

174 HAMMERSMITH ROAD, LONDON W6

www.kingshousehammersmith.co.uk



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KINGS HOUSE 

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OPPORTUNITY

KINGS HOUSE IS A SPECTACULAR NEW 58,100 SQ FT SELF CONTAINED (HQ) 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 HAS BEEN DESIGNED TO THE HIGHEST CORPORATE AND ENVIRONMENTAL SUSTAINABILITY STANDARDS, PUSHING THE BOUNDARIES OF INNOVATIVE WORKPLACE DESIGN.



HISTORY



TAKING ITS NAME FROM THE KINGS THEATRE WHICH ONCE STOOD ON THE SITE, KINGS HOUSE HAS HAD A SUBSTANTIAL PRESENCE IN HAMMERSMITH FOR OVER 50 YEARS.

A transformational new development is underway with aspects of the original theatre being reflected in the design, promoting the theatrical vibrancy that once occupied the site.





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KINGS HOUSE HAMMERSMITH
HAMMERSMITH

HAMMERSMITH

TODAY THE AREA IS AN IMPORTANT OFFICE BUSINESS DISTRICT

As one of London's key commercial and business districts, Hammersmith attracts a varied and diverse range of occupiers. With unrivalled public transport links, Hammersmith is the natural choice for multi-national businesses wishing to have a London presence.

Hammersmith is located just 3.5 miles west of Central London. Heathrow Airport is easily accessible via the A4 and the Piccadilly line. Gatwick Airport is 45 minute's drive via the M25.

Hammersmith has the highest Public Transport Accessibility Level rating of 6B, with over 30 million people travelling through Hammersmith each year. Two underground stations (Piccadilly / District / Hammersmith & City) make travel to all parts of London straightforward and there are 17 bus routes from Hammersmith Bus Station covering much of Central and West London.

LOCAL TALENT TO SPARE

Hammersmith employs 120,000 people with 11,700 businesses in the borough. 67% of working age residents are classed as ABC1 and 36% of residents are aged 25 – 39 which is one of the highest percentages in the country.

HOME OF THE ARTS

Hammersmith is a major home to the arts and its dance halls and music venues have hosted many of the world's greatest musicians and entertainers. Hammersmith Palais hosted jazz bands and ballroom events from 1919, and was even used for the production of tanks during WW2.

Throughout the 1970s until the present day many memorable music moments have taken place with David Bowie performing as his alter-ego Ziggy Stardust for the last time. Many artists have recorded live performances; Oasis, REM, Dire Straits, Blondie, Stereophonics, Kylie, Paul Weller, Gary Numan, Thin Lizzy, Frank Zappa and many more.

RELIABLE RETAIL

As West London's principle retail centre, Hammersmith offers two major shopping centres; the Broadway Centre and Kings Mall. Up and down the high street there are significant retail offerings and the major shopping centre of Westfield is only 10 minutes away.

Local residential areas such as Brackenbury Village and Brook Green include a number of independent retailers, coffee shops and restaurants all contributing to an attractive place to visit, live and work.

A GREAT PLACE TO WORK

Life by the river is more relaxing and Hammersmith has over 4.5 miles of river frontage, a variety of bars and restaurants and its amenity offerings are superb.





