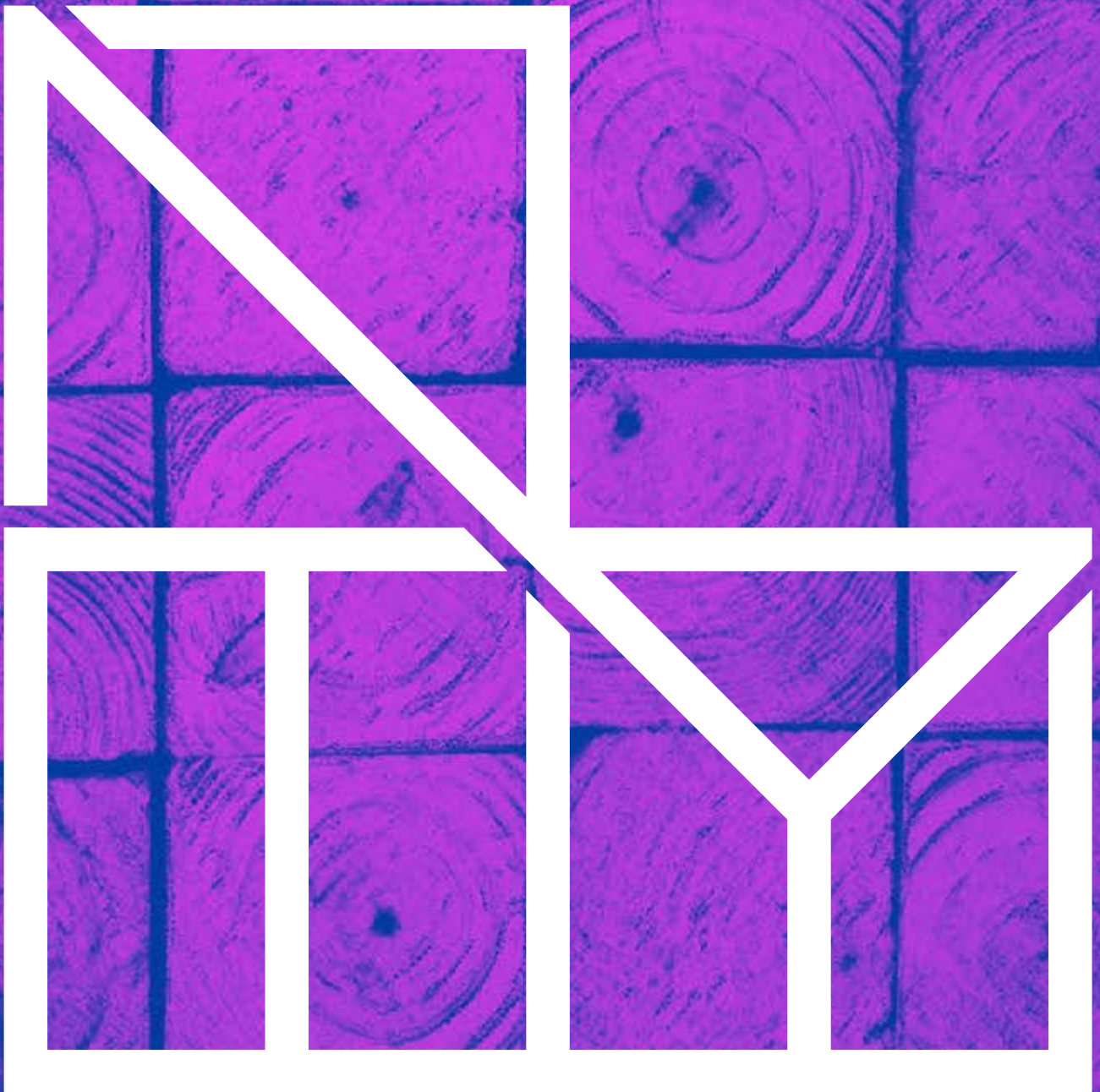


NEW TIMBER YARD

HAMMERSMITH



Welcome to New Timber Yard

**A 30,000 SQ FT SUSTAINABILITY
DRIVEN OFFICE CAMPUS IN THE
HEART OF HAMMERSMITH**



OUT WITH THE ORDINARY



New Timber Yard incorporates four uniquely designed buildings refurbished to an extremely high standard, all set around a central courtyard within a gated campus.

