

ONE  
QUEEN  
CAROLINE  
STREET  
W6

BE URBAN  
BE CONNECTED  
BE SUSTAINABLE  
BE WELL  
BE MOTIVATED  
BE PROGRESSIVE  
BE PAMPERED  
BE ENGAGED  
BE PROMINENT  
BE FLEXIBLE  
BE PRODUCTIVE  
BE DIFFERENT

**One Queen Caroline Street**

83,492 sq ft (7,758 sq m) of unique, Grade A office space, in the very centre of Hammersmith.

Located directly above the Underground Station, the building provides a home to businesses that demand the highest standards in the workplace.









#### Index of Images

01	Queen Caroline Street entrance
02	Reception
03	Reception – Queen Caroline Street entrance
04	Reception lobby
05	Reception detail
06	Reception ceiling detail
07	Second floor lift lobby
08	Third floor lift lobby
09	Fourth floor lift lobby
10	Typical floor
11	Exposed services
12	Exposed services
13	Fifth floor bay window
14	Sixth floor terrace
15	Sixth floor terrace
16	Terrace detail
17	Sixth floor terrace
18	Exposed services detail
19	Stairwell
20	WC
21	Reception ceiling detail
22	WC detail

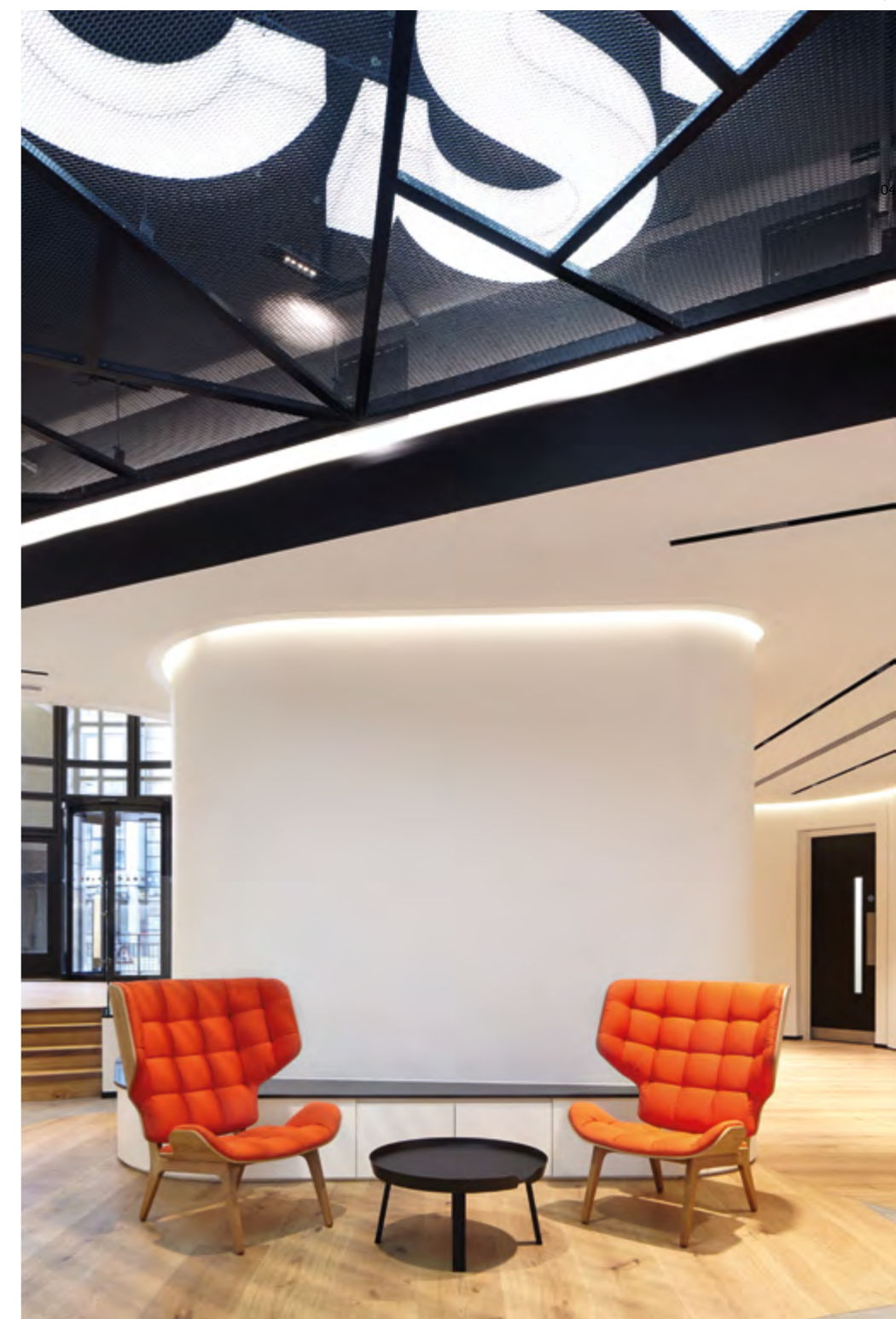








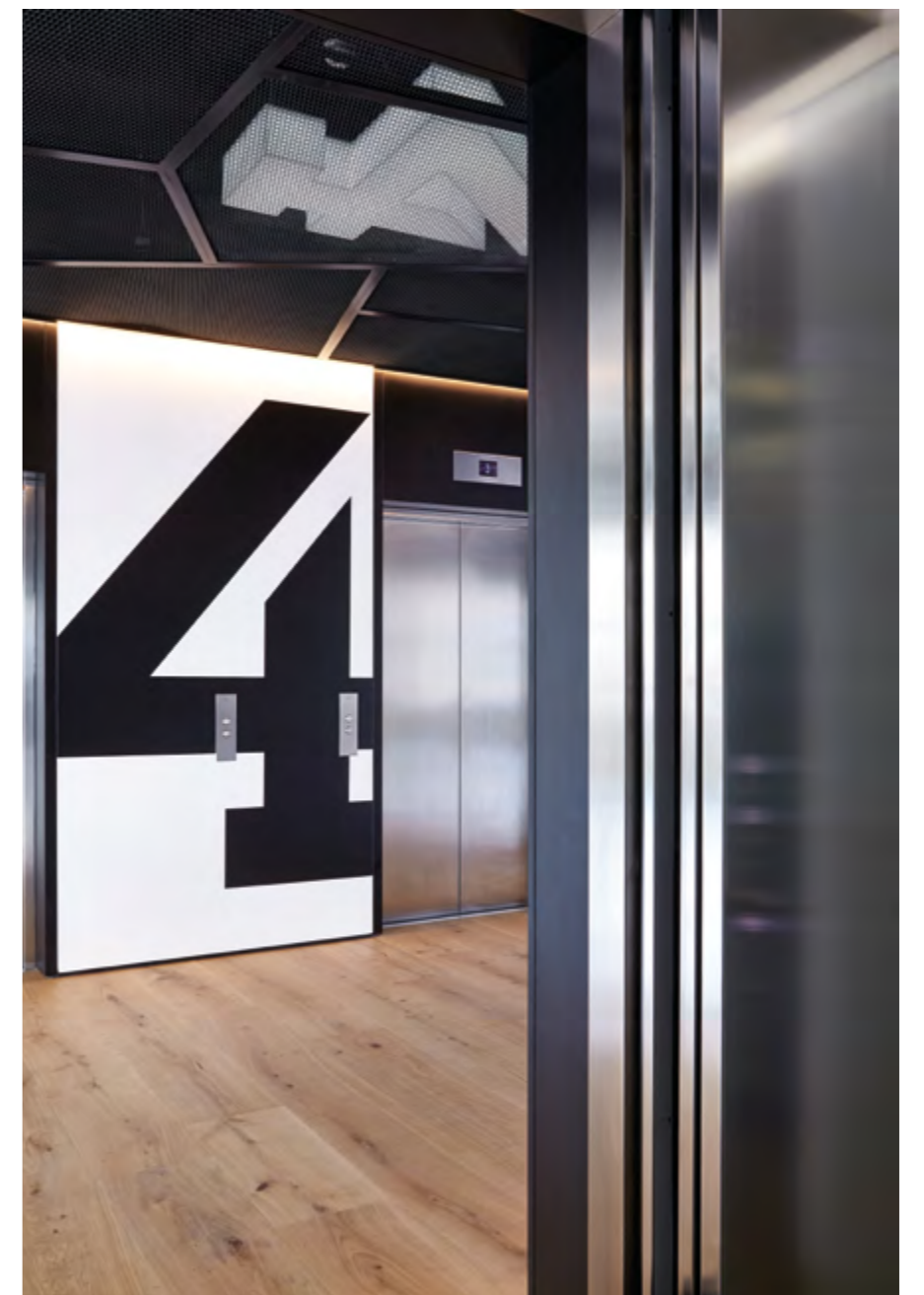
























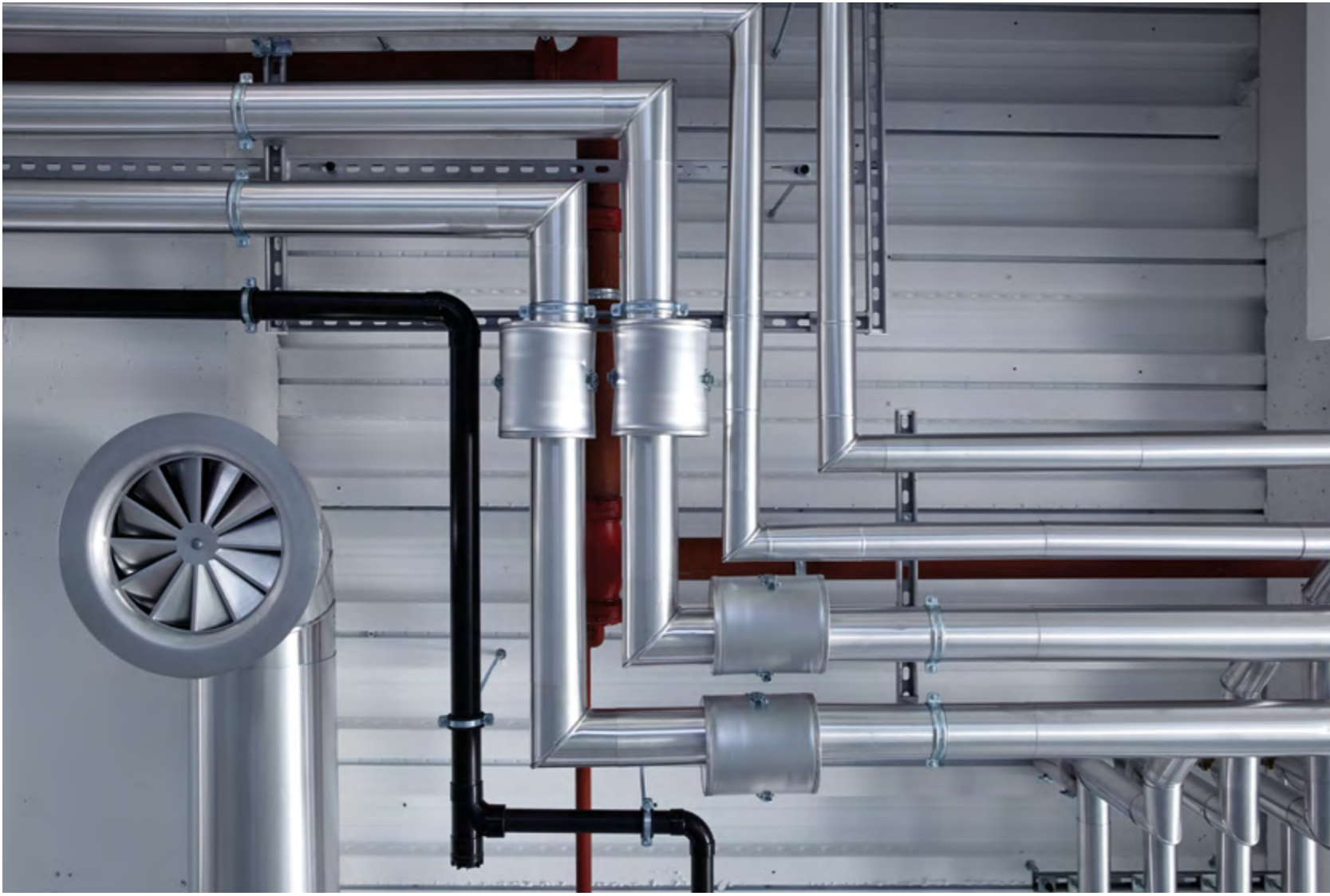












18



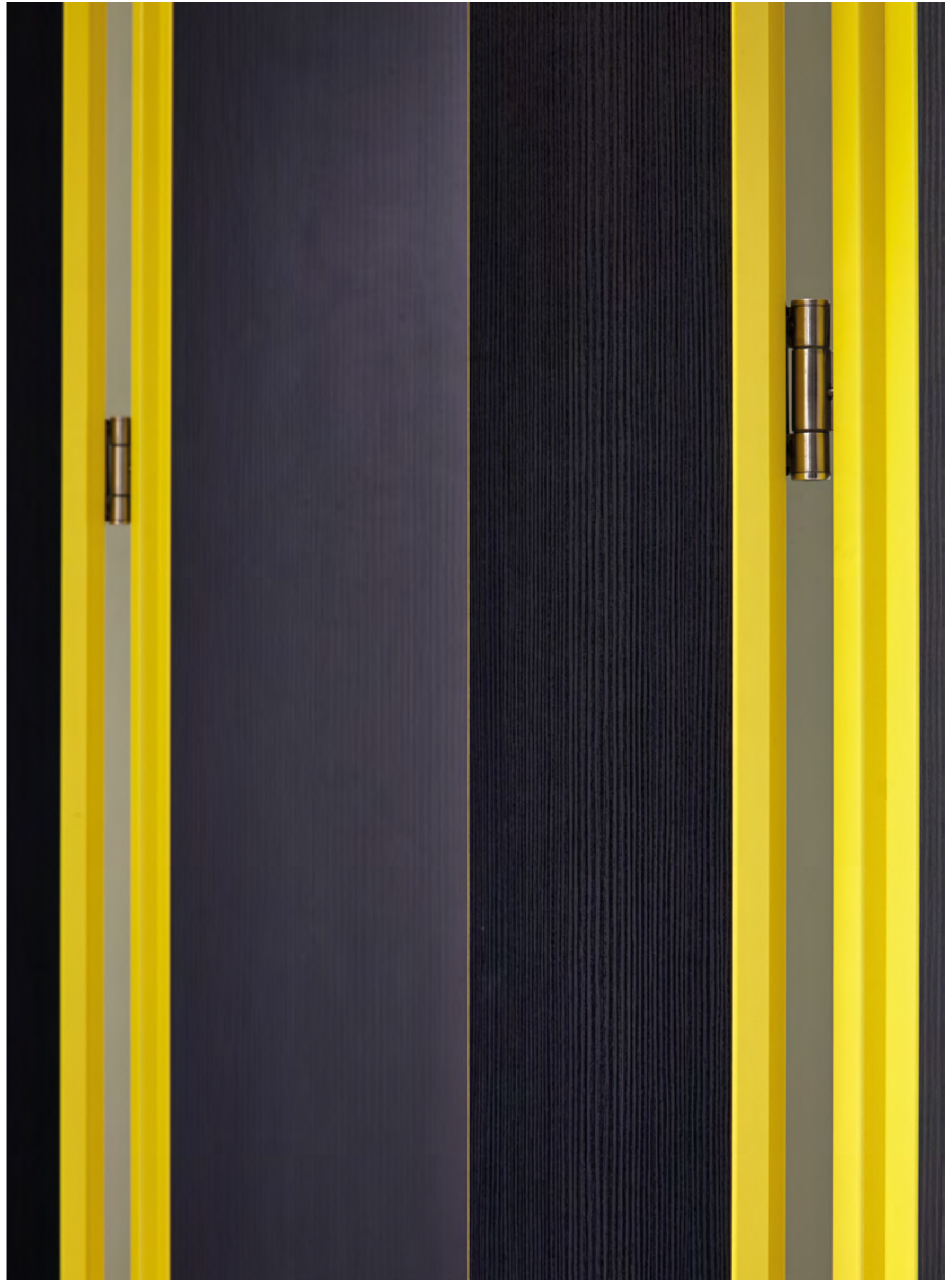
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20



