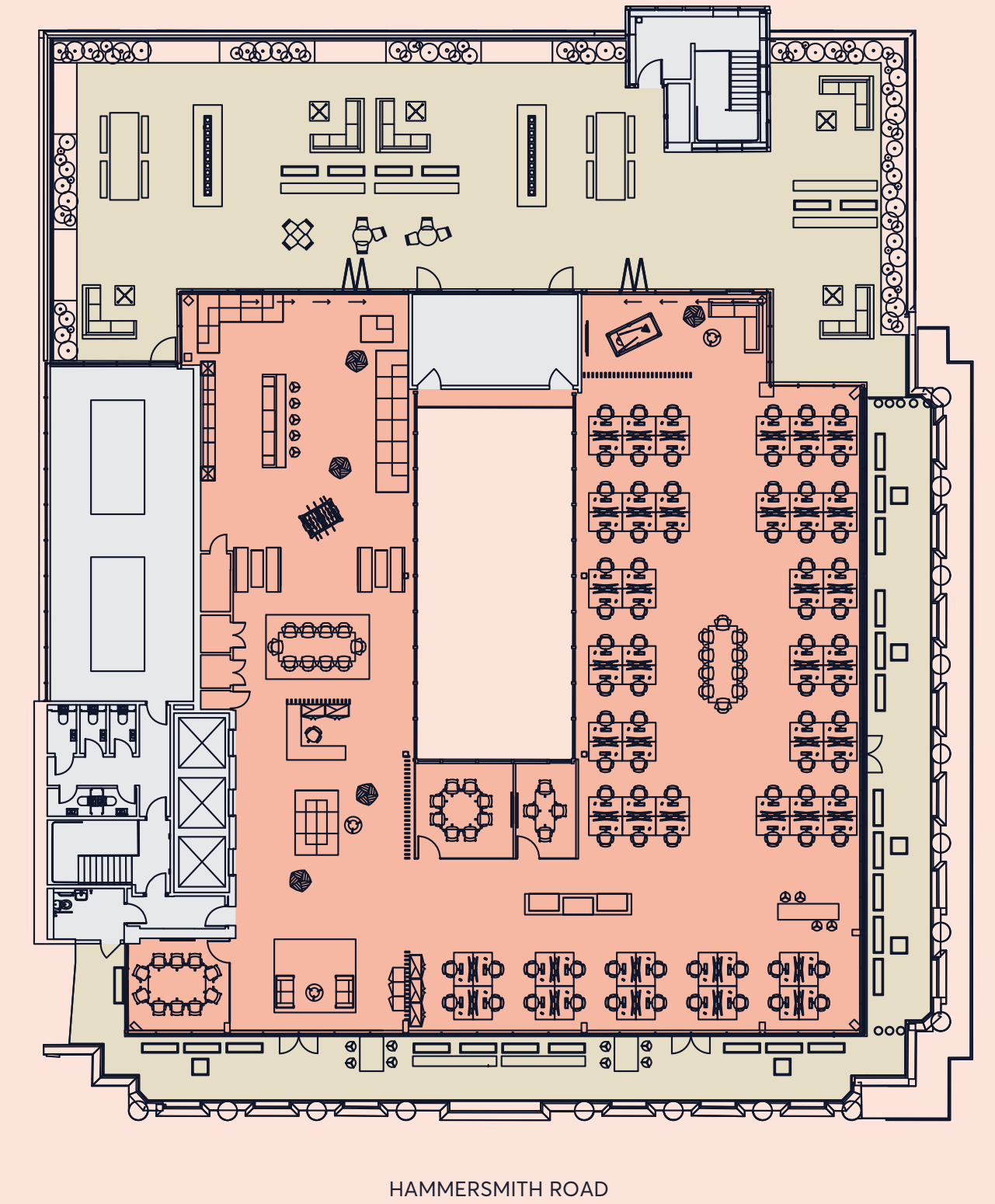
15,150 SQ FT
1,407 SQ M



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

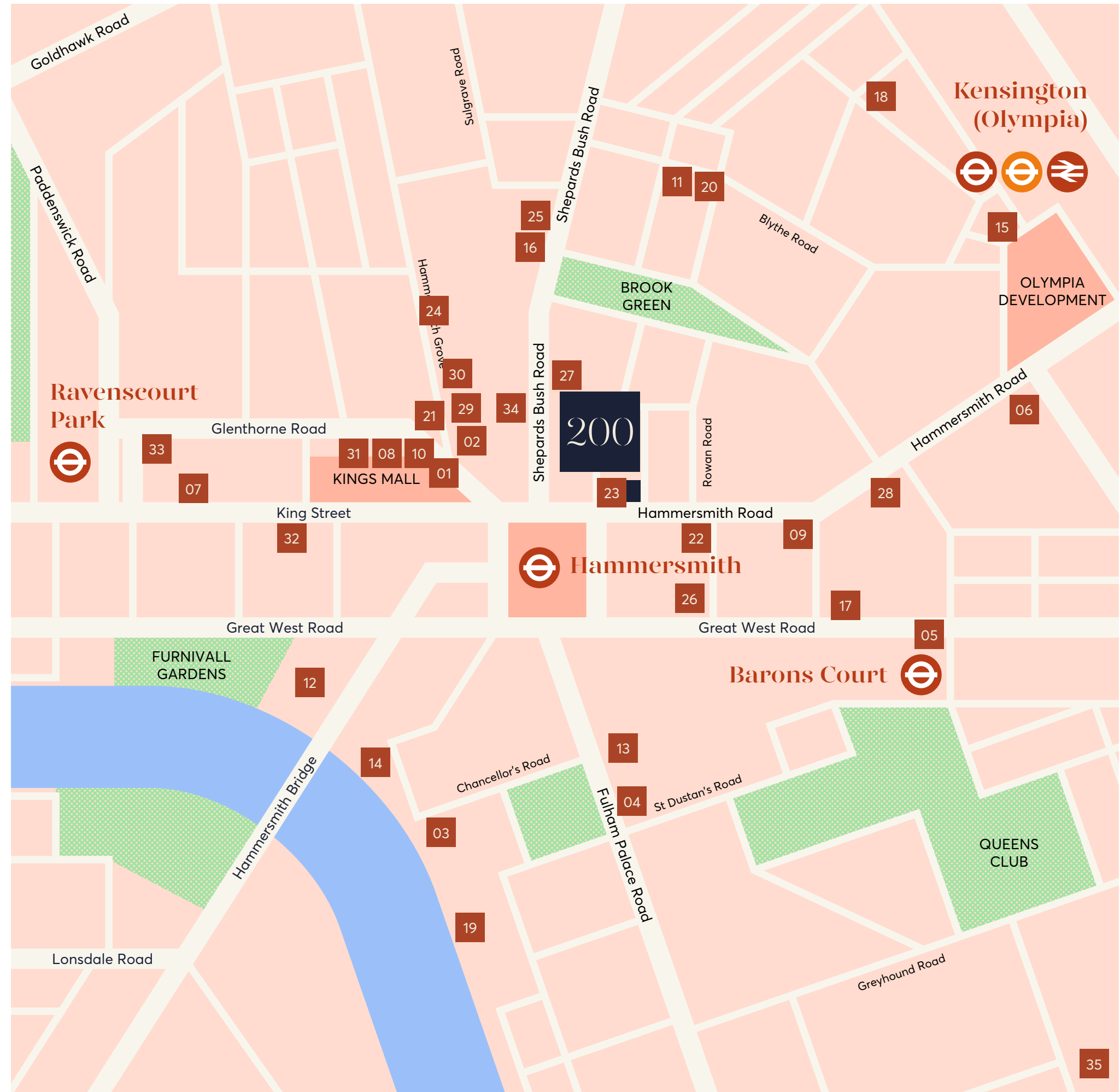




Gentleman Baristas



The Blue Boat



RESTAURANTS & BARS

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



HAMM

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



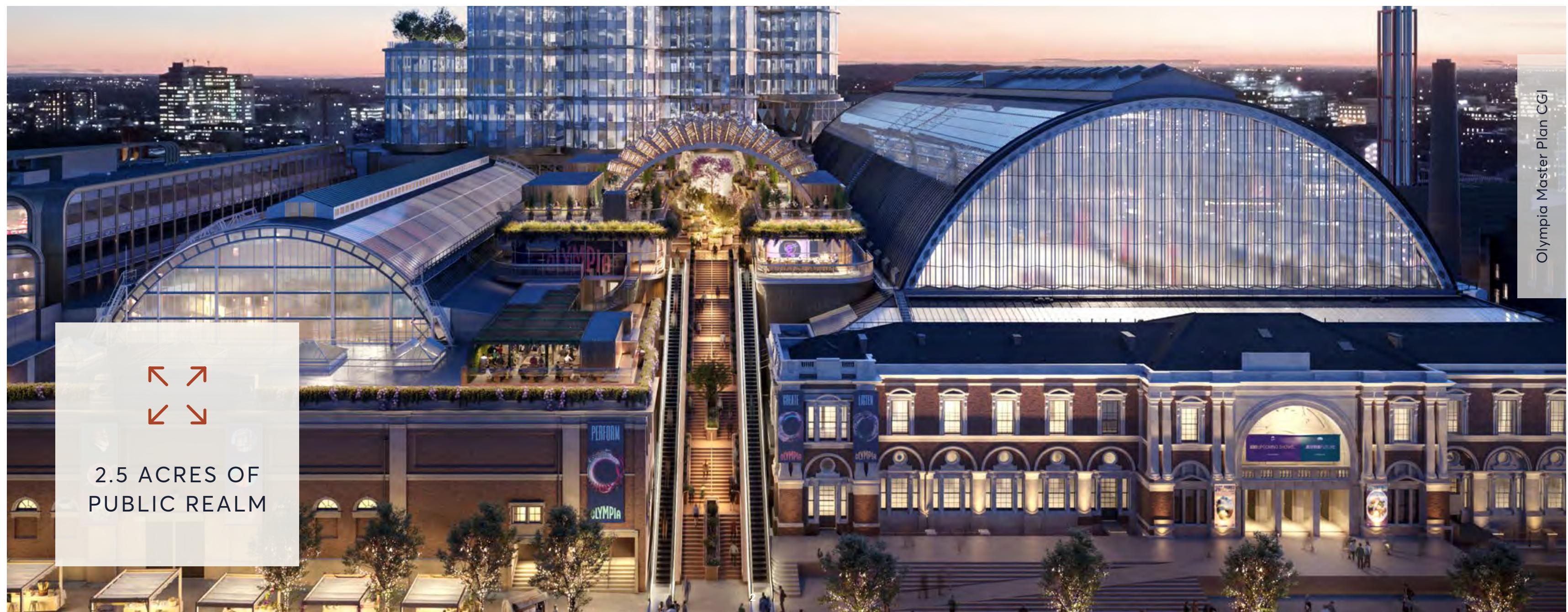
The £1 billion regeneration of Olympia is set to create destination for art, culture, education, entertainment, exhibitions, music, food, drink and work.



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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The logo for Hanovergreen, featuring a stylized bar chart with four bars of varying heights above the text 'hanovergreen'.

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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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London W6 7DL