LOCATION

FOOD & DRINK

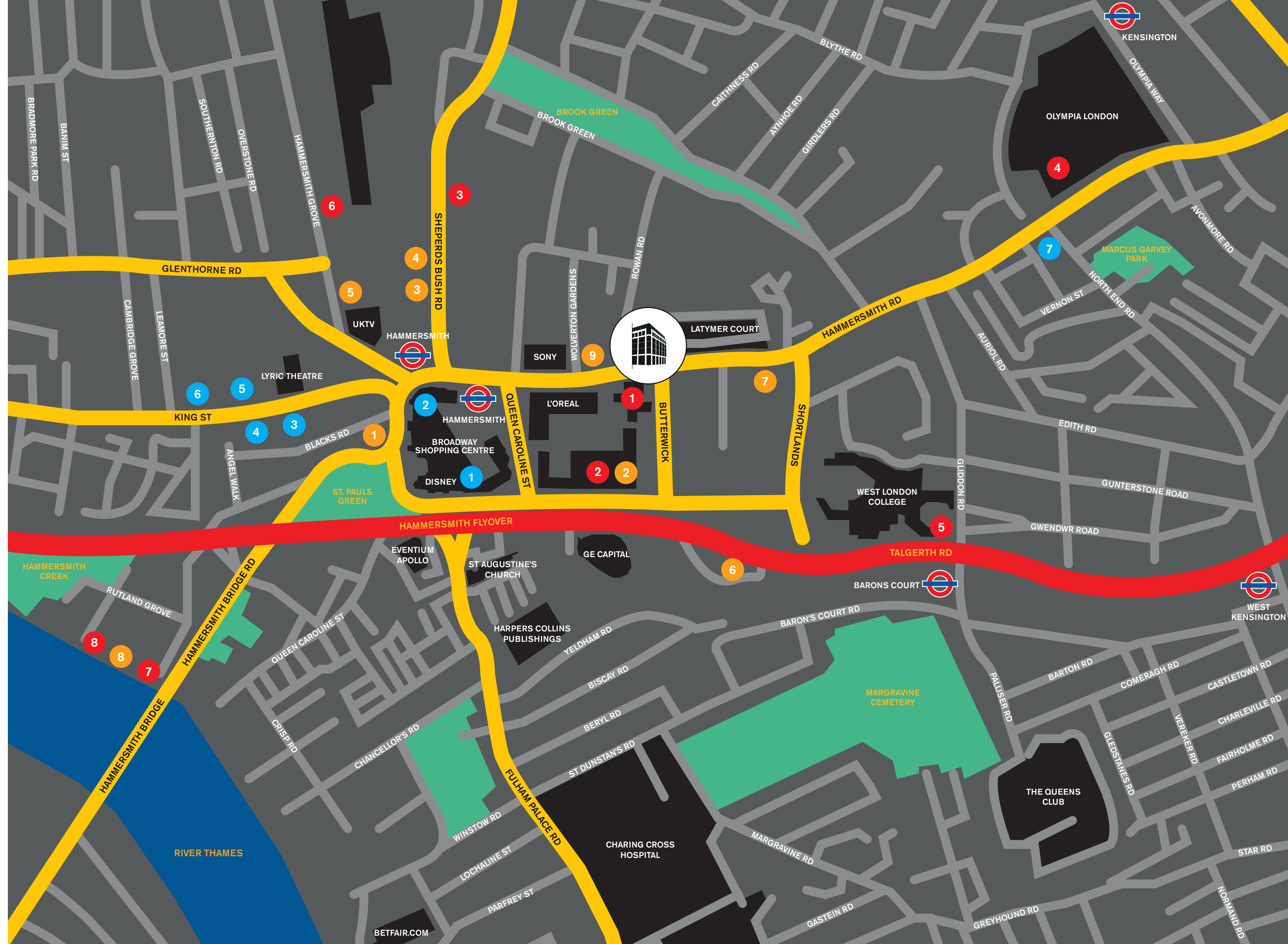
- 1 LALA
- 2 AROMA RESTAURANT
- 3 NANDO'S
- 4 WAGAMAMA
- 5 BYRON HAMBURGERS
- 6 M&S SIMPLY FOOD
- 7 LATYMERS
- 8 BLUE ANCHOR
- 9 STARBUCKS

RETAIL

- 1 TESCO
- 2 RYMANS
- 3 M&S
- 4 TK MAXX
- 5 O2
- 6 PRIMARK
- 7 TESCO EXPRESS

HOTELS & LEISURE

- 1 VIRGIN ACTIVE
- 2 NOVOTEL HOTEL
- 3 HAMMERSMITH LIBRARY
- 4 OLYMPIA
- 5 ENERGIZE FITNESS
- 6 FITNESS FIRST
- 7 BRITISH ROWING
- 8 AURIOL KENSINGTON ROWING CLUB



LOCAL OCCUPIERS

YOU'RE IN GOOD COMPANY

There is a well established and diverse occupier base of large and small businesses in Hammersmith. They include consumer goods, engineering, finance, food & beverage, printed media and retailing such as GE, Disney, Virgin, Starbucks, L'Oreal, Betfair, Shazam, UKTV, AXA and Sony Ericsson.

It's anticipated that an increasing number of Central London occupiers will migrate to locations such as Hammersmith to take advantage of lower costs and a better quality of life.



