



KINGS HOUSE

174 HAMMERSMITH ROAD W6 7JP

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OPPORTUNITY

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 has been designed to the highest corporate and environmental sustainability standards, pushing the boundaries of innovative workplace design.



THE BUILDING

A high quality, self contained, sustainable office building split over seven floors totalling 60,000 sq ft.













LOCATION

FOOD & DRINK

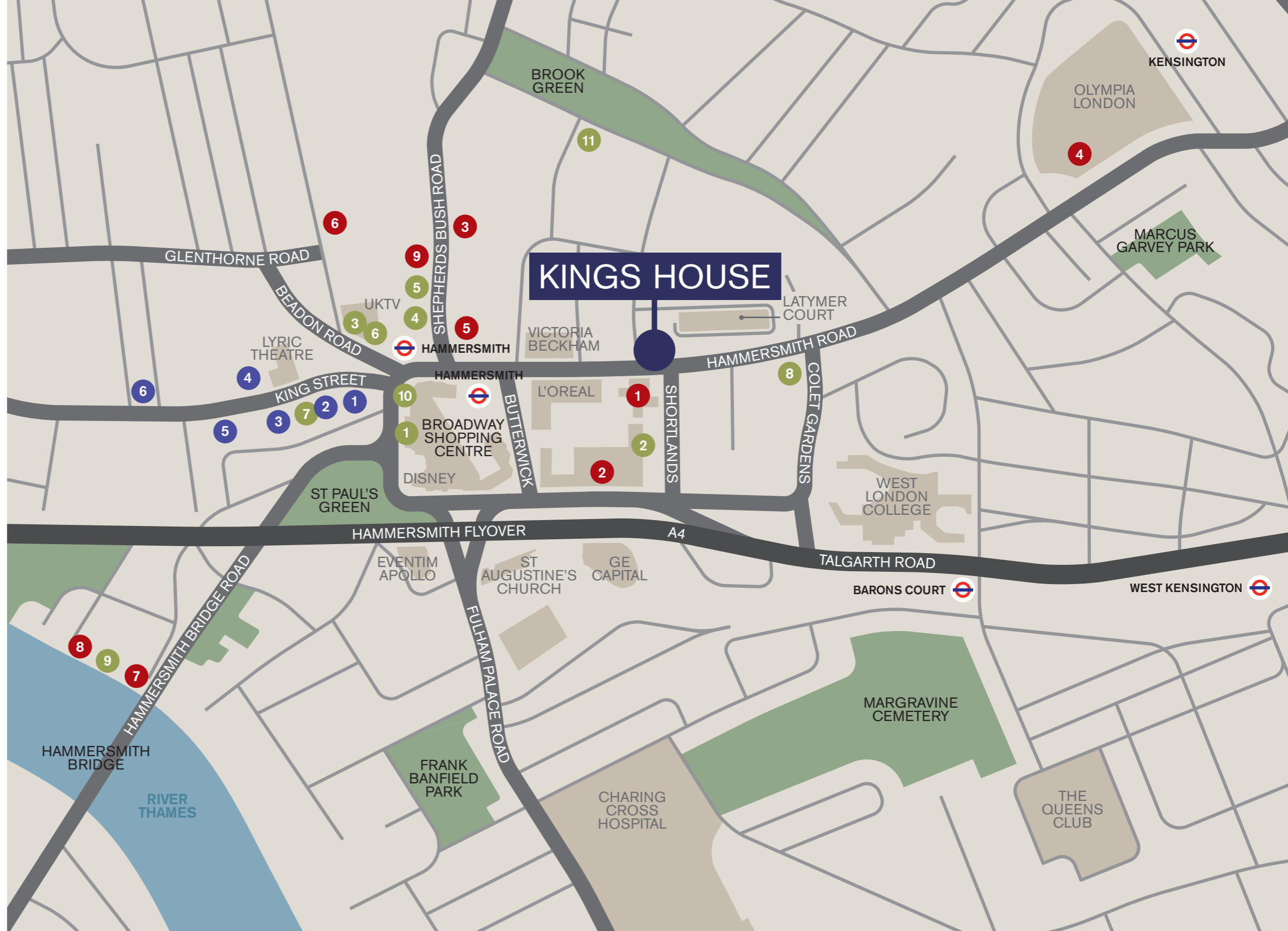
1. LEON
2. AROMA RESTAURANT
3. BILL'S RESTAURANT
4. NANDO'S
5. WAGAMAMA
6. BYRON HAMBURGERS
7. M&S SIMPLY FOOD
8. LATYMERS
9. BLUE ANCHOR
10. STARBUCKS
11. THE QUEEN'S HEAD

