



HammersmithGrove



167,000 sq ft of high-end  
office space launching Q1 2016

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Brought to you by the team behind 10HG, 12HG takes the baton and runs with it. Bigger and bolder, this is a striking, design-conscious new commercial landmark that brings the high-spec office space of the West End and the City to Hammersmith, offering vibrant, dynamic brands the space they need to work, play, and prosper in the heart of this thriving district.

12

10

Continuing the success story for Hammersmith



Computer generated image of  
10 | 12 Hammersmith Grove

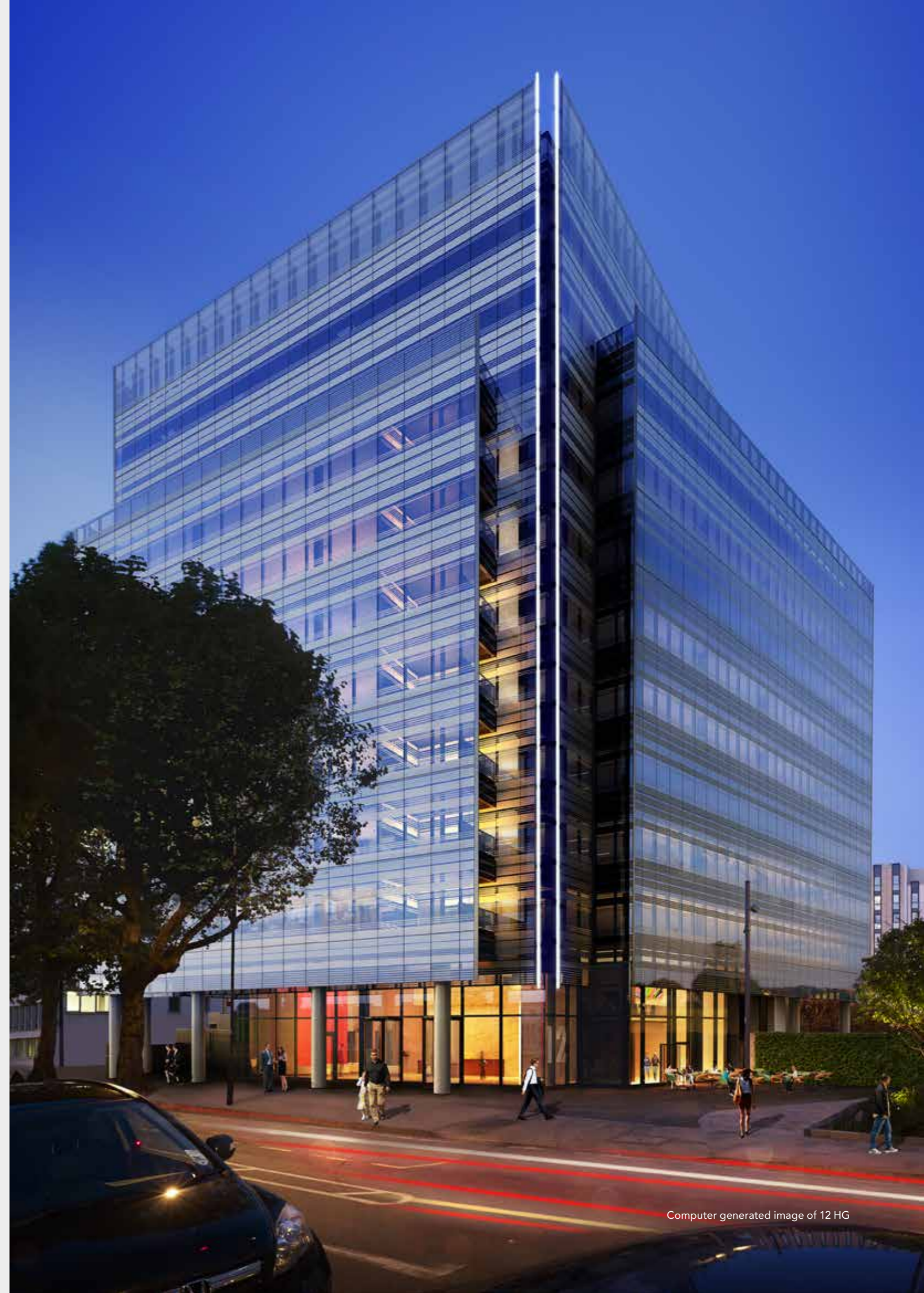


10HG delivered the unexpected –  
110,000 sq ft of high-spec office space  
in the heart of Hammersmith.

We built it, and they came –  
10HG is fully let to Fox, UKTV, Accor  
and Philip Morris International.

12HG picks up where 10HG left off.

Occupiers of 10 Hammersmith Grove include



Computer generated image of 12 HG

## The Location

“WE ARE EXCITED TO CALL  
10 HAMMERSMITH GROVE  
OUR HOME. IT’S A FANTASTIC  
LOCATION, VERY ACCESSIBLE FOR  
EMPLOYEES AND PARTNERS.”

Diego Londono, Chief Operating Officer,  
Fox International Channels, Europe and Africa

## The best-connected offices in West London

It's easy to see why brands including GE, L'Oreal and Disney chose Hammersmith. With four tube lines, 17 bus routes, the Overground and the A4 (M4) running through the area, commuting is a walk in the park. Heathrow is only a 20 minute drive west, and the City is a short journey east by bus, tube or bike.