L'OREAL



OPPOSITE PAGE
FROM LEFT TO RIGHT:
BETFAIR.COM
UKTV
STARBUCKS
VIRGIN
SONY
DISNEY
GE
AXA
SHAZAM



CONNECTIVITY



HAMMERSMITH

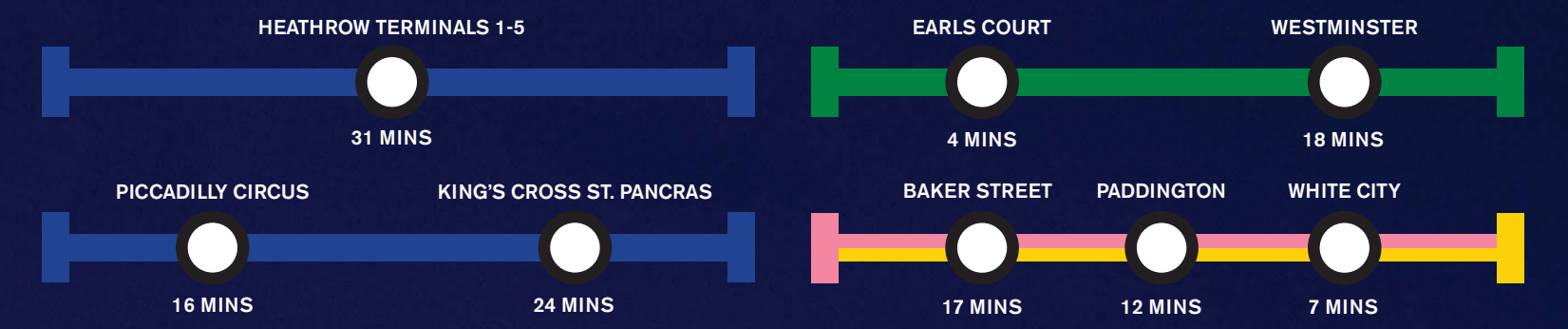
HAMMERSMITH HAS UNRIVALLED
COMMUNICATION LINKS AND A PTAL
(PUBLIC TRANSPORT ACCESSIBILITY
LEVEL) OF 6B – THE HIGHEST
AVAILABLE RATING.