21



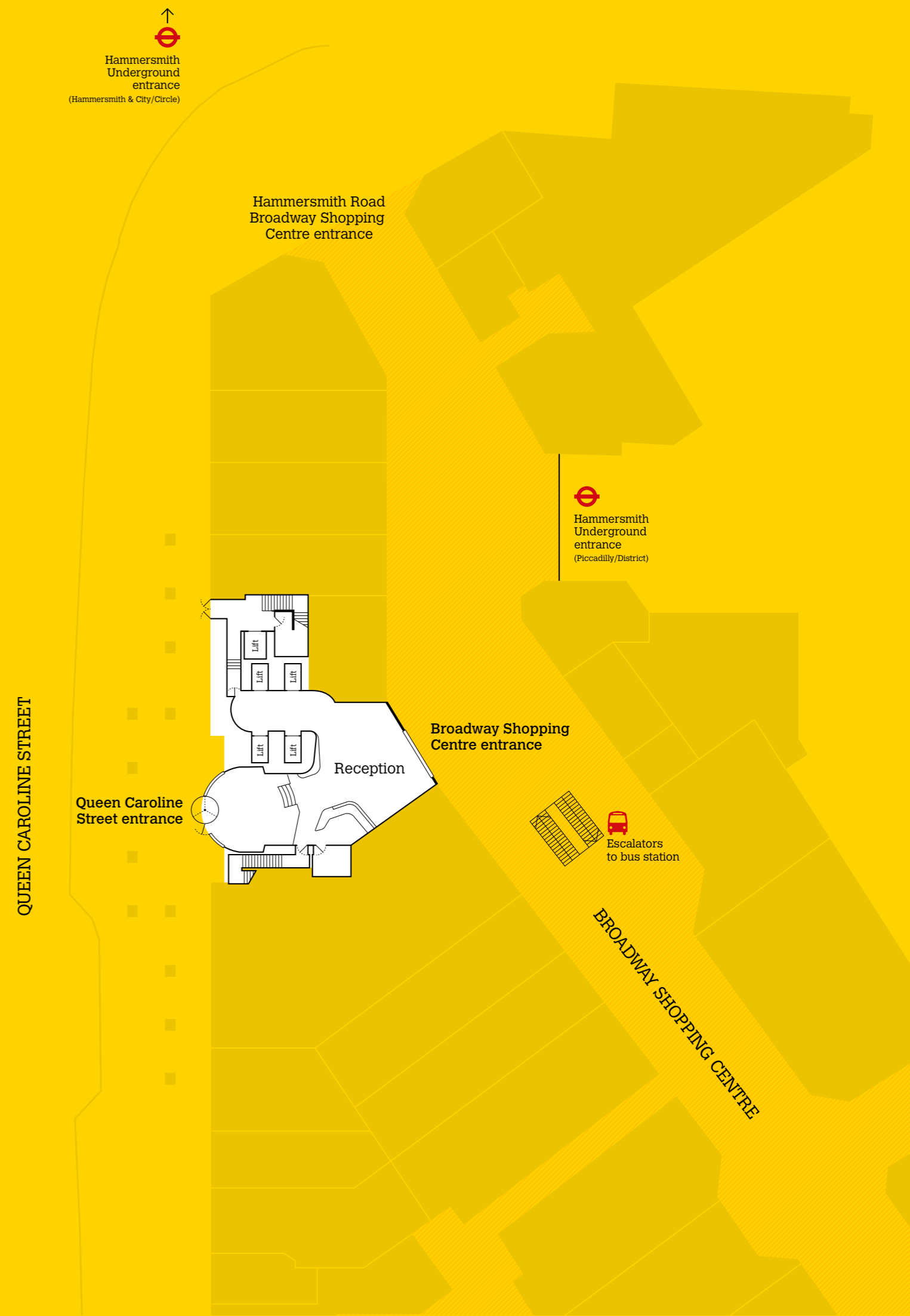
22



## THE ACCOMMODATION

	NET INTERNAL AREAS	
	-	
6TH FLOOR	1,911 SQ FT	178 SQ M
	-	
5TH FLOOR	20,059 SQ FT	1,864 SQ M
	-	
4TH FLOOR	20,053 SQ FT	1,863 SQ M
	-	
3RD FLOOR	20,050 SQ FT	1,863 SQ M
	-	
2ND FLOOR	19,938 SQ FT	1,852 SQ M
	-	
RECEPTION	1,481 SQ FT	138 SQ M
	-	
<b>TOTAL</b>	<b>83,492 SQ FT</b>	<b>7,758 SQ M</b>