### By Tube

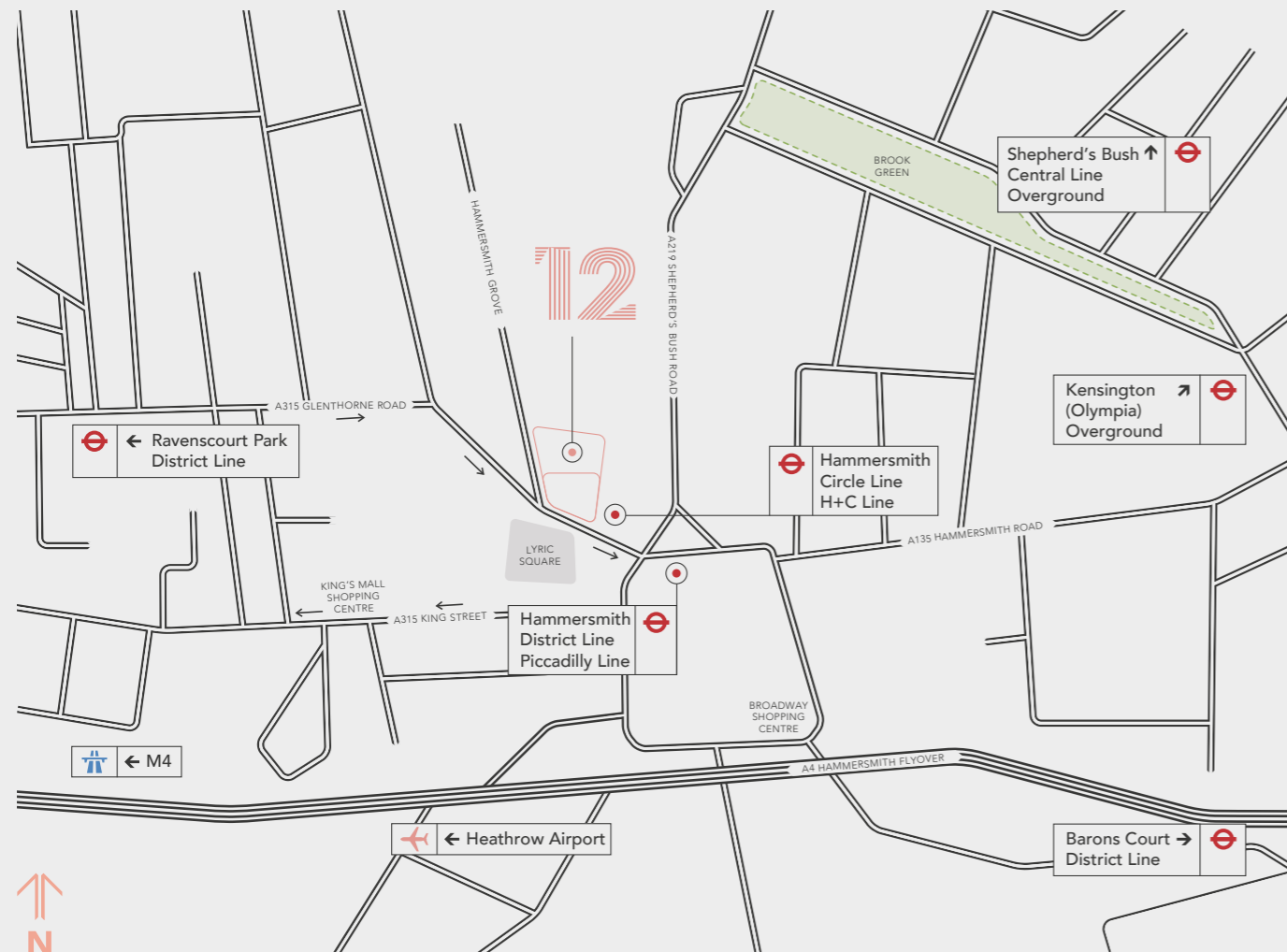
Hammersmith's Zone 2 tube stations are served by the District, Circle, Hammersmith & City, and Piccadilly lines, offering direct links to and from Paddington, Green Park, Kings Cross and Liverpool Street.

### By Car

The A4 (M4) runs directly through Hammersmith, connecting the area to Heathrow, Reading and Bristol to the west, and the City of London via the Strand to the east.

### By Bike

Cycling is a greener, healthier and often quicker way to travel in London. Hammersmith is less than 30 minutes from central London by bike, and well stocked with 'Boris Bike' docking stations.



Computer generated image of 12 HG

All roads lead to 12HG –  
4 tube lines, 17 bus routes,  
1 overground line & 1 motorway







Commuting is a breeze. Getting to 12HG from central London is quick and easy – how you make the journey is your call.

10/12

At 12HG you will be in good company

Virgin Media

Haymarket

Neptune

Bechtel

Sony Ericsson

L'Oréal

Shazam

GE

Winton Capital

Disney

Harper Collins

Rapp

Betfair

Chivas

## The Lifestyle

“BEING ONLY TWENTY MINUTES  
TO COVENT GARDEN AND  
LEICESTER SQUARE, WE’VE GOT  
PLENTY OF OPPORTUNITIES FOR  
BOTH WORK AND PLAY.”

Kimberley Schultz  
Assistant CSR Manager, UKTV



Alice Walker-Mitchel, UKTV

Alice Walker-Mitchel  
Facilities Manager, UKTV

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“THERE ARE SO MANY PLACES  
AROUND TO TAKE CLIENTS  
FOR DINNER. YOU’RE BOUND  
TO FIND SOMETHING THAT’S  
GOING TO IMPRESS THEM.”