RETAIL

1. RYMAN STATIONERY
2. M&S
3. TK MAXX
4. O2
5. TESCO EXPRESS
6. MOSS BROS.

HOTELS & LEISURE

1. VIRGIN ACTIVE
2. NOVOTEL HOTEL
3. HAMMERSMITH LIBRARY
4. OLYMPIA
5. W6 FITNESS STUDIO
6. FITNESS FIRST
7. BRITISH ROWING
8. AURIOL KENSINGTON ROWING CLUB
9. PURE GYM



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.

OPPOSITE PAGE
FROM LEFT TO RIGHT:
BETFAIR.COM
UKTV
PHILIP MORRIS
VIRGIN MEDIA
L'OREAL
DISNEY
GE
HARRODS
SHAZAM



THE SITE

KINGS HOUSE

COPYRIGHT IMAGE

- | | | | | | |
|---|---------|----|------------------|----|-------------|
| 1 | AGILSYS | 6 | UKTV | 11 | GE CAPITAL |
| 2 | OLYMPIA | 7 | VICTORIA BECKHAM | 12 | DISNEY CORP |
| 3 | SHAZAM | 8 | VIRGIN MEDIA | 13 | ABC NEWS |
| 4 | ACCOR | 9 | L'OREAL | 14 | CHIVAS |
| 5 | FOX INT | 10 | NOVATEL | 15 | BETFAIR |

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 straight forward 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, Kate Bush, Thin Lizzy, Frank Zappa and many more.

EXTENSIVE RETAIL

As West London's principal 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.



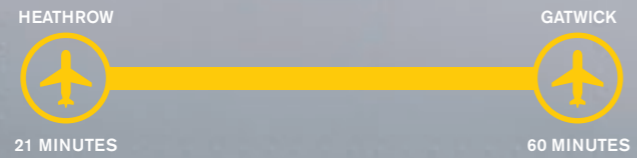
CONNECTIVITY

The building has unrivalled communication links and a PTAL (public transport accessibility level) of 6b – the highest available rating.



HAMMERSMITH

PLANES



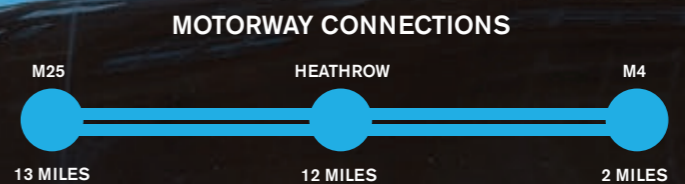
&



TRAINS



AUTOMOBILES



PLANS

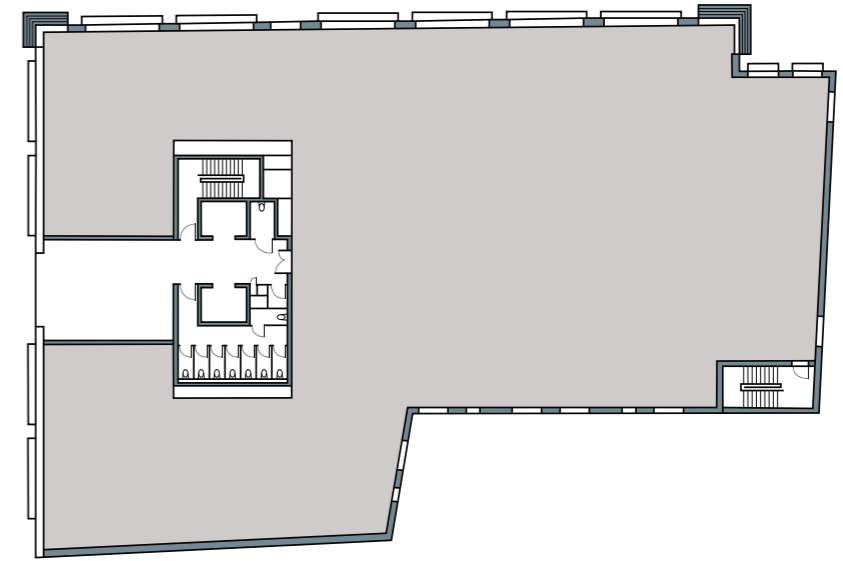
SCHEDULE OF AREAS

(IPMS 3)