PLANES



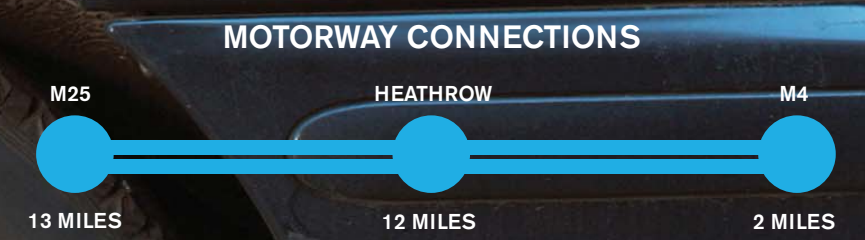
TRAINS



&



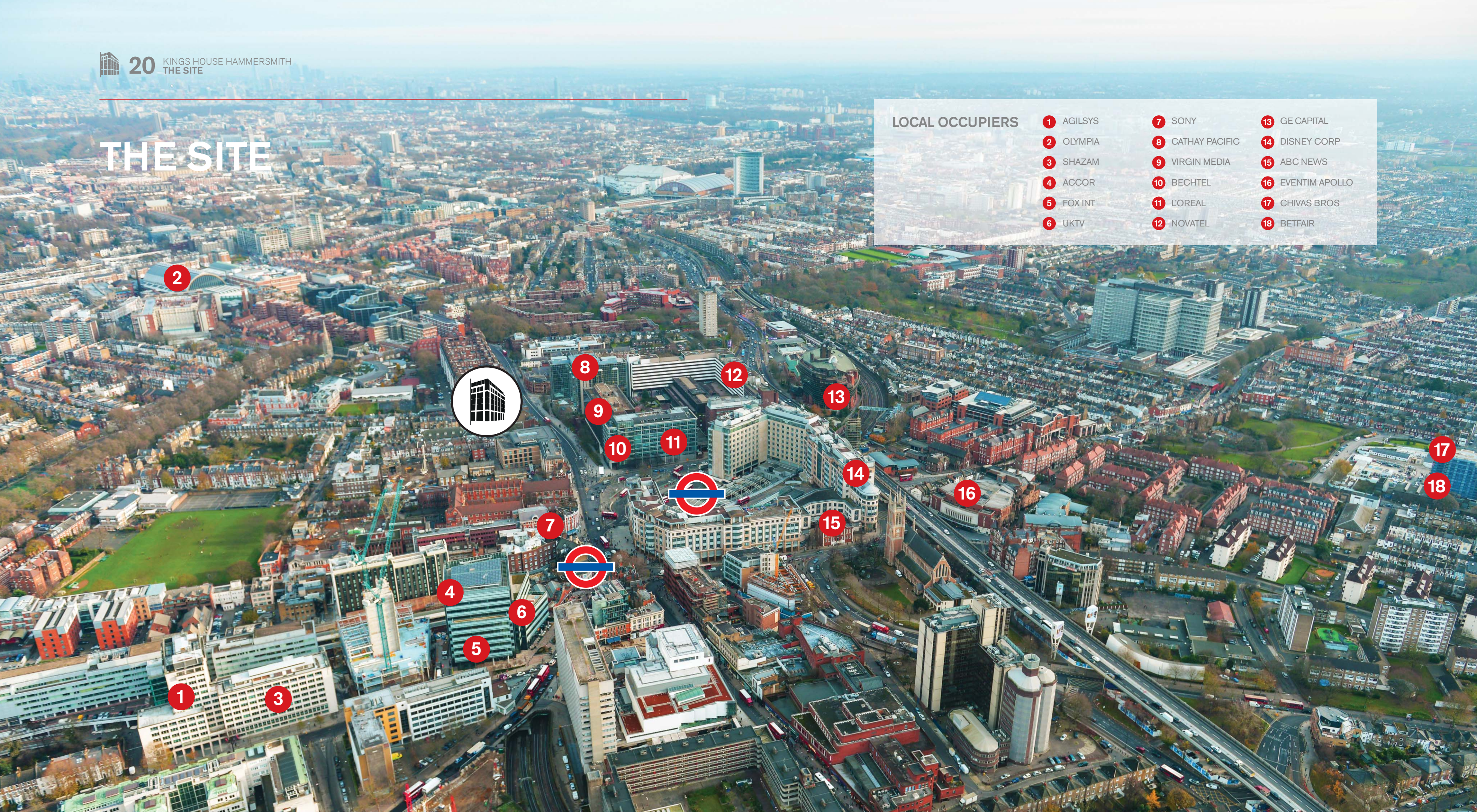
AUTOMOBILES



THE SITE

LOCAL OCCUPIERS

- | | | |
|-----------|------------------|-------------------|
| 1 AGILSYS | 7 SONY | 13 GE CAPITAL |
| 2 OLYMPIA | 8 CATHAY PACIFIC | 14 DISNEY CORP |
| 3 SHAZAM | 9 VIRGIN MEDIA | 15 ABC NEWS |
| 4 ACCOR | 10 BECHTEL | 16 EVENTIM APOLLO |
| 5 FOX INT | 11 L'OREAL | 17 CHIVAS BROS |
| 6 UKTV | 12 NOVATEL | 18 BETFAIR |



THE VISION

AN IMPRESSIVE NEW SPECULATIVE OFFICE DEVELOPMENT IS COMING TO HAMMERSMITH.

A HIGH QUALITY, SELF CONTAINED SUSTAINABLE OFFICE DEVELOPMENT SPLIT OVER SIX FLOORS TOTALLING 58,100 SQ FT IS DUE FOR COMPLETION IN EARLY 2017.





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KINGS HOUSE HAMMERSMITH
RECEPTION