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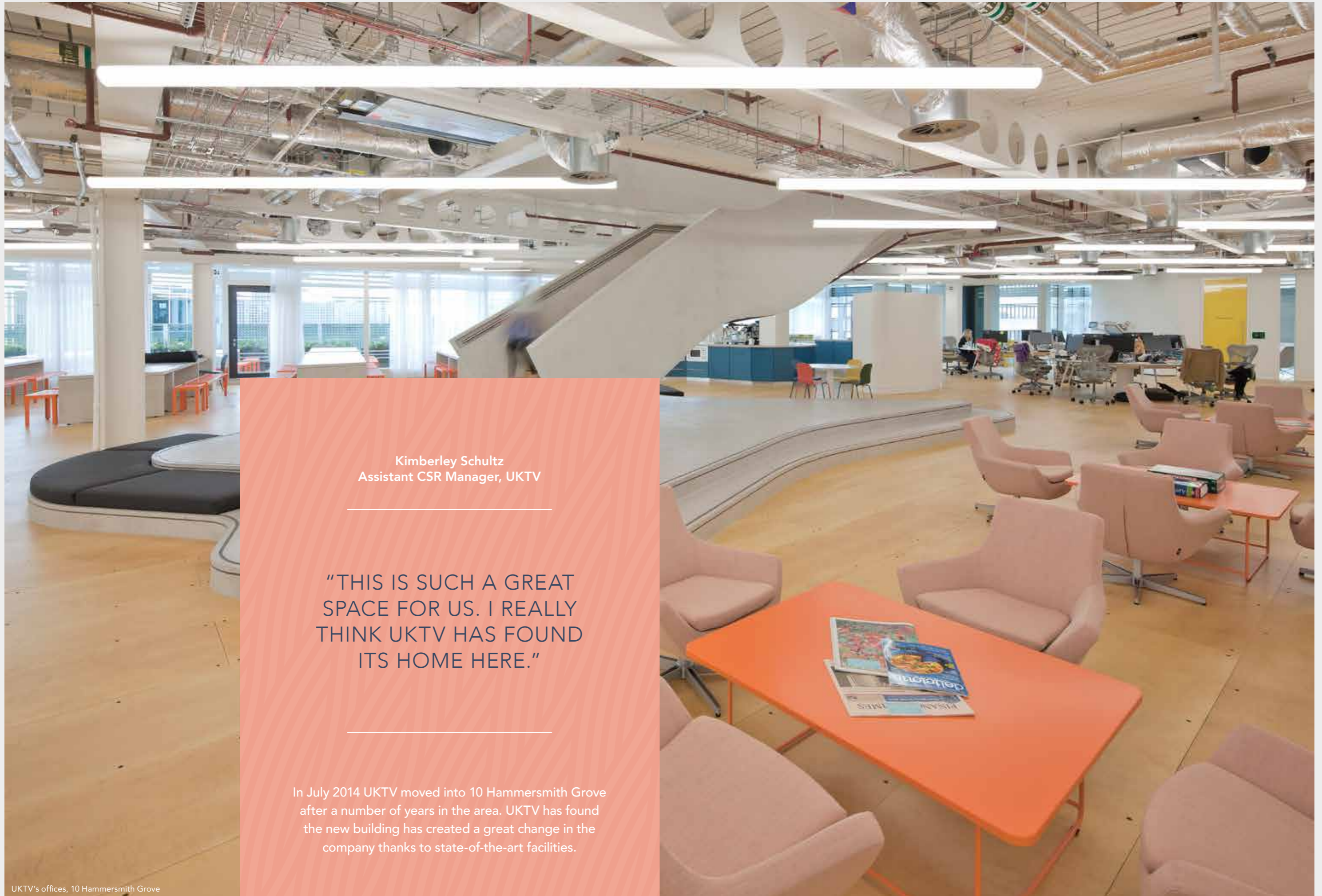
UKTV has found that excellent transport connections, surprising shopping and entertainment facilities and an impressive range of restaurants and bars make Hammersmith a fantastic place to be located.

See Hammersmith  
from a new perspective





Kimberley Schultz, UKTV



Kimberley Schultz  
Assistant CSR Manager, UKTV

“THIS IS SUCH A GREAT  
SPACE FOR US. I REALLY  
THINK UKTV HAS FOUND  
ITS HOME HERE.”

In July 2014 UKTV moved into 10 Hammersmith Grove after a number of years in the area. UKTV has found the new building has created a great change in the company thanks to state-of-the-art facilities.



## Living the Hammersmith Lifestyle

Hammersmith boasts open parks, lively shopping districts and tranquil riverside settings. It is home to some of London's most diverse restaurants and live entertainment venues, as well as some of its finest pubs and bars. From lunch breaks by the Thames to drinks with friends on a Friday evening, you're spoilt for choice.



### Food & Drink

1. Raoul's
2. Bertotti
3. Suzi
4. Riverside Studios
5. The Grove
6. Queens Head
7. The Stonemason's Arms
8. La Petite Bretagne Creperie
9. Wagamama
10. Kerbisher and Malt
11. The Gate
12. Bill's & Byron

### Shopping

1. King's Mall
2. Hammersmith Broadway
3. Lyric Square
4. Marks & Spencer
5. Primark
6. TK Maxx
7. Westfield

### Fitness & Entertainment

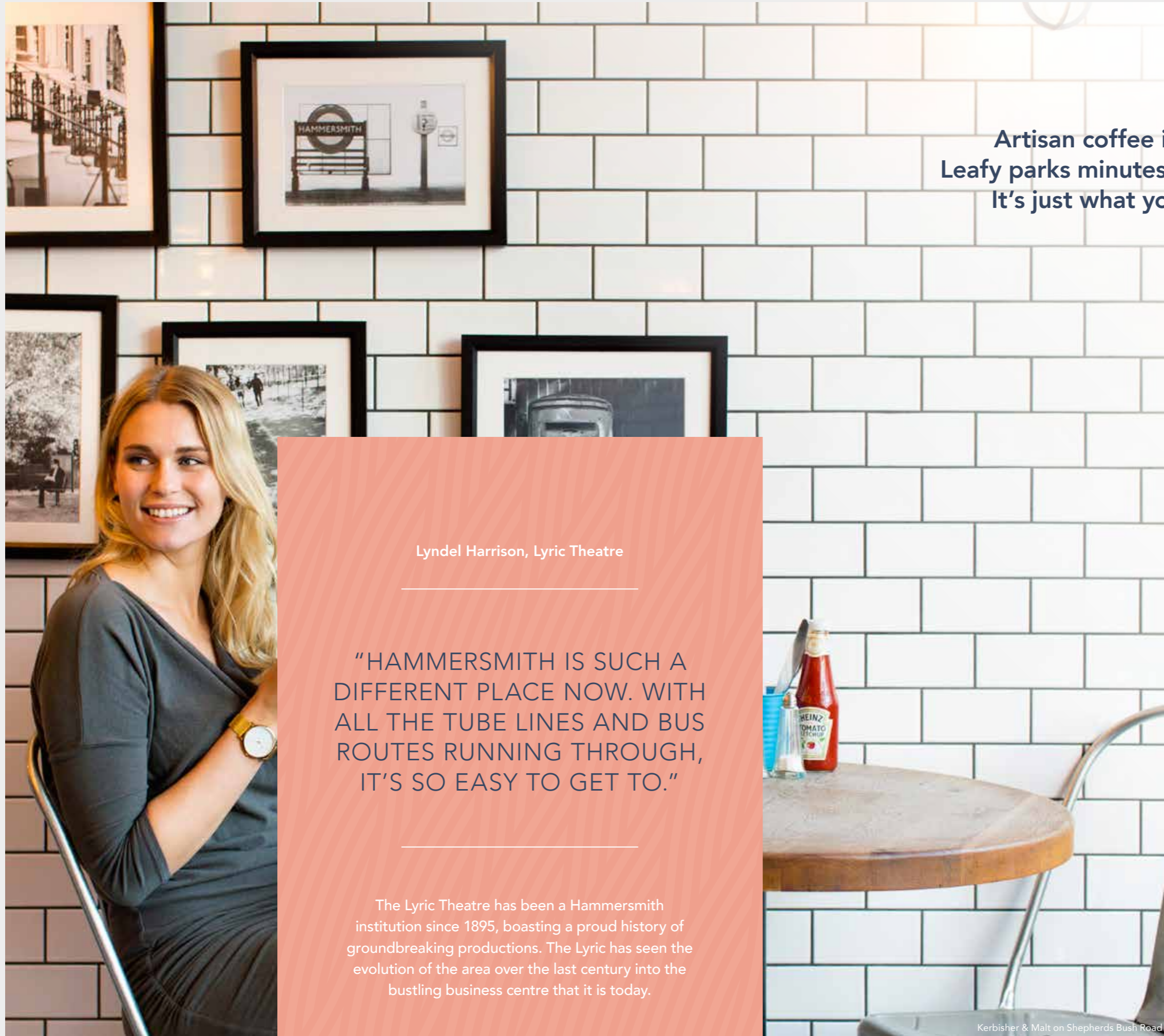
1. Virgin Active
2. Fitness First
3. Brook Green Tennis Courts
4. Queen's Club
6. Hammersmith Apollo
7. Lyric Theatre
8. Cineworld