BASEMENT: 48 CAR PARKING SPACES / BICYCLE RACKS / SHOWERS & LOCKERS

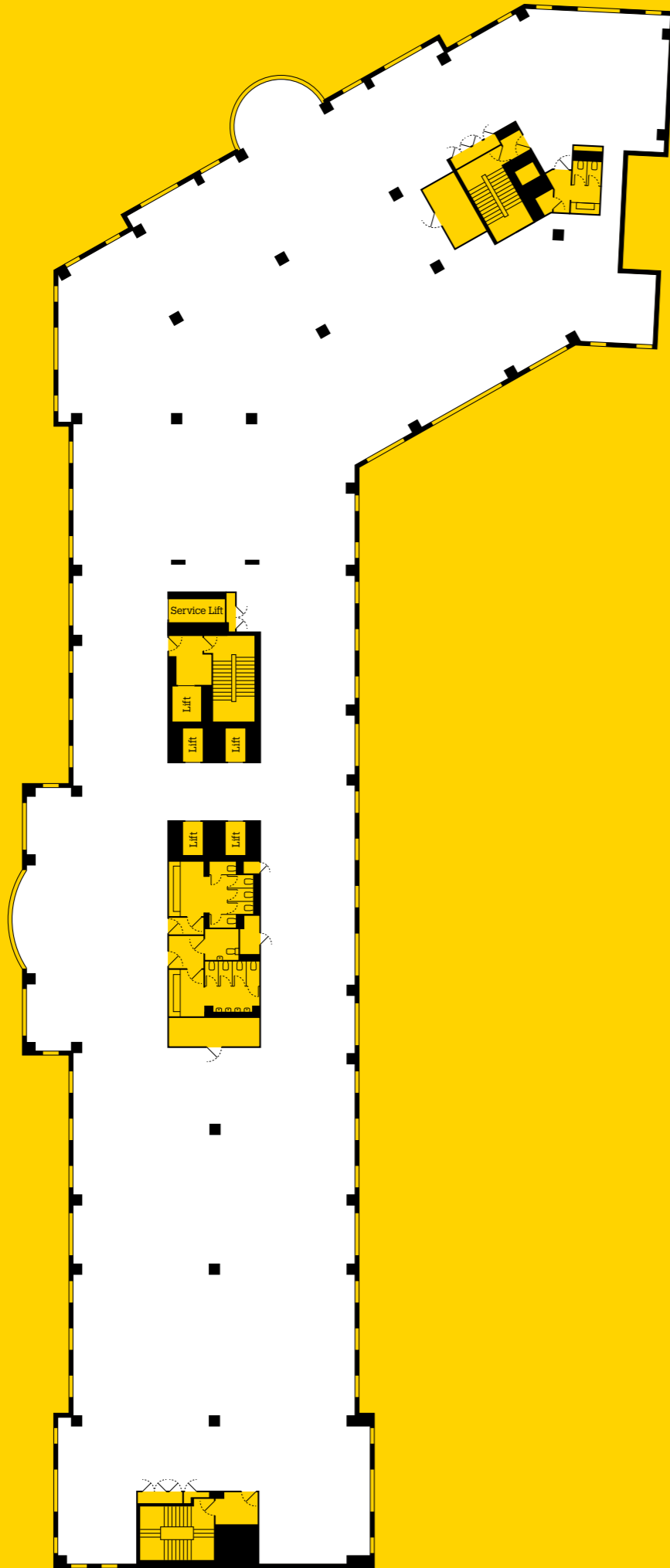


PLAN NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

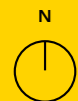
GROUND RECEPTION  
1,481 SQ FT / 138 SQ M