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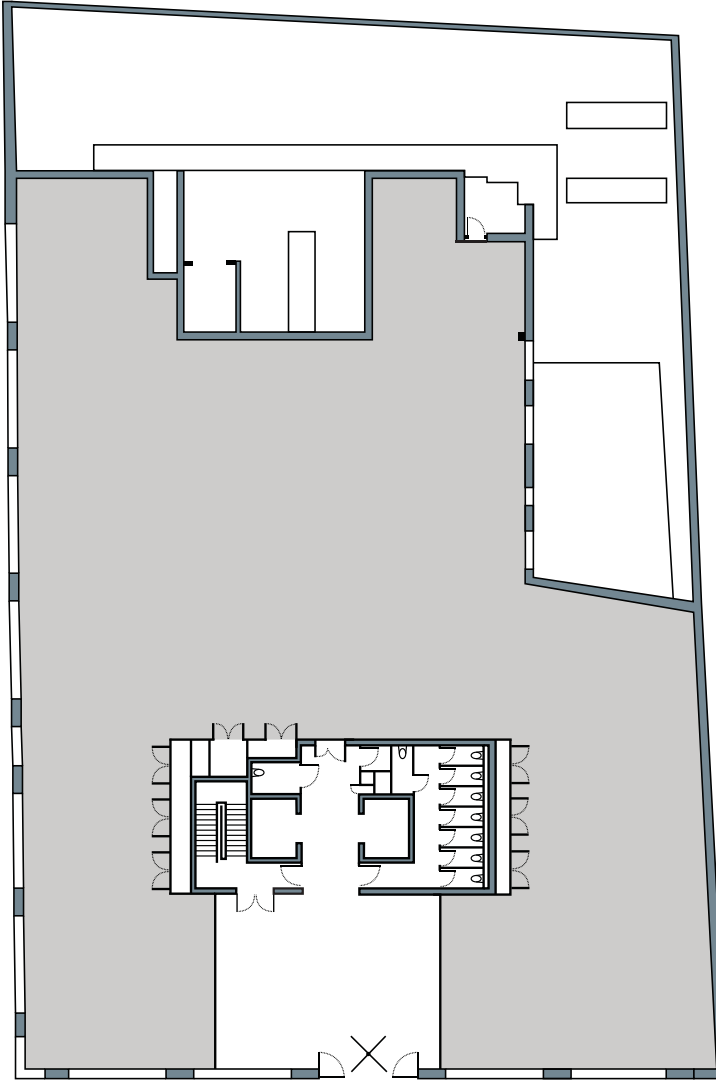
KINGS HOUSE HAMMERSMITH
THE PLANS