Artisan coffee in the local cafe.  
Leafy parks minutes from the main road.  
It's just what you're looking for.



Lyndel Harrison, Lyric Theatre



**Artisan coffee in the local cafe.  
Leafy parks minutes from the main road.  
It's just what you're looking for.**

Lyndel Harrison, Lyric Theatre

"HAMMERSMITH IS SUCH A DIFFERENT PLACE NOW. WITH ALL THE TUBE LINES AND BUS ROUTES RUNNING THROUGH, IT'S SO EASY TO GET TO."

The Lyric Theatre has been a Hammersmith institution since 1895, boasting a proud history of groundbreaking productions. The Lyric has seen the evolution of the area over the last century into the bustling business centre that it is today.

## The Development

“WE WANTED TO CREATE A VERY  
CONTEMPORARY SERIES OF  
BUILDINGS WHICH WILL MAKE A  
MAJOR CONTRIBUTION TO THE  
REGENERATION OF THE CENTRE  
OF HAMMERSMITH”

David Lawrence, Architect



David Lawrence, Architect



David Lawrence, Architect

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'WE HAVE ADDED A LOT MORE BALCONY SPACE TO 12 HAMMERSMITH GROVE, EVERY FLOOR HAS OPEN SPACE FOR TENANTS'

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David Lawrence is a director at Flanagan Lawrence, an architectural practice that has designed many notable buildings across the UK and the world. They deliver innovative architecture that is both creatively compelling and commercially effective.



Computer generated image of 12HG

## Summary specification

People are at the heart of 12HG. Its striking triple glazed facade is designed to house open, spacious and comfortable offices, and its internal design and detailing is decided by the requirements of its tenants, from the smallest intelligent lighting modification, to the sweeping balconies. This isn't just a place to work; it's a place to flourish.

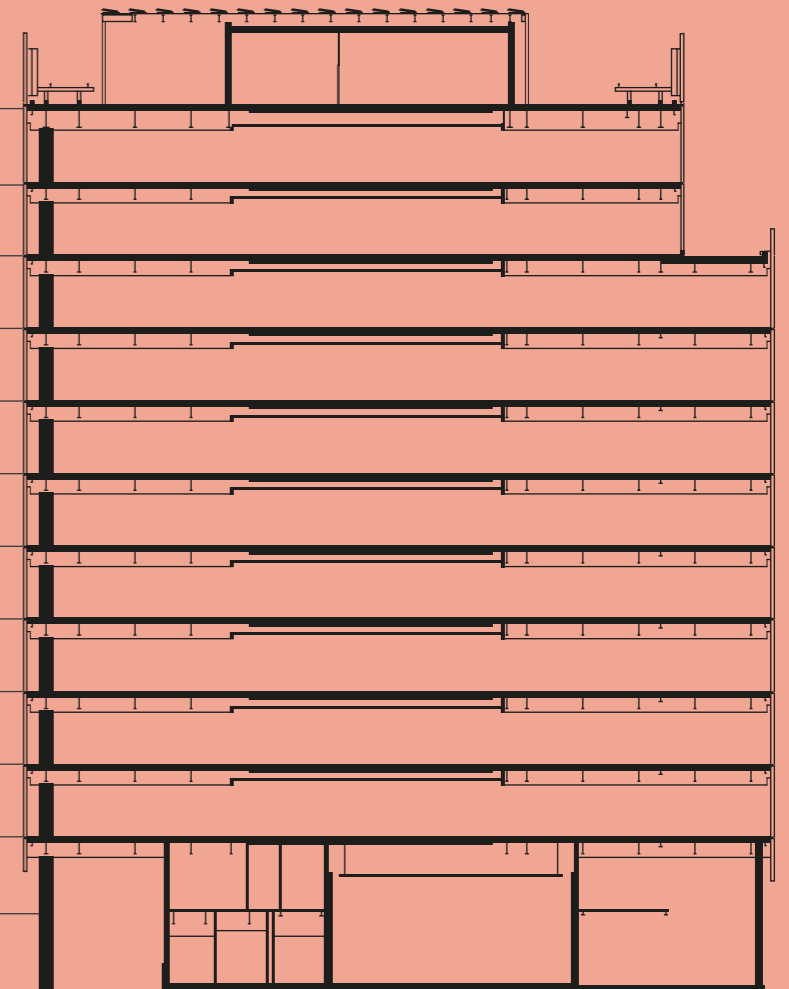
- Targeting BREEAM 'Excellent' (2011)
- Heating and cooling via a two pipe fan coil system
- 1.5m planning grid
- 2.75m clear floor to ceiling height
- General floor loading of 3.5Kn/m<sup>2</sup> plus 1Kn/m<sup>2</sup> partition loading
- Full access raised floor
- Metal tiled suspended ceiling incorporating CIBSE/SLL LG7 lighting with intelligent lighting control
- 5 x 21 person passenger lift (one to double as firefighting lift: 1 x 2000kg goods lift)
- 8 car parking spaces plus 2 disabled bays (3 spaces at 10HG + 1 disabled bay 5 spaces at 12HG + 1 disabled bay)
- Two electric car charge points
- 148 dedicated bicycle spaces and 5 motorcycle spaces
- Changing room and locker facilities
- High efficiency mono crystalline photovoltaic panels installed at roof level
- Triple glazed facade