A former timber yard supplying the local neighbourhood and close-by river, New Timber Yard has been thoughtfully redesigned to retain the character of the original buildings.

The site's history has informed the aesthetics of the transformation, re-imagined through incorporating the use of timber and natural material throughout, with a heavy focus on sustainability.

WELCOME TO THE HEART OF THE CAMPUS

New Timber Yard's reception lounge is the thriving hub of the campus, providing numerous break-out spaces and work stations. The reception creates a link to all four individual elements of the scheme and provides direct access into the adjoining courtyard.

The space has been carefully designed to offer the opportunity for informal meetings, group presentations, hosting events or perfect for when you just fancy a coffee.



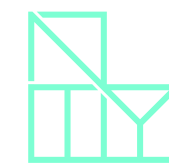
COMMUNAL SPACES
for creative minds

“ New Timber Yard
will provide

**A CHARACTER &
STYLE OF OFFICES
PREVIOUSLY
UNAVAILABLE IN
HAMMERSMITH ”**



THE GREAT OUTDOORS



COLLABORATE, BREATHE *and* REFOCUS

The private landscaped courtyard provides the perfect space to collaborate with colleagues.

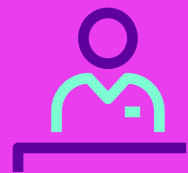
Host an event, enjoy team lunches cooked in the outdoor kitchen or take a break in the fresh air.

"Connecting with nature is essential to our well-being and our ability to be productive. Incorporating elements of nature into work environments can reduce stress, enhance creativity and increase productivity."

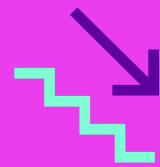
Biophilic Design:
Theory, Science and Practice



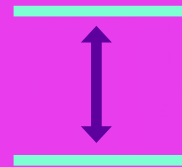
WORKSPACES THAT WORK HARDER



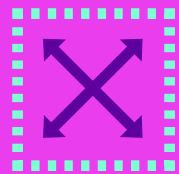
Double height,
feature reception



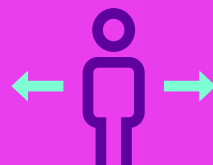
Basement
amenity



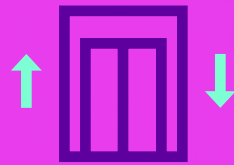
Minimum 2.75m
floor to ceiling height



Highly flexible
floor plates



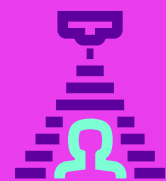
1.8 sq m
occupancy



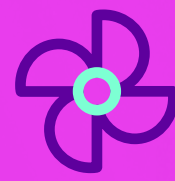
13-person
passenger lifts



Fresh air
filtration



Efficient
LED lighting



VRF Fan coil
air conditioning



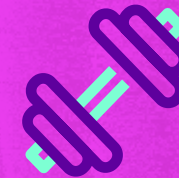
Landscaped
courtyard



Bike
storage



Natural
finishes



On-site
gym



Outdoor
kitchen



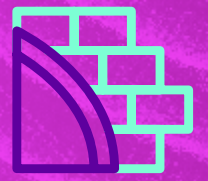
Bold
architecture



Shower &
changing rooms



Event
space



Exposed
surfaces

EVERY CONSIDERATION HAS BEEN TAKEN
TO CREATE A UNIQUE OFFICE ENVIRONMENT

unlike any other...





MADE TO MEASURE
to suit your office requirement

SUSTAINABILITY IS KEY

THE ENERGY SAVING ELEMENTS OF NEW TIMBER YARD
RESULT IN A **70% REDUCTION IN ANNUAL
RUNNING COSTS**, THAT'S 70% LESS THAN
A TYPICAL COMMERCIAL NEW BUILD IN LONDON...