THE PLANS

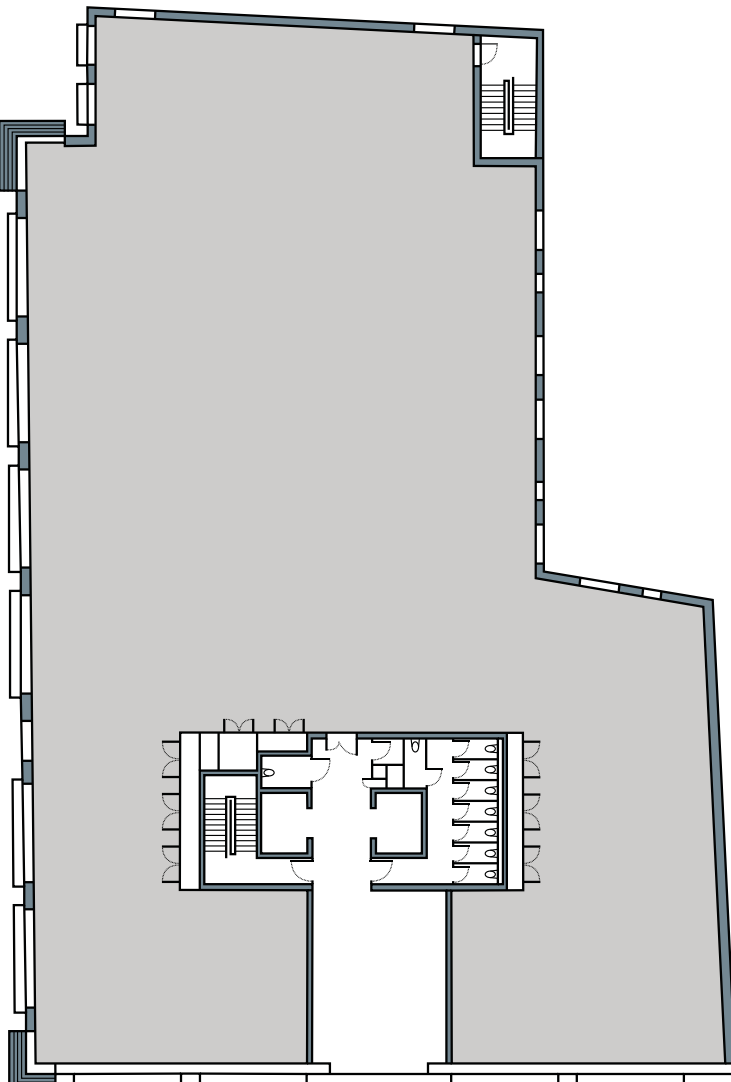
FLOOR AREAS

SCHEDULE OF AREAS

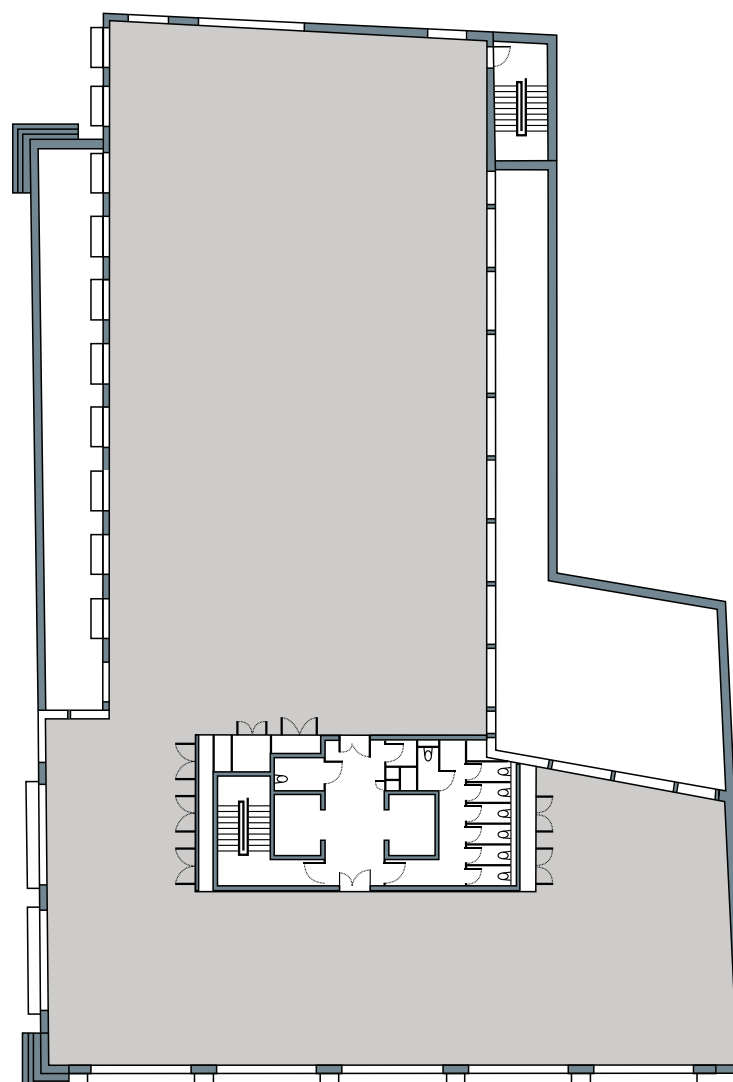
FLOOR	SQ FT	SQ M
Sixth	3,166	294
Fifth	4,198	390
Fourth	4,212	391
Third	10,639	988
Second	13,271	1,233
First	12,681	1,178
Ground	9,930	923
Basement	-	-
TOTAL	58,097	5,397