Computer generated image of 12HG

## Approximate area schedule

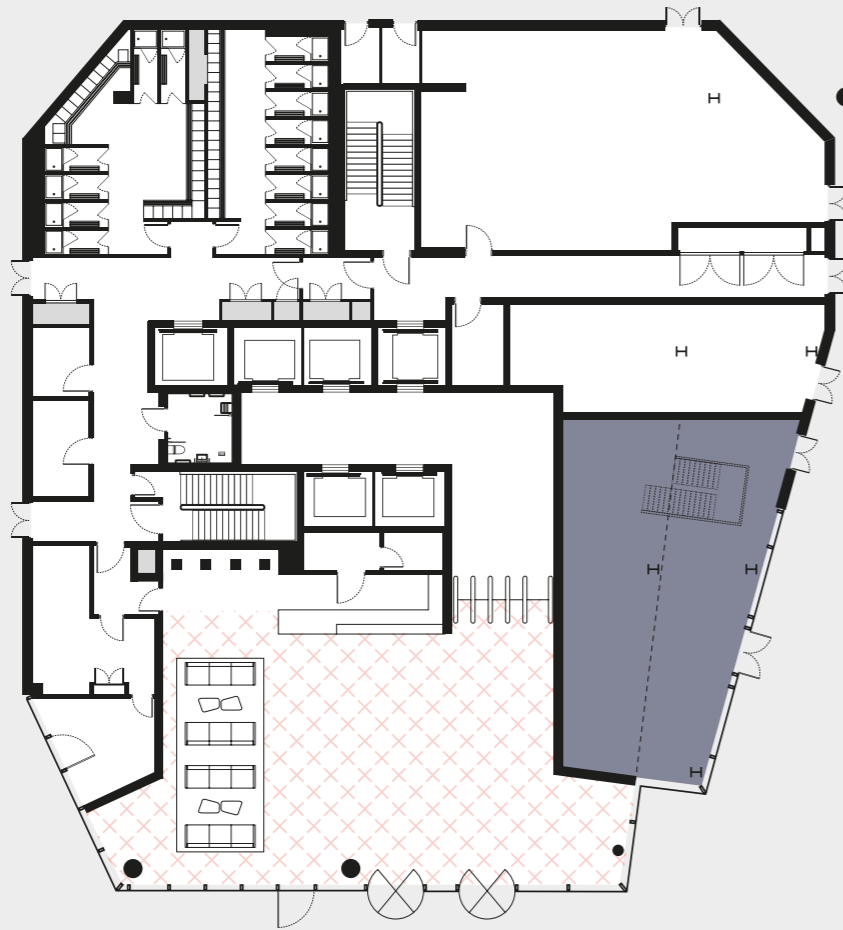
	OFFICE NIA		ROOF
	SQ M	SQ FT	TERRACE /
			BALCONY
			(SQ M)
LEVEL 11	PLANT	PLANT	-
LEVEL 10	1,352	14,553	-
LEVEL 9	1,352	14,553	189
LEVEL 8	1,513	16,286	113
LEVEL 7	1,611	17,341	49
LEVEL 6	1,611	17,341	18
LEVEL 5	1,611	17,341	49
LEVEL 4	1,611	17,341	18
LEVEL 3	1,611	17,341	49
LEVEL 2	1,611	17,341	18
LEVEL 1	1,611	17,341	49
GROUND			
<b>TOTAL</b>	<b>15,494</b>	<b>166,777</b>	<b>552</b>



12HG offers dynamic brands the space they need to flourish in the heart of Hammersmith. 167,000 sq ft of high-end office space gives people an unprecedented amount of room to work, whilst balconies and roof terraces give all offices access to outside space, room to breathe, and far-reaching views over London.



# Ground



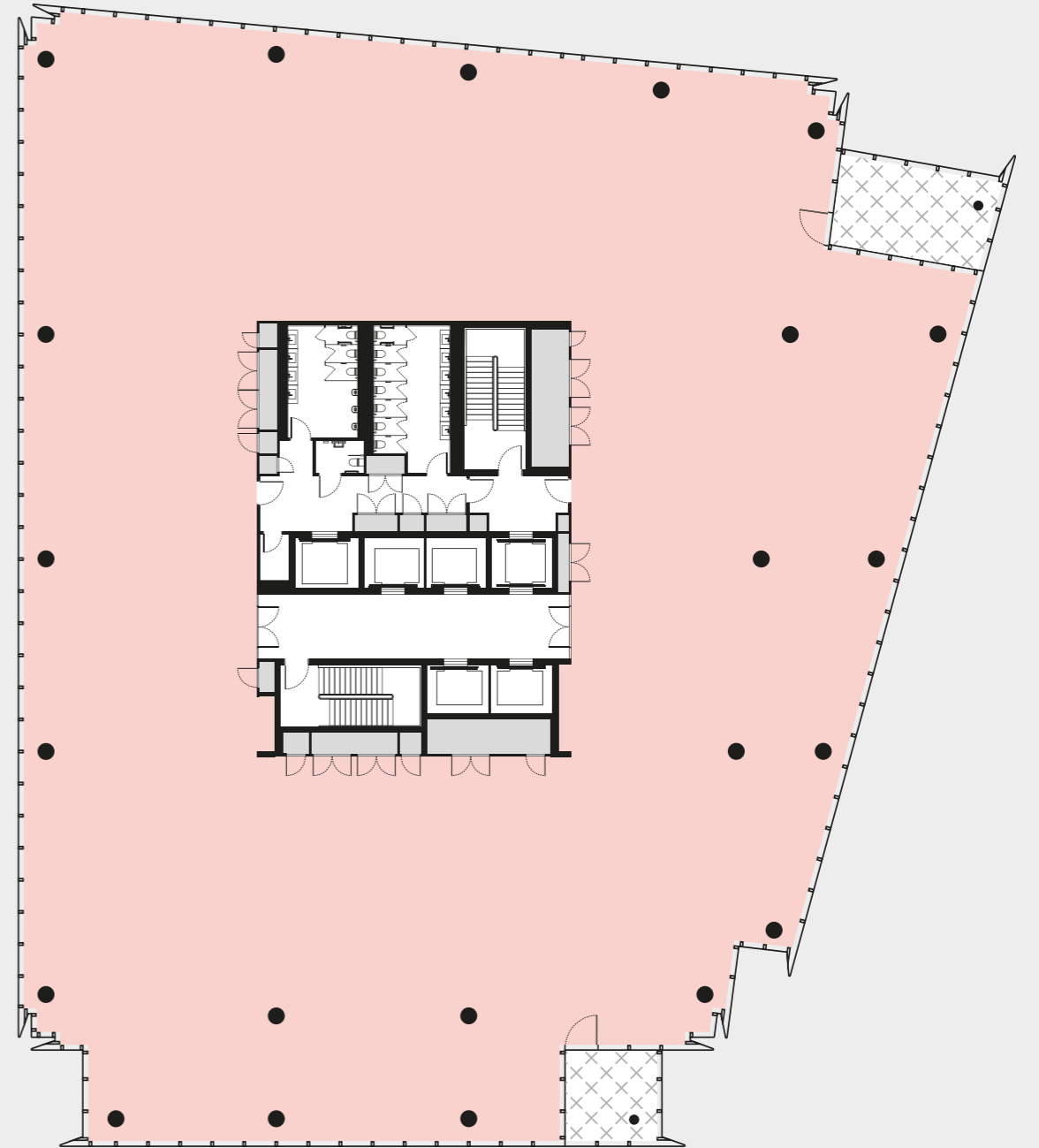
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RECEPTION	
COMMON	
RISERS	
RETAIL	