FLOOR	SQ FT	SQ M
SIXTH	3,257	302
FIFTH	4,266	396
FOURTH		LET
THIRD	10,873	1,010
SECOND	13,477	1,249
FIRST	12,833	1,192
GROUND		LET TO WORK.LIFE
RECEPTION	927	86
TOTAL	45,633	4,239

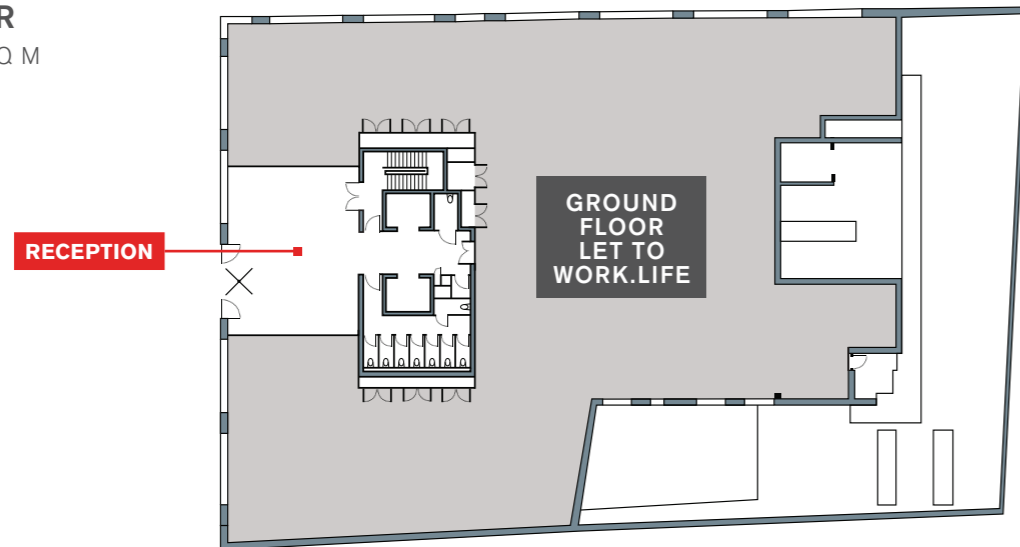
FIRST FLOOR






12,833 SQ FT | 1,192 SQ M

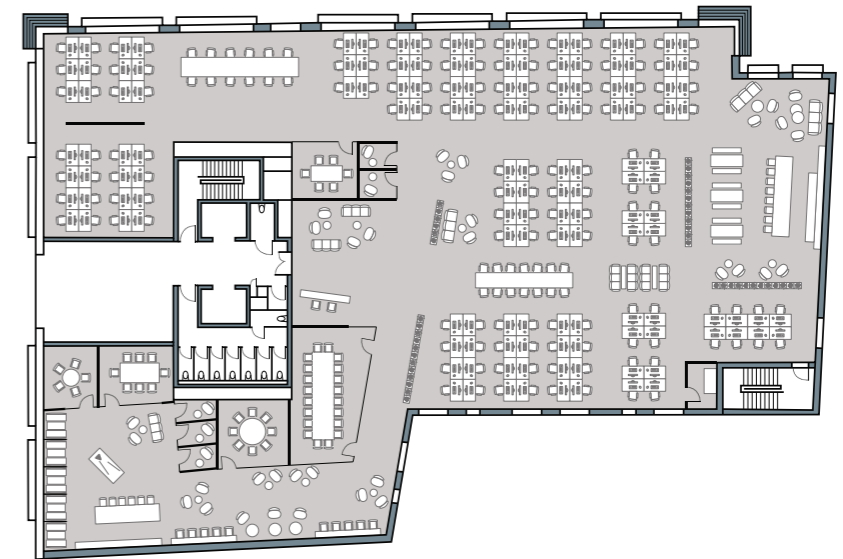


GROUND FLOOR

10,094 SQ FT | 938 SQ M



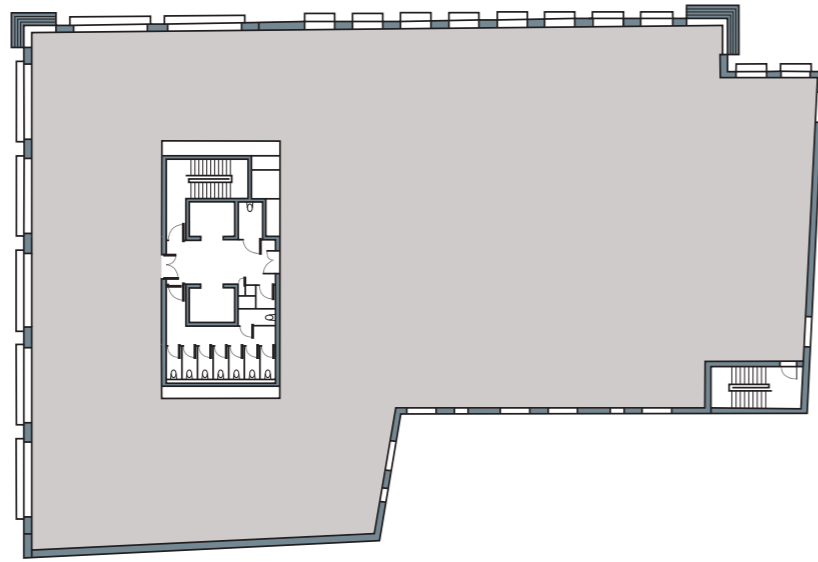
-  144 DESKS
-  4 x MEETING ROOMS
-  4 x COLLABORATION AREAS
-  5 x PHONE ROOMS
-  COMMS ROOM
-  2 x HOT DESK BENCHES
-  1 x 20 PERSON BOARD ROOM
-  5 x MEETING BOOTHS
-  BREAKOUT AREA