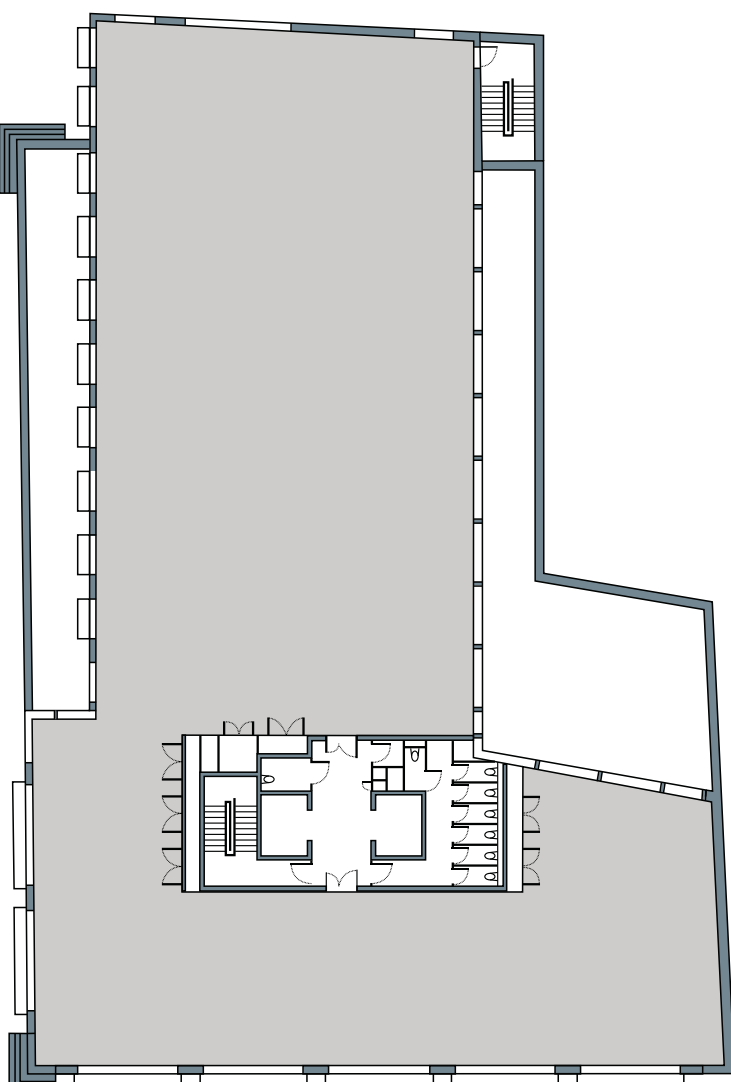
GROUND FLOOR
9,930 SQ FT | 923 SQ M



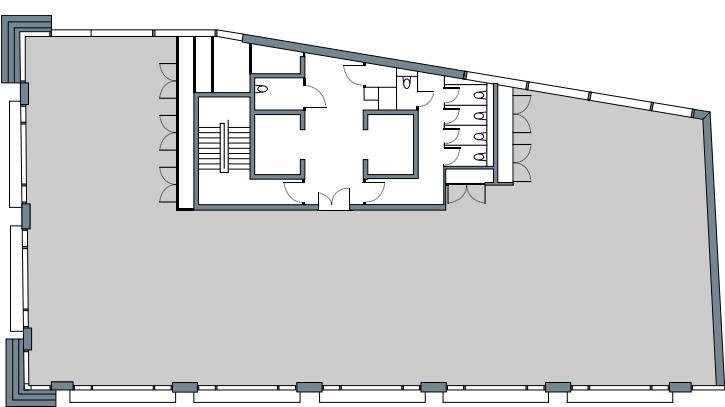
FIRST FLOOR
12,681 SQ FT | 1,178 SQ M



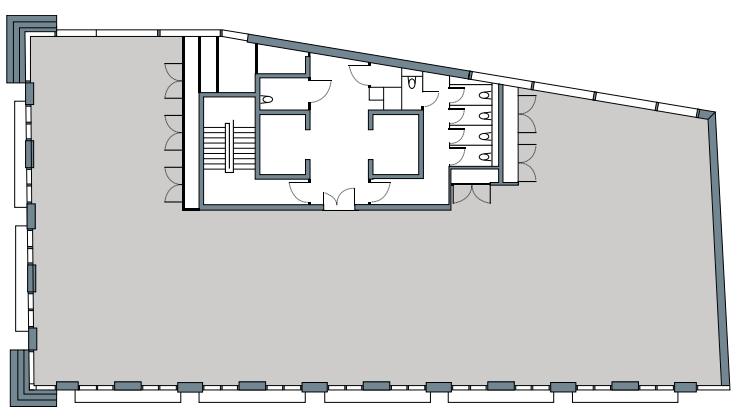
SECOND FLOOR
13,271 SQ FT | 1,233 SQ M



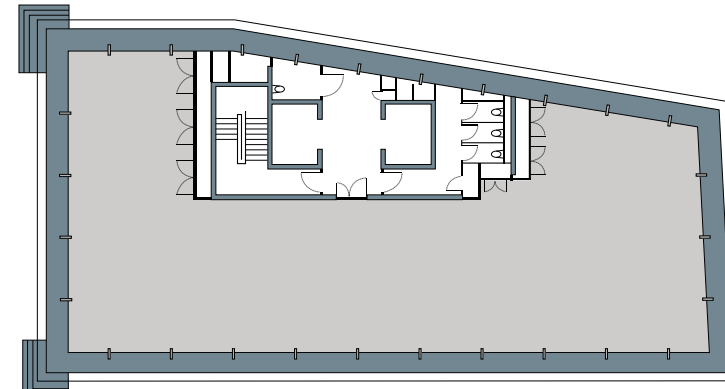
THIRD FLOOR
10,639 SQ FT | 988 SQ M



FORTH FLOOR
4,212 SQ FT | 391 SQ M

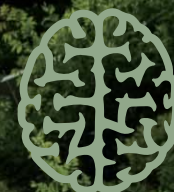


FIFTH FLOOR
4,198 SQ FT | 390 SQ M



SIXTH FLOOR
3,166 SQ FT | 294 SQ M

SUSTAINABILITY



INTELLIGENT BUILDING MANAGEMENT SYSTEM

Numerous sensors and meters are dotted around the building, measuring electricity usage, lighting performance, heating and cooling efficiency and air quality. Smart technologies deliver information to your desktop, tablet or mobile in real time. Powerful analytical tools to help inform how you use the building and further reduce consumption.



LED LIGHTING

At 5.1 watts/m² our lighting system is at least 50% more efficient than a typical installation found elsewhere. Clever, computerised optimisation of the lighting strategy means energy consumption is further reduced and sizeable heat loads are removed from the building, negating the requirement for excessive cooling.



RECYCLED MATERIALS

Use of select construction materials such as glass, concrete and steel are used to minimise embodied carbon. Structural steel has been sourced locally, and is made with 60% recycled content. Glass is made from 30% recycled materials, and has been carefully selected based on its E-value to maximise transmission efficiency. Furthermore, 95% of the previous building was recycled after the demolition.



CO₂ SAVINGS

The total CO₂ savings achieved from all the clever features we've installed is more than 43 tonnes per year. This is equivalent to a 25.3% reduction in regulated CO₂ emissions.



GREEN ROOF TO SUPPORT LOCAL ECOLOGY