# One / Three / Five / Seven

1,611 SQ M  
(17,341 SQ FT)

BALCONY  
49 SQ M  
(527 SQ FT)



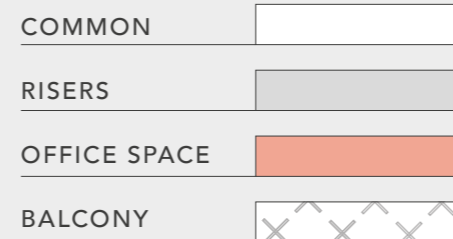
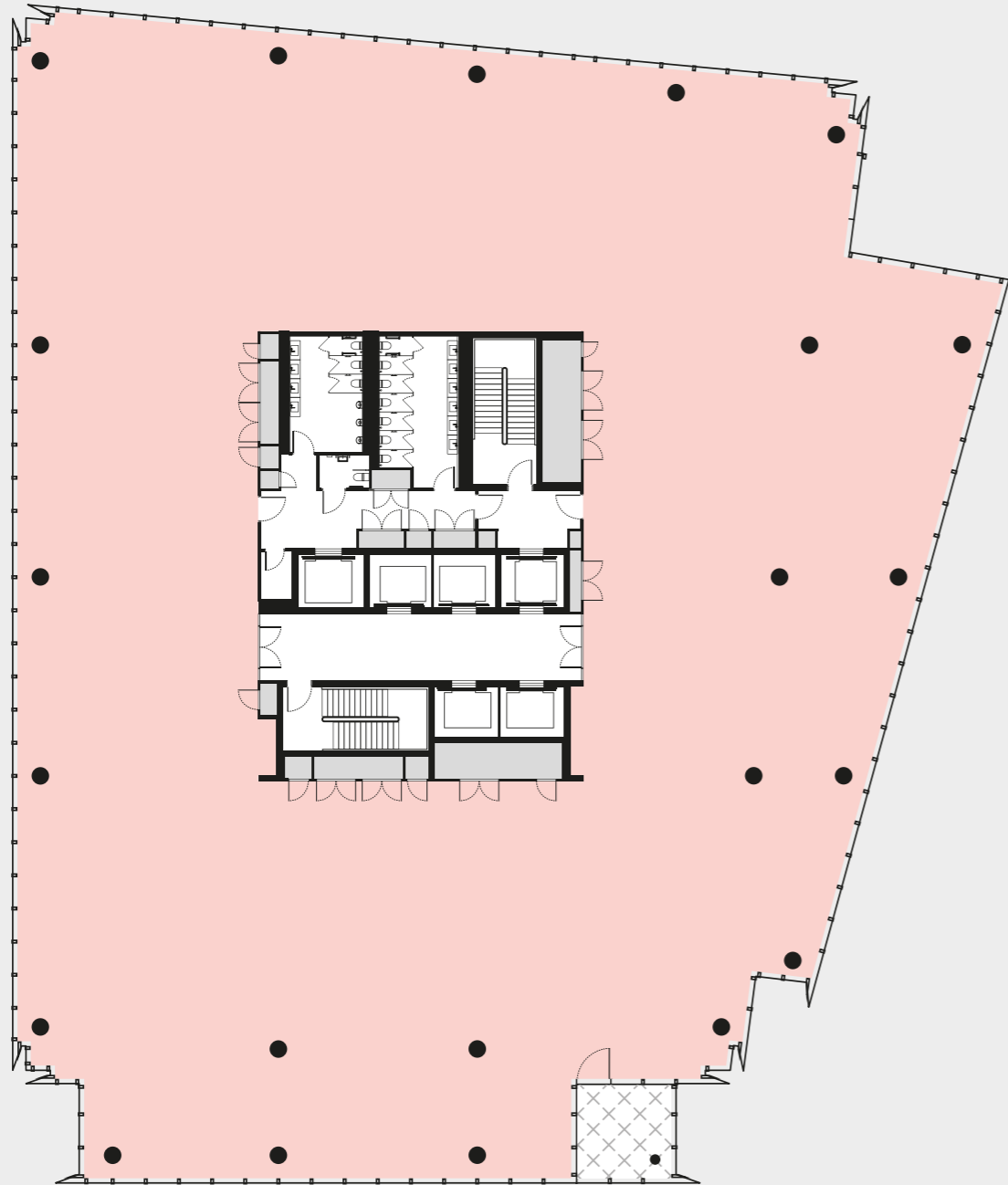
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COMMON	
RISERS	
OFFICE SPACE	
BALCONY	

## Two / Four / Six

1,611 SQ M  
(17,341 SQ FT)