PLANS





SECOND FLOOR

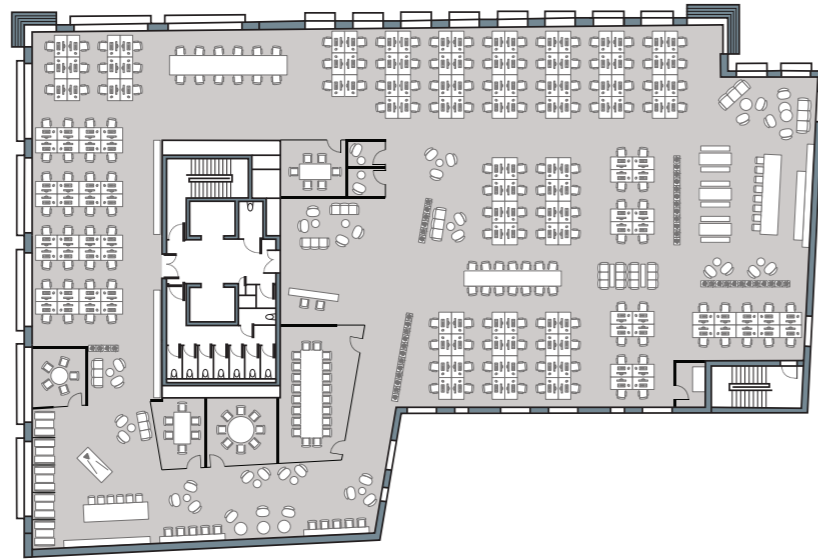
13,447 SQ FT | 1,249 SQ M











SECOND FLOOR

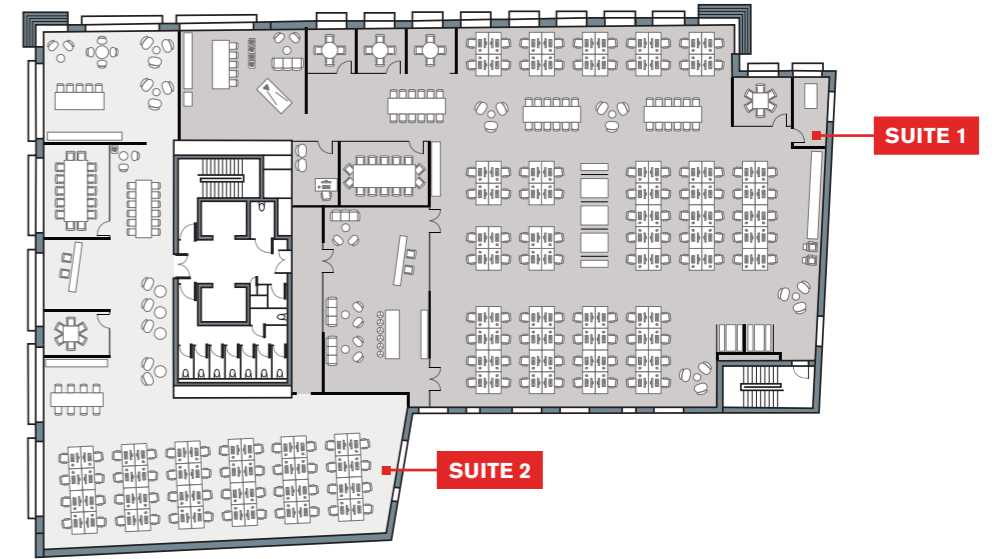
OPTION 1

-  144 DESKS
-  4 x MEETING ROOMS
-  4 x COLLABORATION AREAS
-  5 x PHONE ROOMS
-  COMMS ROOM
-  2 x HOT DESK BENCHES
-  1 x 20 PERSON BOARD ROOM
-  5 x MEETING BOOTHS
-  BREAKOUT AREA



OPTION 2

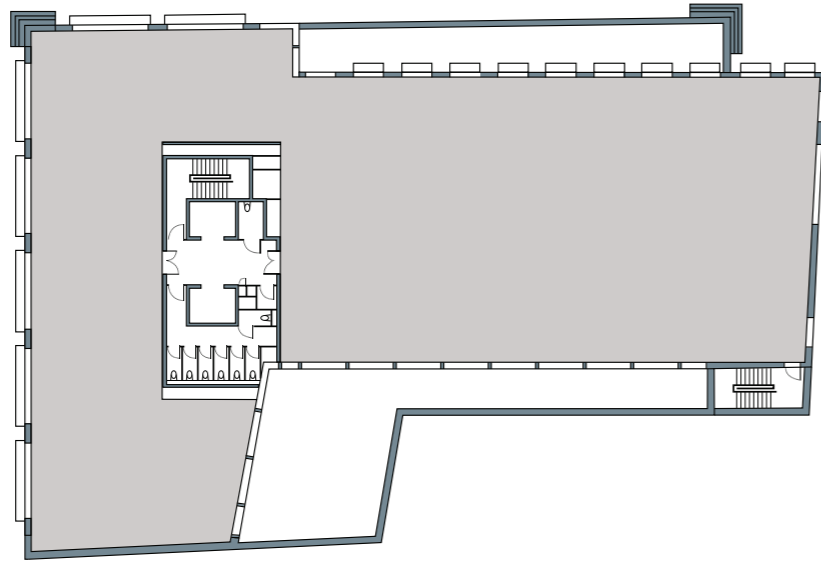
- SUITE 1 – 8,632 SQ FT**
-  98 DESKS
-  5 x MEETING ROOMS
-  1 x PRIVATE OFFICE
-  2 x PHONE ROOMS
-  BREAKOUT AREA
- SUITE 2 – 4,359 SQ FT**
-  48 DESKS
-  2 x MEETING ROOMS
-  BREAKOUT AREA