Natural Finishes
stone walls, timber
beams, crittall doors



Biophilic Design
living indoor trees, outdoor
living green walls and trees



Electric Heat Pumps
provide renewable
heating & cooling



Central Air Handling Unit
with heat recovery
efficiency of 80%



Landscaped Courtyard
with relaxation space



BREEAM Excellent
[target]



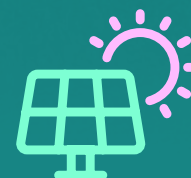
Sustainable Drainage System
with 'blue roof' attenuation
& rainwater recycling



High Performance LED Lighting
with occupancy sensing
& daylight dimming



EPC A
[target]



Photovoltaic (PV) panels
provide renewable energy



Green Rooves
with wildflower & sedum mix
to enhance site biodiversity



Smart Controls
for optimum comfort/
productivity



DESIGNED IN ACCORDANCE
with circular economy principles

THE CAMPUS

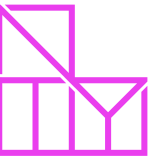
AVAILABLE TO LET AS

- A WHOLE CAMPUS
- BLOCK BY BLOCK
- FLOOR BY FLOOR

CAMBRIDGE
GROVE ENTRANCE

KING STREET
ENTRANCE

ARGYLE PLACE
ENTRANCE



THE WORKSHOP

12,100 SQ FT

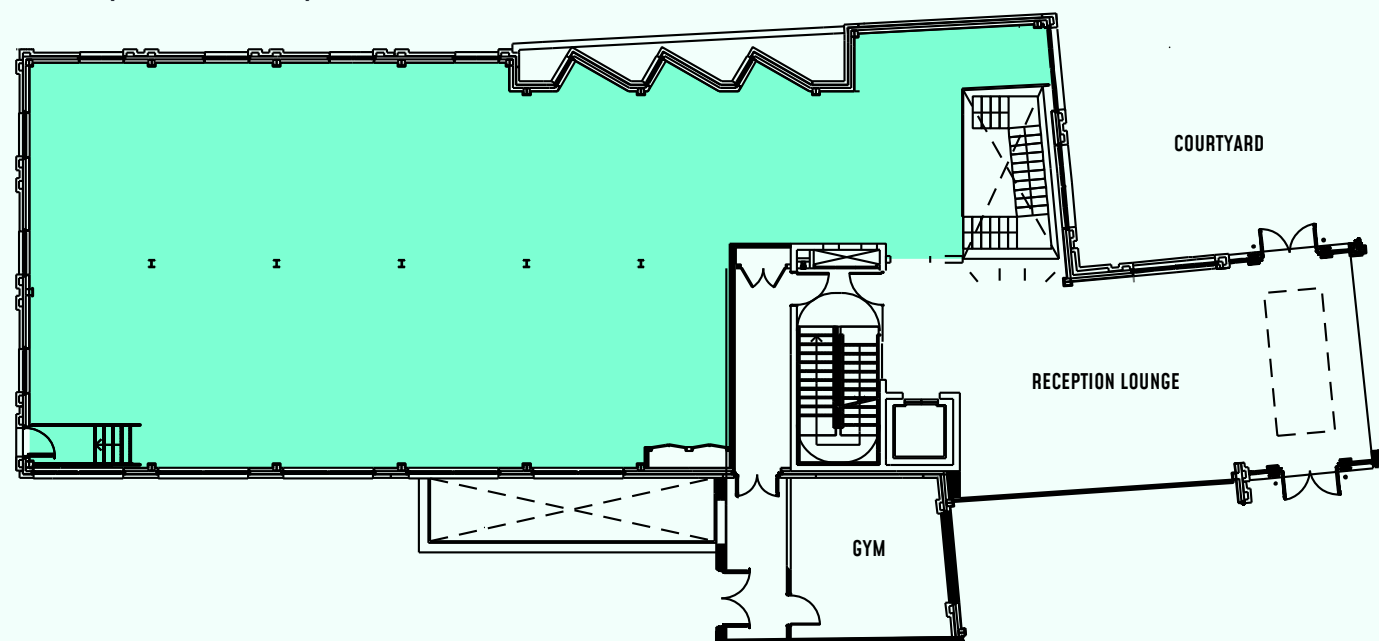
Lower Ground

213.7 sq m / 2,300 sq ft



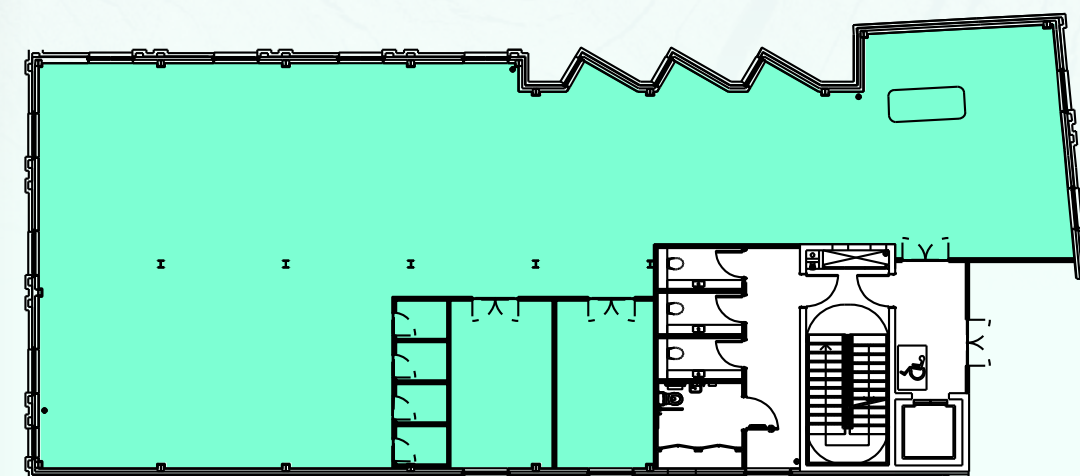
Ground

288 sq m / 3,100 sq ft



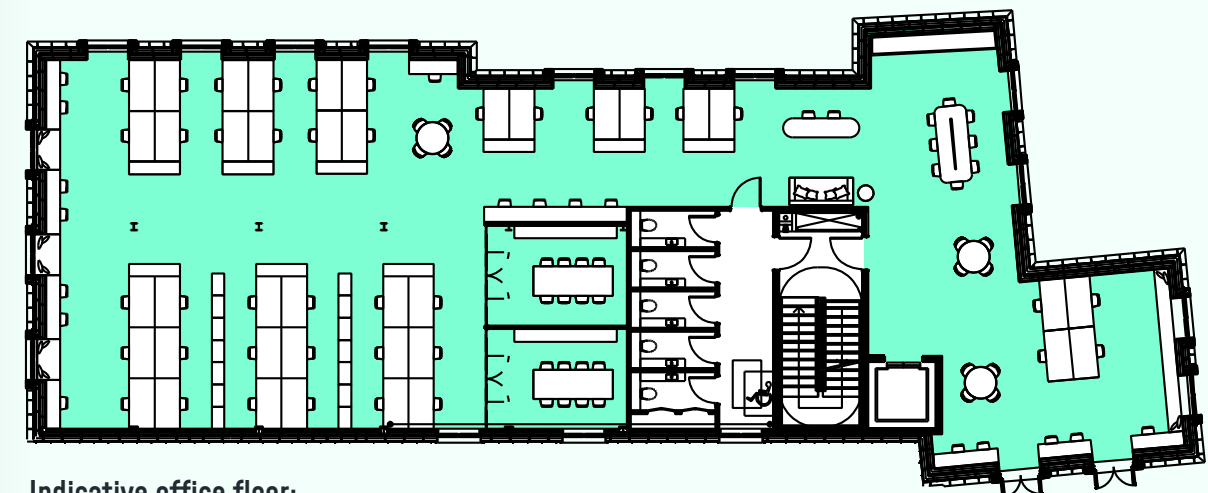
First Floor

315.9 sq m / 3,400 sq ft



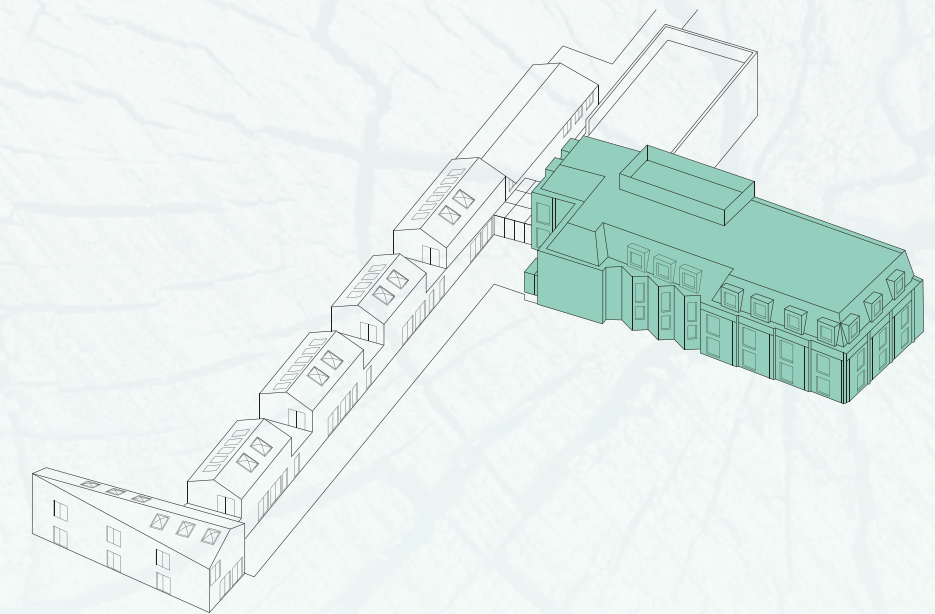
Second Floor

306.6 sq m / 3,300 sq ft



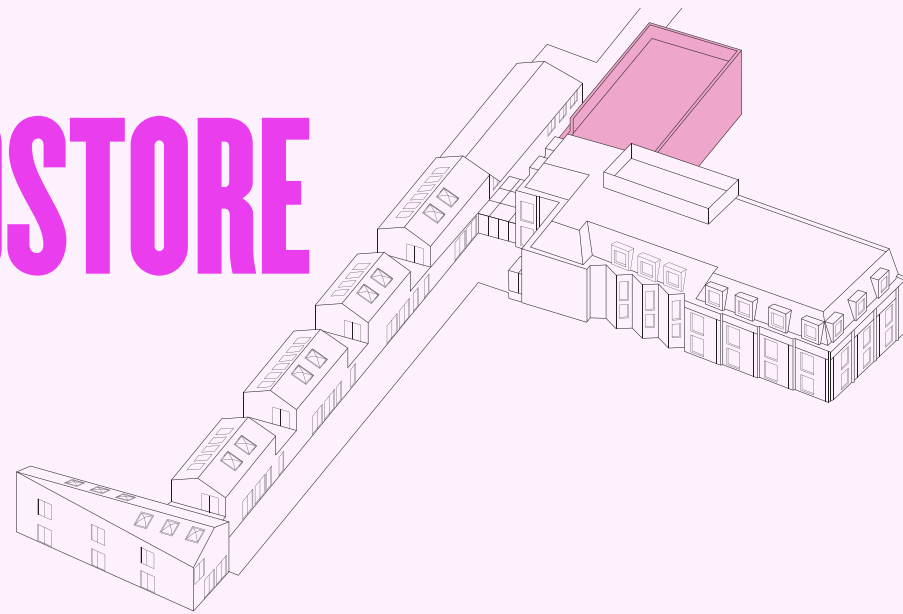
Indicative office floor:

53 desks
2 meeting rooms
4 breakout areas



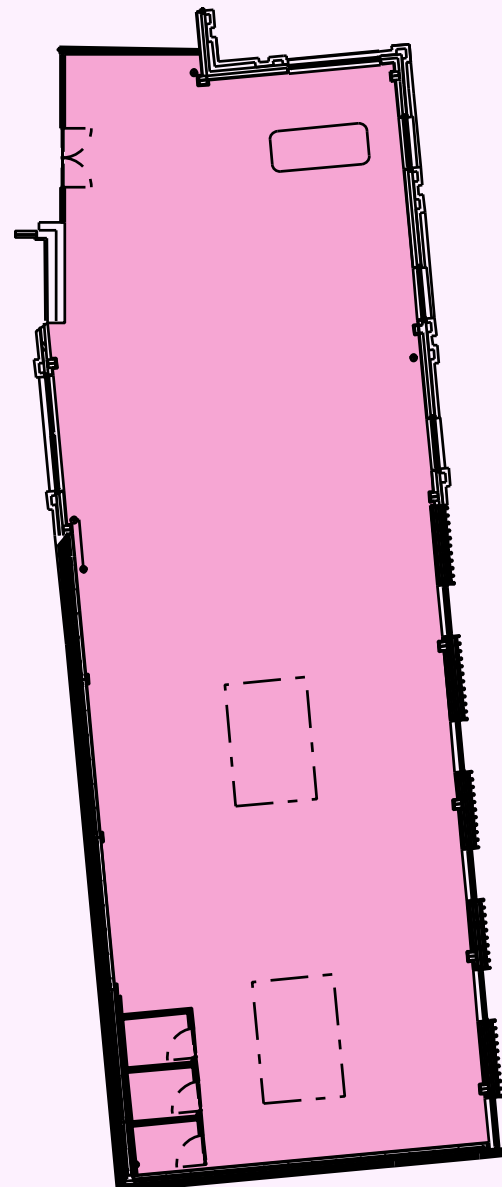
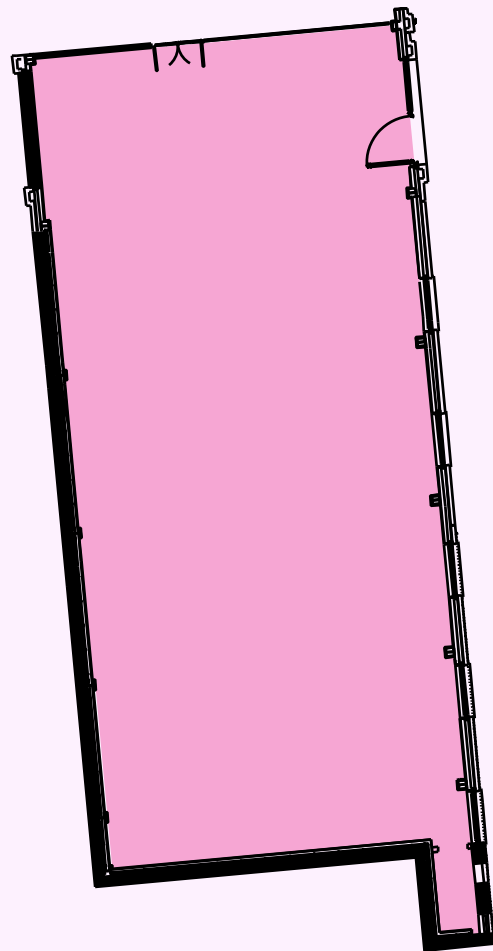
THE WOODSTORE