QUEEN CAROLINE STREET

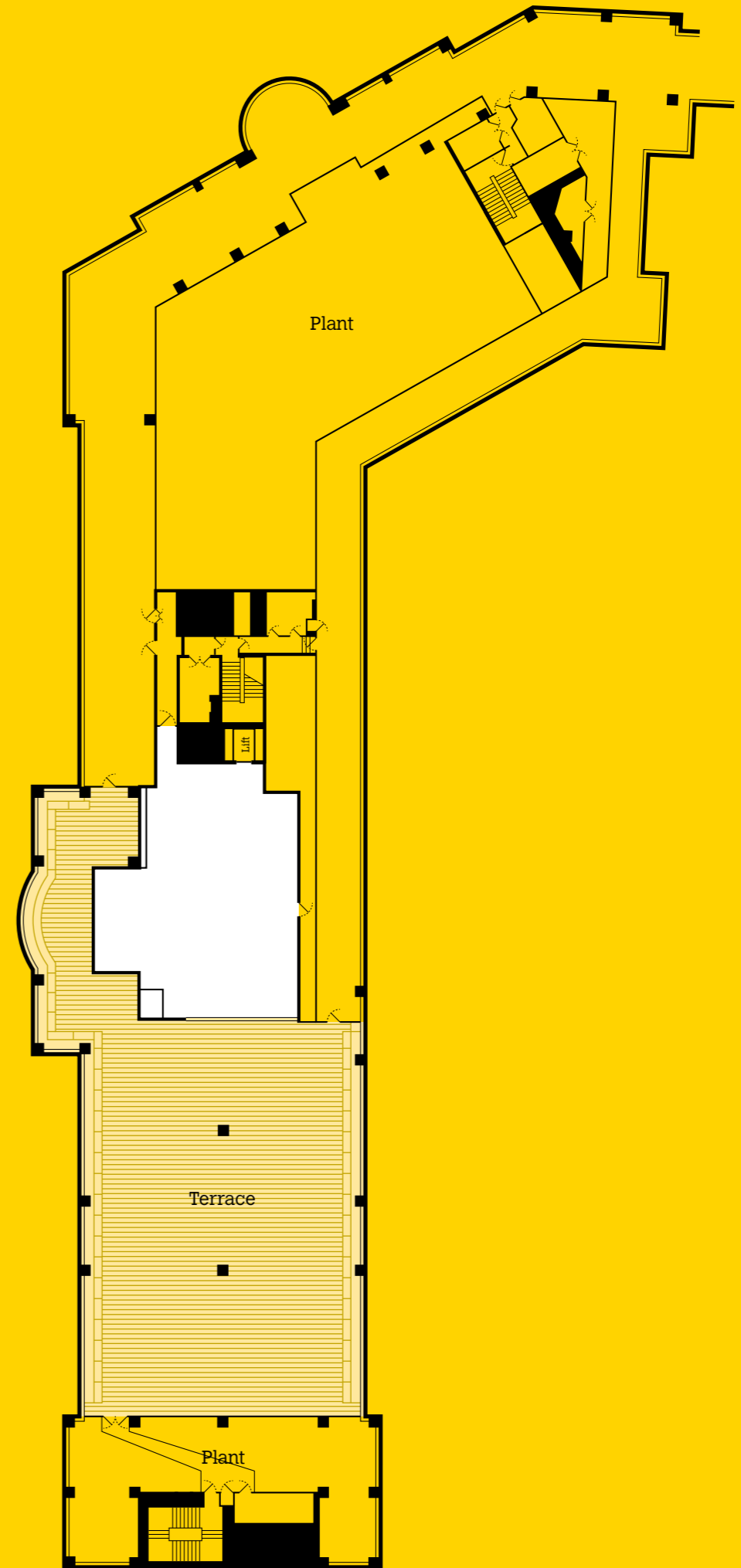


TYPICAL (2ND - 5TH FLOORS)  
 20,059 SQ FT / 1,864 SQ M



PLAN NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

QUEEN CAROLINE STREET



6TH FLOOR  
 1,911 SQ FT / 178 SQ M



PLAN NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



## SPECIFICATION

ONE QUEEN CAROLINE STREET'S UNIQUE SPECIFICATION LIES WITHIN THE DETAIL. FROM THE NEW MECHANICAL AND ELECTRICAL SERVICES THROUGHOUT, TO THE 100 MB/S READY-TO-GO WIFI, THE BUILDING PROMISES TO EXCEED THE QUALITY EXPECTED BY LONDON'S MOST DEMANDING OCCUPIERS.

BREEAM rating 'Very Good'

EPC rating 'B'

Flexible open floor plates

Occupancy density – 1 person / 8m<sup>2</sup>

Toilets – 1 person / 10m<sup>2</sup>

Contemporary exposed ceilings with suspended LED lighting and high efficiency 4-pipe fan coil system

Raised floor – 200mm O/A

Raised floor to exposed soffit – 3,650mm

Large part double-height reception with feature desk and lights

Portico lifestyle service provider

Large landscaped roof terrace

Broadband fibre connectivity to the building

48 basement car parking spaces

50 cycle spaces

Shower facilities with lockers and drying space

Digital building management system

Direct access to shopping mall and transport hub at ground floor

Floor loadings – 2.5 + 1.0kN/m<sup>2</sup>

Small power – 20W/m<sup>2</sup>

Lighting – 15W/m<sup>2</sup>

Additional tenant risers and tenant plant space

SO, WHAT DO  
YOU NEED TO  
KNOW ABOUT  
HAMMERSMITH  
?





Hammersmith is an established West London entertainment hub, and the international nature of its residents is reflected in the area.

Hammersmith restaurants showcase cuisine on a global scale, serving top-notch food.

It is also the location for some of London's most famous theatres, which attract acts and visitors from around the world.

The international influence of the area and the stacks of things to do make Hammersmith a great place to eat, drink and be entertained.



TIMEOUT



Kettle + Crust at St. Paul's Church



The much loved Italian deli 'Bertotti'