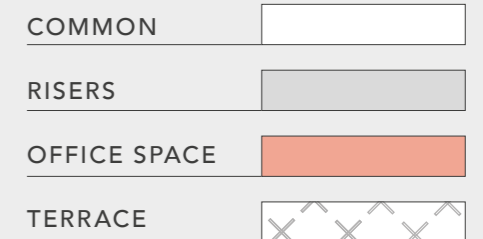
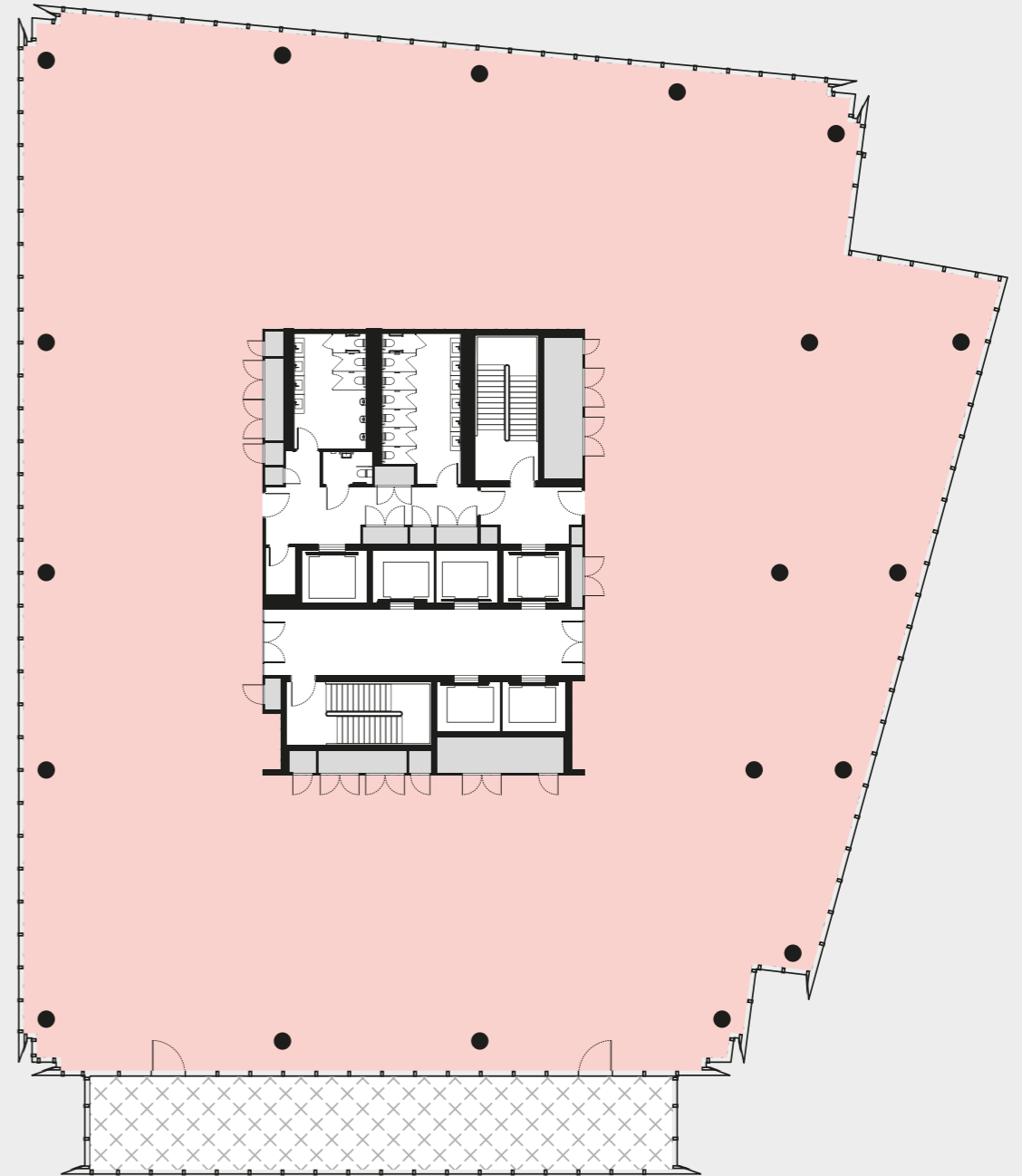
BALCONY  
18 SQ M  
(194 SQ FT)



## Eight

1,513 SQ M  
(16,286 SQ FT)

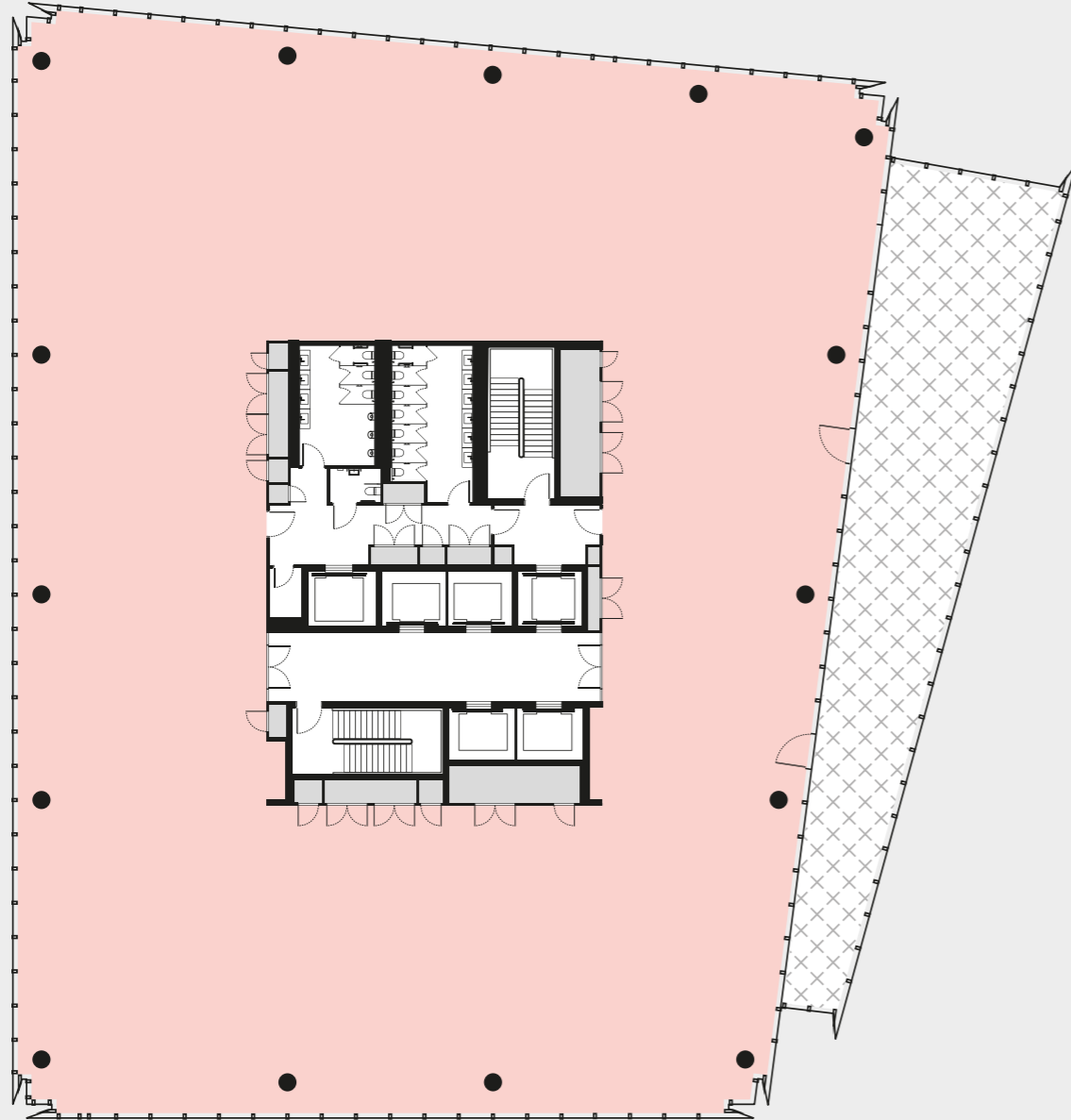
TERRACE  
113 SQ M  
(1,216 SQ FT)



