



# KINGS HOUSE

174 HAMMERSMITH ROAD, W6 7JP

Best in class office space in the heart of Hammersmith





# A Place for Collaboration

Kings House is a spectacular office building located in the heart of bustling Hammersmith. Vibrant surroundings, superb transport connections, impressive amenities and a lively retail scene, all contribute to an outstanding occupier experience. Kings House is a Grade A office which has been designed to the highest corporate and environmental sustainability standards, pushing the boundaries of innovative workplace design.



KINGS HOUSE



Concierge service



Double height entrance lobby



Self-contained superloos on each floor



Fully accessible, raised floors



M/F shower/ changing rooms/ towel service



EPC B

BREEAM®

BREEAM Excellent



Wired score 'platinum' - superfast fibre with speeds up to 50MB - 10GB available immediately to the demise



Density 1 person: 8 sq m



BT Openreach, Colt and Hyperoptic providing fibre to the building via diverse routes & ducts



Co-working space on-site



4 pipe fan coil air-conditioning



Parking available



56 secure cycle spaces



Green roof to support the local ecology



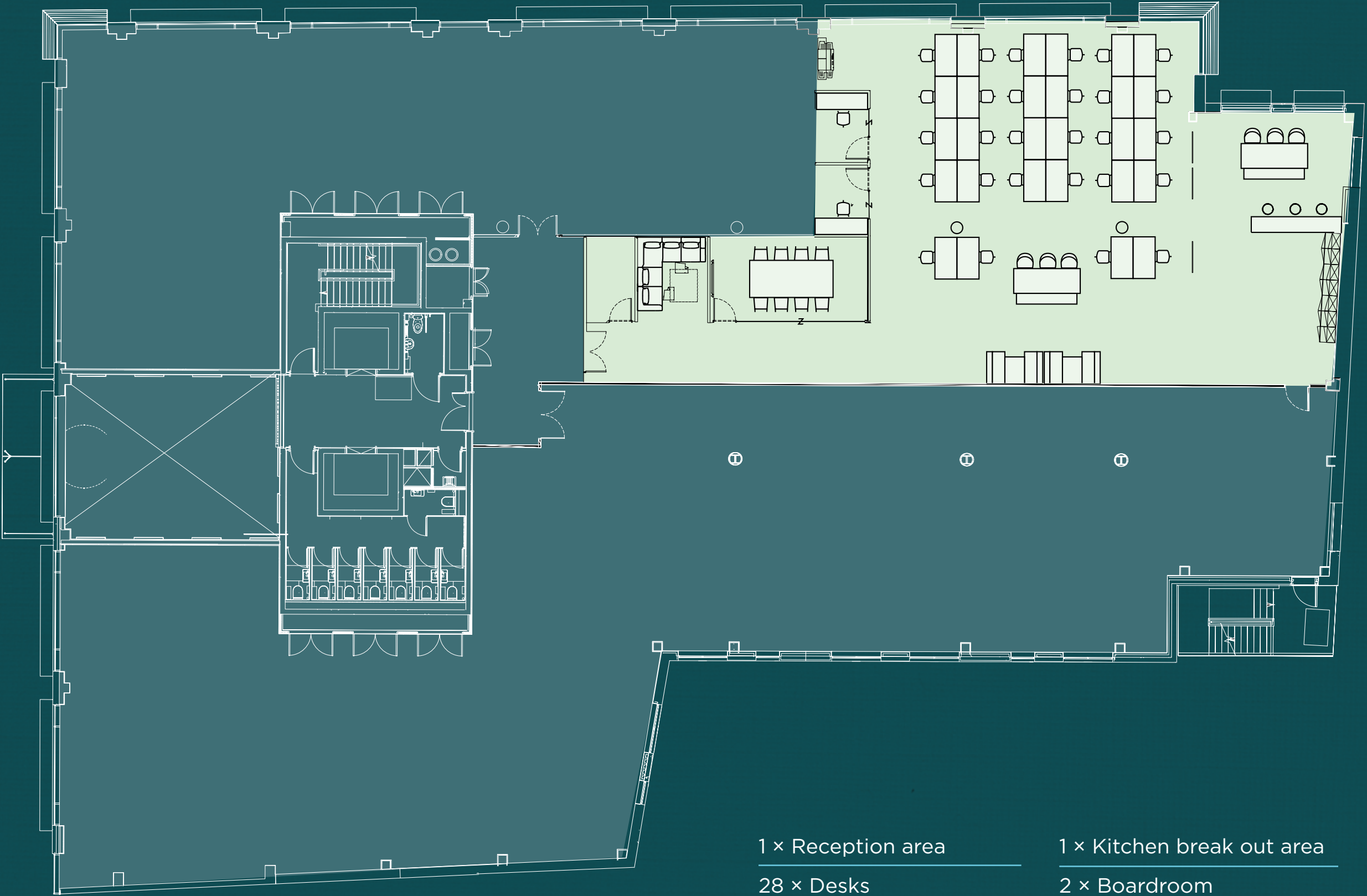


# Fitted Part 1st Floor

3,546 sq ft / 329.4 sq m



Hammersmith Road



- |                         |                             |
|-------------------------|-----------------------------|
| 1 × Reception area      | 1 × Kitchen break out area  |
| 28 × Desks              | 2 × Boardroom               |
| 2 × V/C rooms           | 10 × Collaborative stations |
| 1 × Server/storage room |                             |