A shrine to a local B\*stard



Lyric Square food market



Hampshire Hog, King Street

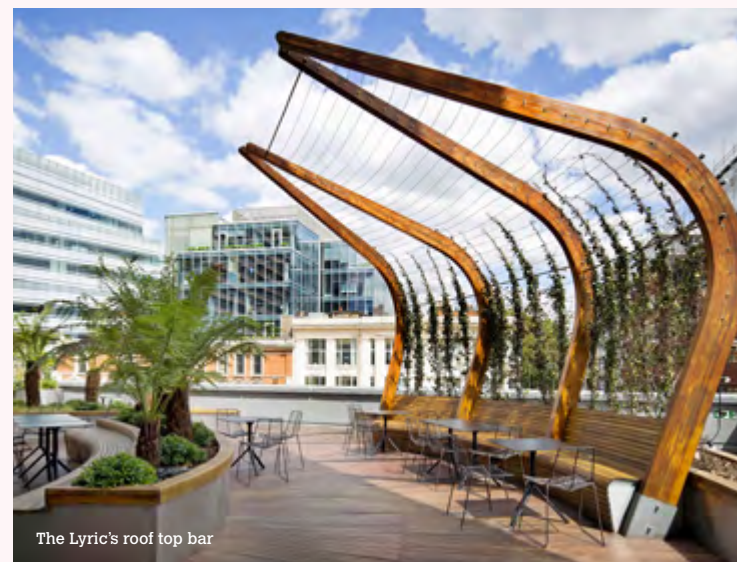


Kettle + Crust at St. Paul's Church



**255**  
NUMBER OF STORES AT WESTFIELD SHOPPING CENTRE  
JUST 15 MINUTES' WALK

**67%**  
OF WORKING AGE RESIDENTS ARE CLASSED AS ABC DEMOGRAPHIC



The Lyric's roof top bar

VOX POP RECOMMENDATIONS



RACHEL

"**Drink Me, Eat Me** is a kitsch little café and shop on King Street near Ravenscourt Park tube. Cakes come with sparkly glitter toppings and the frozen fat-free yoghurts are to die for."



CONNOR

"The coffee from **Scotties** on King Street is the best in the area. It's great that this little bit of Hammersmith near the tube is improving, as for a long time it seemed a bit forgotten. Now there are interesting new places opening all the time, which is great for me as I only work round the corner."



CHARLIE

"The **Hampshire Hog** is light, bright pub along King Street. The décor and friendly staff mean it doesn't feel like an old-fashioned pub and I often come in for morning meetings. If the weather is good, we can even have them outside in the lovely garden."



GILES

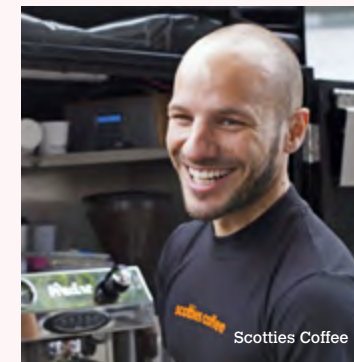
"I just tried the new **Brackenhury Wine Rooms** and I was really impressed. Great range of wines, obviously, but the place was really smart and the staff very knowledgeable. The roof top at the **Lyric** is also good, as I like looking down on everyone from on high."



Roast Dinner at The Stonemasons Arms

BEST ROAST?

THE STONEMASONS ARMS  
CAMBRIDGE GROVE  
STONEMASONS-ARMS.CO.UK



Scotties Coffee



Best flat White? Try Scotties Coffee

BEST FLAT WHITE?

SCOTTIES  
KING STREET  
SCOTTIESCOFFEE.CO.UK



Cycling on the riverside by the Old Ship pub



The Honest Carrot at the Lyric Square food market

**36%**  
OF RESIDENTS AGED BETWEEN 25-39 YEARS  
5TH HIGHEST NATIONALLY

**72%**  
OF THE POPULATION ARE OF WORKING AGE  
16-64M / 59F  
(LONDON AVERAGE 66.9%)

**66%**  
OF RESIDENTS WORK AS SENIOR PROFESSIONAL & TECHNICAL  
(LONDON AVERAGE 53%)

**20%**  
HAVE AN INCOME OF £60K AND ABOVE  
(LONDON AVERAGE 15%)



## THE RIVERSIDE

Hammersmith's riverside, lined with traditional pubs, provides one of London's most unspoilt and beautiful riverscapes with two aspect views over the iconic Surrey Bend, made famous by the Oxford Cambridge boat race.

## BEST SPOT TO WATCH THE BOAT RACE?

HAMMERSMITH BRIDGE



Hammersmith Bridge at low tide



The Dove

## RULE BRITANNIA

The **Dove Pub** has its place in history. The poet James Thomson famously composed the familiar strains of 'Rule Britannia' there (and Charles II could be found romancing and dining his mistress Nell Gwynne there too).

## 1973

The year David Bowie performed his final concert as **Ziggy Stardust** at **Hammersmith Apollo**



Hammersmith Apollo

## 125

Over its hundred and twenty five year history, the **Lyric Theatre** has been responsible for creating some of the UK's most adventurous and acclaimed theatrical work.



Tipping the Velvet performed at the Lyric Theatre



Scotties Coffee

## HAMMERSMITH TOP TEN

### DRINKS

- 01 OLD SHIP**  
Relaxing riverside pub and dining.  
25 Upper Mall, W6 9TD
- 02 THE CARPENTER'S ARMS**  
Small, popular pub serving excellent well-priced food.  
89-91 Black Lion Lane, W6 9BG
- 03 THE DOVE**  
Riverside pub with, reputedly, the smallest bar in the world, frequented by Graham Greene and Ernest Hemingway.  
19 Upper Mall, W6 9TA

### FOOD

- 04 SHILPA**  
Traditional Indian food in a modern style.  
206 King Street, W6 0RA
- 05 SAIGON SAIGON**  
Modern Vietnamese restaurant.  
313-317 King Street, W6 9NH
- 06 THE RIVER CAFE**  
Inventive seasonal Italian cuisine and fine wines in an airy riverside location with outdoor dining.  
Thames Wharf, W6 9HA
- 07 LYRIC SQUARE MARKET**  
This market is renowned for its wide range of ready-to-eat, takeaway food.  
Lyric Square, W6 0ED

### ENTERTAINMENT

- 08 HAMMERSMITH APOLLO**  
World famous entertainment venue.  
45 Queen Caroline St, W6 9QH
- 09 LYRIC THEATRE**  
Both avant-garde and accessible productions.  
Lyric Square, W6 0QL