You will undoubtedly catch a glimpse of green at Kings House. With an extensive 700m² of the roof space to be green, which equates to an impressive 55% of the total roof space. In addition we have a further 70m² featured north facing green wall - all helping to support local ecology and biodiversity.



SOLAR PHOTOVOLTAIC PANELS

Kings House will use cutting edge solar photovoltaic panels on the roof to create additional energy - in turn the panels will save nearly 6 tonnes of CO₂, generating 11800 kWh, the equivalent of making over 393,000 cups of tea.

BREEAM[®]

BREEAM EXCELLENT

The building will be rated "Excellent" by Europe's leading rating agency, BREEAM.



BIKES

Kings House provides 56 cycle spaces for visitors and employees. There are also Santander Bikes located adjacent to Kings House, which will encourage diverse travel options.



SHOWERS AND CHANGING FACILITIES

Your staff will love the 6 generously sized showers, designed with a sense of flair.

SPECIFICATION & FINISHES

- BREEAM - TARGETED 'EXCELLENT'
- EPC - TARGETED 'B'
- FAN COIL AIR CONDITIONING SYSTEM
- ENERGY EFFICIENT LED LIGHTING
- OCCUPANCY DENSITY - 1 PERSON / 8 sq. m
- LARGE DOUBLE HEIGHT RECEPTION WITH FEATURE DESK, LIGHTING & MEDIA WALL
- FLEXIBLE OPEN FLOOR PLATES
- DIGITAL BUILDING MANAGEMENT SYSTEM
- USE OF HIGHLY SUSTAINABLE TECHNOLOGY
- 2 X 21 PERSON LIFTS SERVICING ALL FLOORS
- 1 SEPARATE PLATFORM SERVICE LIFT SERVICING GROUND & BASEMENT LEVELS
- 11 CAR PARKING SPACES
- 3 ON-SITE DISABLED CAR PARKING SPACES
- 56 CYCLE SPACES
- SHOWER FACILITIES WITH SEPARATE CHANGING ROOMS & LOCKER FACILITIES
- FLOOR LOADINGS - 3.5 KN/SQ M + 1.0 KN/SQ M
- RAISED FLOORS - FULL ACCESSIBLE STEEL ENCAPSULATED
- RAISED FLOORS - 150MM O/A
- LOW CARBON TECHNOLOGY PROVIDED TO REDUCE THE BUILDING CARBON EMISSIONS



CONTACT INFORMATION

Development Partnership



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