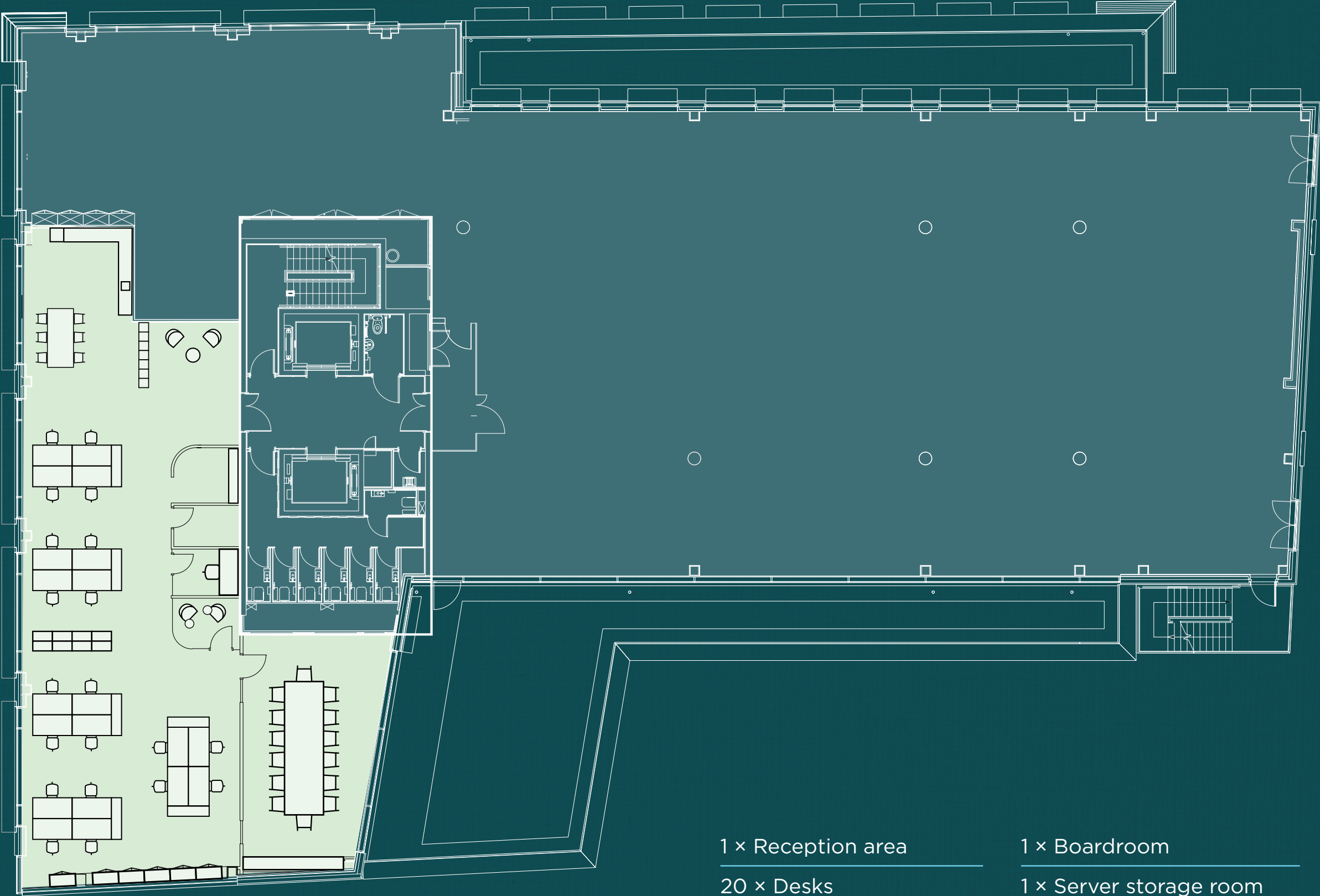


# Fitted Part 3rd Floor

2,597 sq ft / 241 sq m



Hammersmith Road



- |                    |                            |
|--------------------|----------------------------|
| 1 × Reception area | 1 × Boardroom              |
| 20 × Desks         | 1 × Server storage room    |
| 2 × V/C rooms      | 1 × Kitchen break out area |