### RETAIL

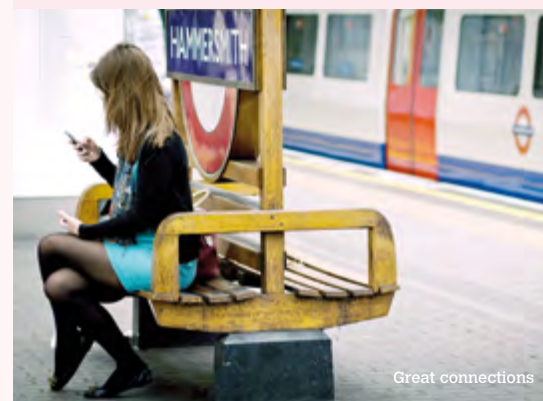
- 10 HAMMERSMITH BROADWAY SHOPPING CENTRE**  
Stores include Oliver Bonas, Hotel Chocolat, Scribbler.  
313-317 King Street, W6 9NH



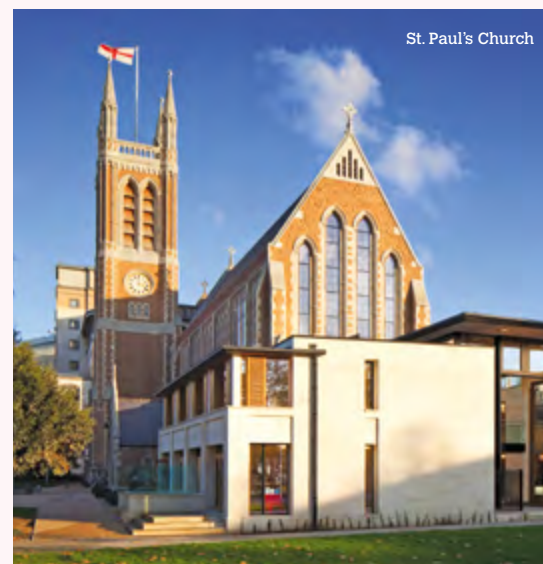
## CATCH THE TUBE OR BUS WITHOUT LEAVING THE BUILDING

Wherever you're going, this is the perfect place to start. One Queen Caroline Street has a PTAL (Public Transport Accessibility Level) rating of '6b' which is classified as 'Excellent'.

You can jump on the tube at Hammersmith Underground without even stepping outside, or head to the bus terminus – both options give you fast, easy access to all corners of the capital.



Great connections



St. Paul's Church

## 32 MINS

TRAVEL TIMES TO HEATHROW AIRPORT

(OR 11 STOPS ON THE PICCADILLY LINE)

## 4

UNDERGROUND LINES SERVICE HAMMERSMITH

PICCADILLY, CIRCLE, DISTRICT AND HAMMERSMITH & CITY (ONLY 2 LONDON STATIONS HAVE MORE LINES)

## 17

BUS ROUTE SERVICES IN HAMMERSMITH

MAKING IT ONE OF LONDON'S BUSIEST AND MOST CONNECTED TRANSPORT HUBS

## ON YOUR MARKS...

Fastest journey times on the tube:

Shepherd's Bush Market	3 mins
Earl's Court	5 mins
Kensington (Olympia)	7 mins
South Kensington	9 mins
Paddington	12 mins
Green Park	14 mins
Victoria	14 mins
Piccadilly Circus	16 mins
Notting Hill Gate	18 mins
Vauxhall	20 mins
Euston	23 mins
King's Cross St Pancras	24 mins
Waterloo	24 mins
London Bridge	29 mins
Heathrow Airport	32 mins
Liverpool Street	33 mins



Central London living



## PROPERTY GUIDE

### BUYING IN HAMMERSMITH

Average property price  
**£903,184**

Studio	£406,238
1 bedroom	£523,815
2 bedrooms	£884,397
3 bedrooms	£1,394,214
4 bedrooms	£1,025,000
5 bedrooms	£600,000
6 bedrooms	£1,200,000

### RENTING IN HAMMERSMITH

Average rental price  
**£718 per week**

Studio	£270
1 bedroom	£381
2 bedrooms	£628
3 bedrooms	£794
4 bedrooms	£1,348
5 bedrooms	£1,125
6 bedrooms	£1,375

Source: foxtons.co.uk  
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**Stuart Austin**  
 stuart.austin@eu.jll.com  
 +44 20 3147 1112

**David Hanrahan**  
 david.hanrahan@colliers.com  
 +44 20 7487 1769

**Mark Radford**  
 mark.a.radford@eu.jll.com  
 +44 20 7087 5613

**Mark Emburey**  
 mark.emburey@colliers.com  
 +44 20 7344 6906

**Matt Parry**  
 matthew.parry@eu.jll.com  
 +44 20 7852 4120

**Mark Taylor**  
 mark.taylor@colliers.com  
 +44 20 7344 6575

## ONEQCS.COM



Landid  
 @landidproperty

One Queen Caroline Street  
 @oneqcs\_

### SAT NAV

**SAT NAV: W6 9HQ**

The facts contained in this brochure are correct to the best of our knowledge, but (legally) please make sure you don't take our word for it. 2015

At Landid, we take all available steps to look after the environment, which is why this brochure is printed on paper from renewable sources.

[landid.co.uk/development-philosophy](http://landid.co.uk/development-philosophy)

siren | +44 20 7478 8300 | sirendesign.co.uk | S06747

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