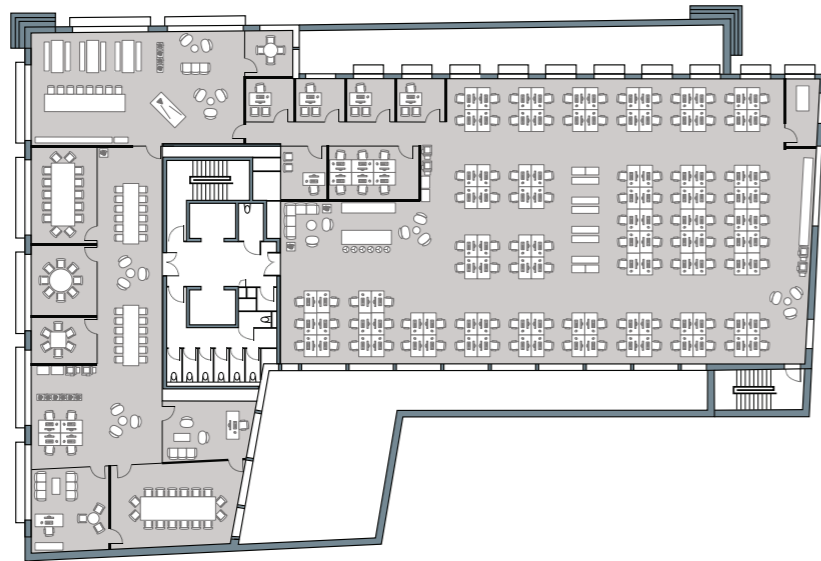
PLANS

THIRD FLOOR

10,873 SQ FT | 1,010 SQ M



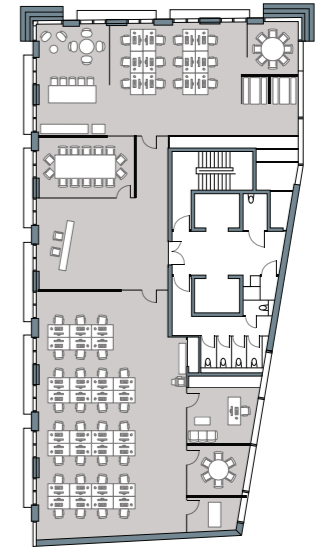
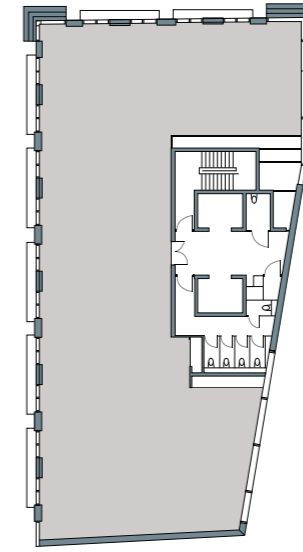
- 118 DESKS
- 5 x MEETING ROOMS
- 4 x COLLABORATION AREAS
- COMMS ROOM
- 7 x PRIVATE OFFICES
- 7 x MEETING BOOTHS
- 2 x HOT DESK BENCHES
- BREAKOUT AREA



FIFTH FLOOR

4,266 SQ FT | 396 SQ M

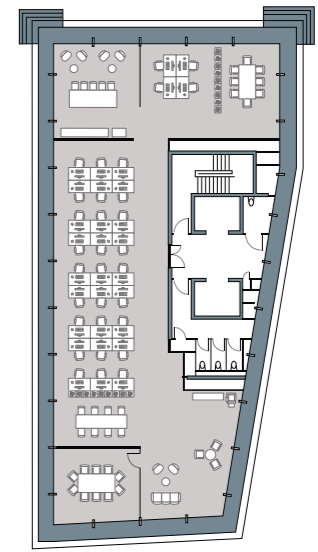
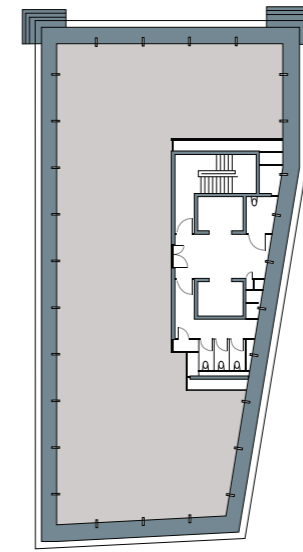
- 42 DESKS
- 3 x MEETING ROOMS
- 1 x COLLABORATION AREA
- 1 x PRIVATE OFFICE
- 2 x MEETING BOOTHS
- BREAKOUT AREA



SIXTH FLOOR

3,257 SQ FT | 302 SQ M

- 31 DESKS
- 2 x MEETING ROOMS
- 2 x COLLABORATION AREAS
- BREAKOUT AREA



SUSTAINABILITY AND BUILDING AMENITIES

GREEN ROOF TO SUPPORT THE LOCAL ECOLOGY

700 sq m of the roof space is green, which equates to an impressive 55% of the total roof space. In addition there is a further 70 sq m featured north facing green wall – all helping to support local ecology and biodiversity.



BREEAM –
'EXCELLENT'



WIRED
CERTIFIED



DENSITY
1 PERSON:
8 SQ M



CO-WORKING
SPACE
ON-SITE



56 CYCLE
SPACES



4 MINUTE
WALK



SHOWERS
AND LOCKERS



EPC – 'B'

SUMMARY SPECIFICATION

BREEAM – ‘Excellent’

Wired score – ‘Platinum’

Fan coil air conditioning system

Energy efficient led lighting

Occupancy density – 1 person / 8 sq m

Large double height reception with feature desk, lighting and media wall

Flexible open floor plates

Digital building management system

2 x 21-person lifts servicing all floors

1 x separate service lift servicing ground and basement levels

11 x car parking spaces

3 x on-site disabled car parking spaces

56 x cycle spaces

Shower facilities with separate changing rooms and locker facilities

Floor loadings – 3.5kn/m² + 1.0kn/m²

Raised floors – fully accessible (150 mm)