# 6th Floor

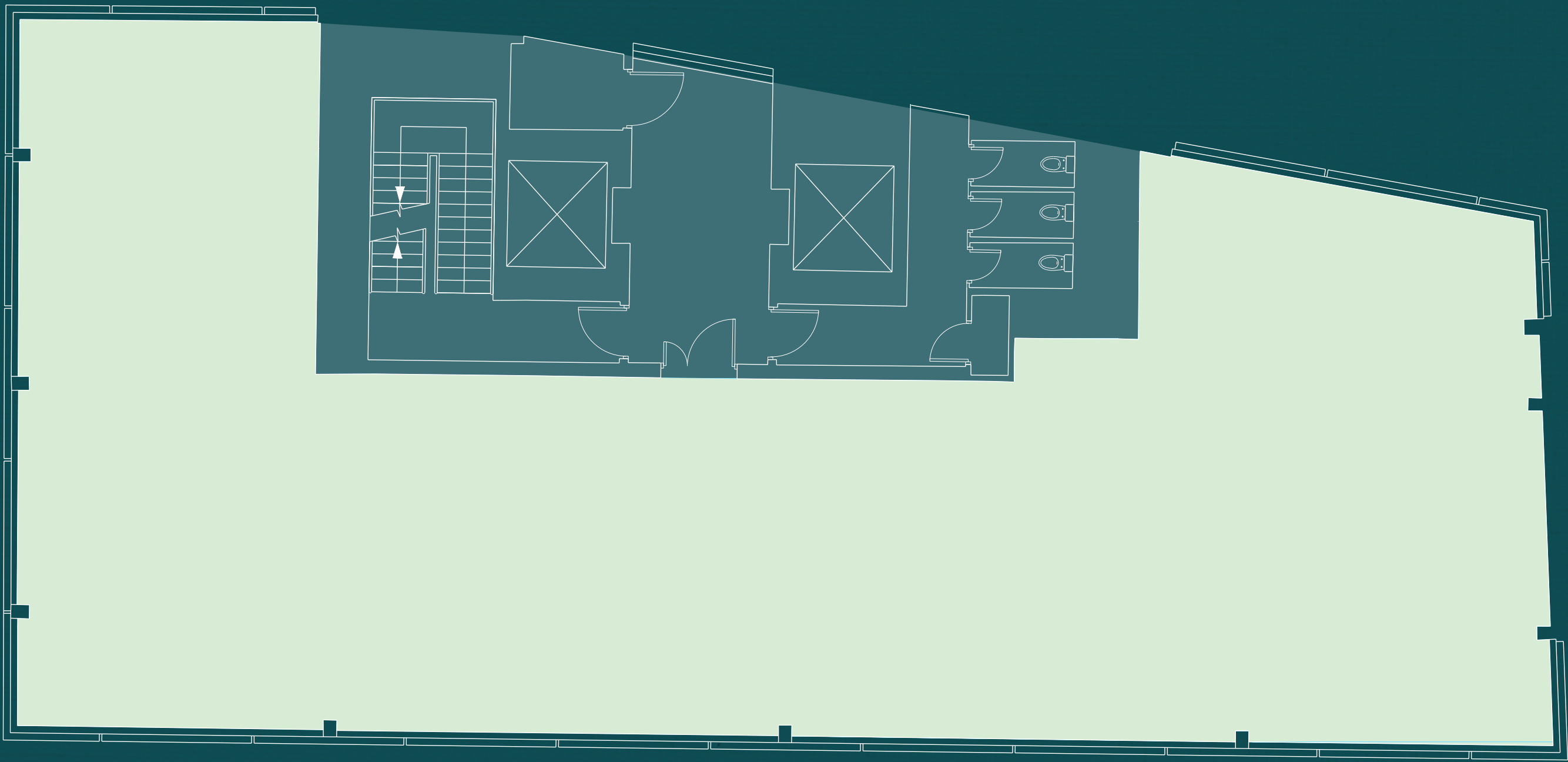
3,070 sq ft / 285 sq m



Rowan Road

Brook Green

Hammersmith Road







# In the Heart of Hammersmith



**Amenities**

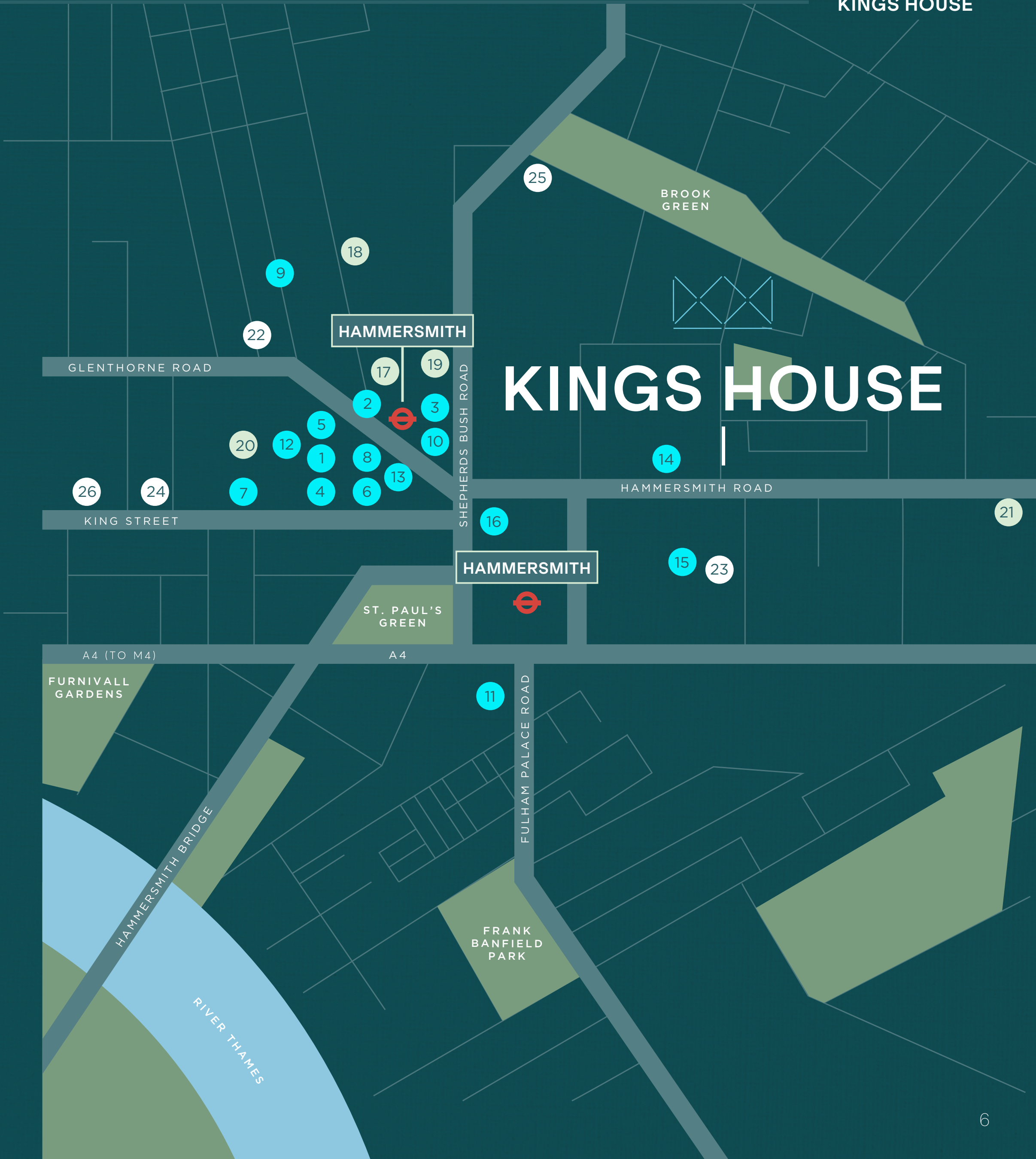
- 1. Lyric Square
- 2. Bill's Café
- 3. Byron Burger
- 4. Pret A Manger
- 5. Amoret Speciality Coffee
- 6. Tortilla
- 7. Wasabi
- 8. La Petite Bretagne
- 9. The Dartmouth Castle
- 10. Wagamama
- 11. Apollo Theatre
- 12. Lyric Theatre
- 13. La Cabana Café
- 14. Starbucks
- 15. Turtle Bay
- 16. Hammersmith Broadway

**Fitness**

- 17. BOOM Cycle
- 18. Fitness First
- 19. Pure Gym
- 20. Frame Gym
- 21. F45 Gym

**Hotels**

- 22. Luma Hotel
- 23. Novotel West
- 24. Best Western
- 25. Brook Green Hotel
- 26. Holiday Inn







# Great Transport Connections



Hammersmith is one of only eight underground stations that is served by four or more lines.

Convenient access to Heathrow Airport (30 minutes), Mayfair (14 minutes), the City (28 minutes) and Eurostar links at King's Cross St Pancras (24 minutes).



Heathrow Airport, which caters for approximately 72 million passengers per year, is located 11 miles to the west and can be easily accessed via London Underground (Piccadilly line) or the adjacent A4 / M4 motorway.



Hammersmith Broadway bus station is one of the largest and busiest interchanges in London, with 20 bus routes passing through it - seven of which run 24 hours a day.



National and International rail services are available from Kensington Olympia, and King's Cross St Pancras (24 minutes), Paddington (12 minutes) and Victoria (17 minutes) via the Hammersmith & City lines.



Immediate proximity to the Hammersmith Ring Road and A4 / M4, one of London's main arterial routes which in turn provide access to the wider national motorway network.







# Contacts

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