# Nine

1,352 SQ M  
(14,553 SQ FT)

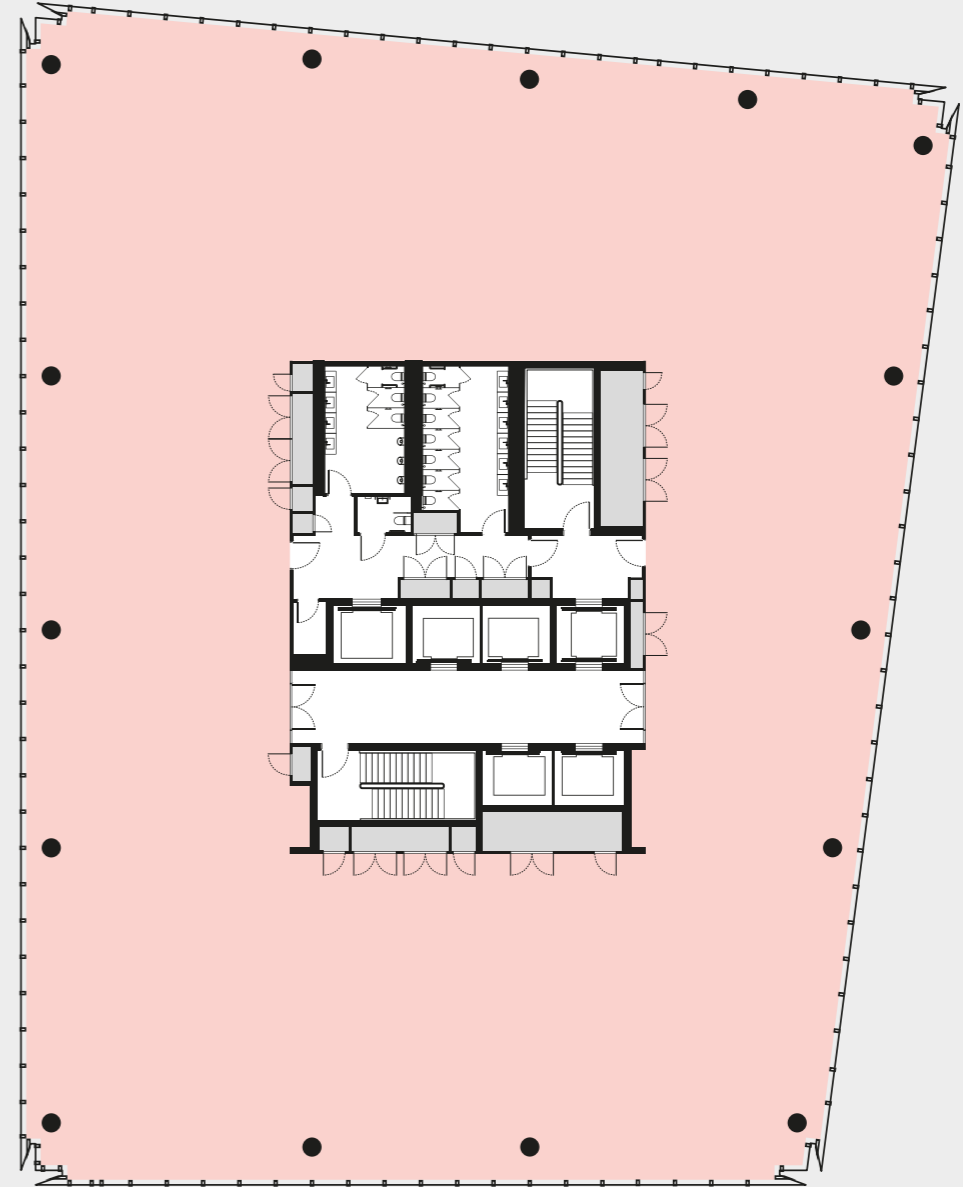
TERRACE  
189 SQ M  
(2,034 SQ FT)



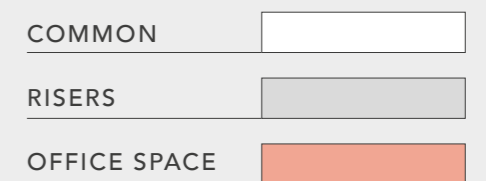
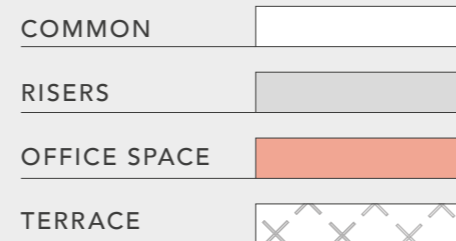
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# Ten

1,352 SQ M  
(14,553 SQ FT)



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Development partners



Development Securities is a property development and investment company that creates value through real estate regeneration.

For more information please visit [www.developmentsecurities.com](http://www.developmentsecurities.com)



Aberdeen Asset Management PLC is a global investment management group, managing assets for both institutional and retail clients from offices around the world.

For more information please visit [www.aberdeen-asset.com](http://www.aberdeen-asset.com)

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