Low carbon technology reducing building carbon emissions

22 x Santander bicycles located outside the front door

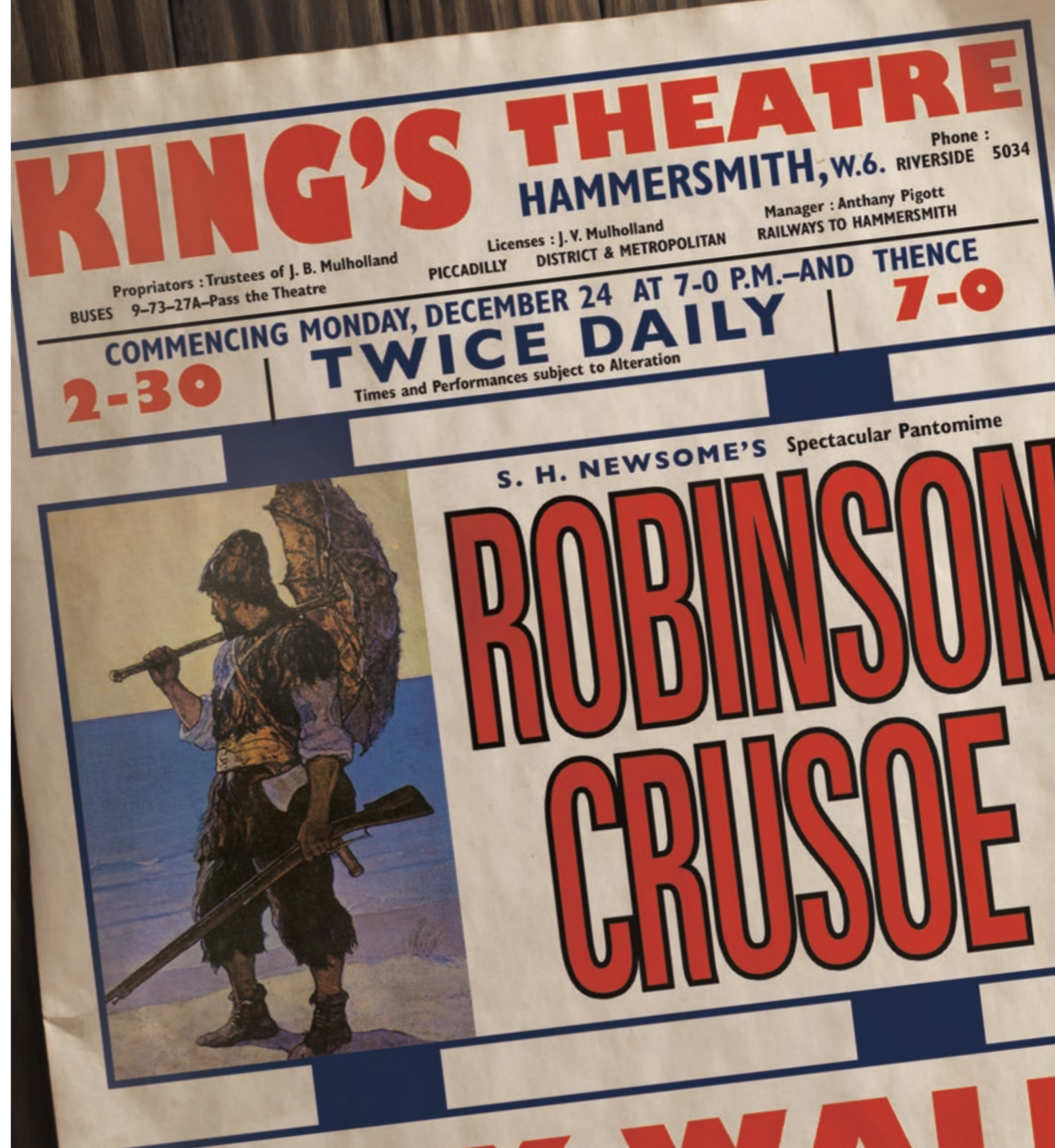
EPC – ‘B’



HISTORY



Taking its name from the King's Theatre which once stood on the site, Kings House has had a substantial presence in Hammersmith for over 50 years.



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