4,400 SQ FT



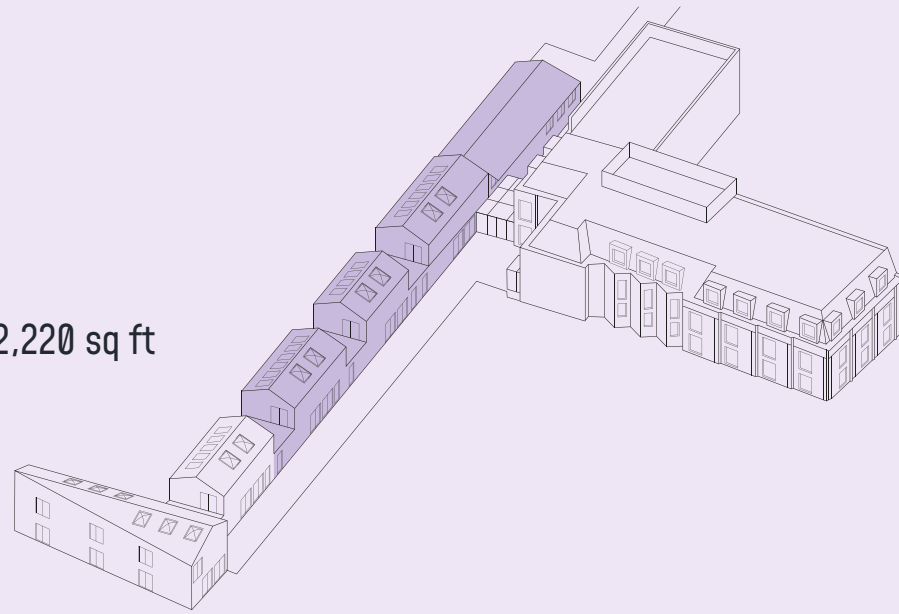
Ground
176.6 sq m / 1,900 sq ft

First Floor
232.3sq m / 2,500 sq ft



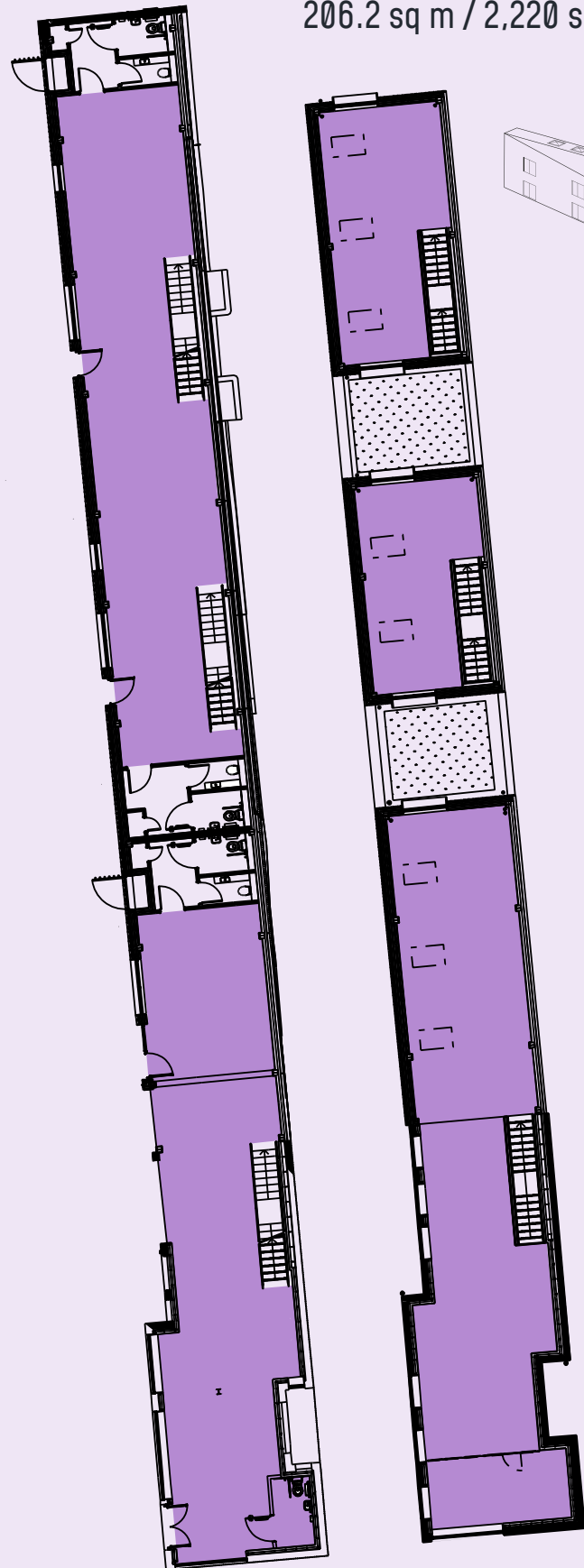
Ground
232.3 sq m / 2,500 sq ft

First Floor
206.2 sq m / 2,220 sq ft



THE BLADE

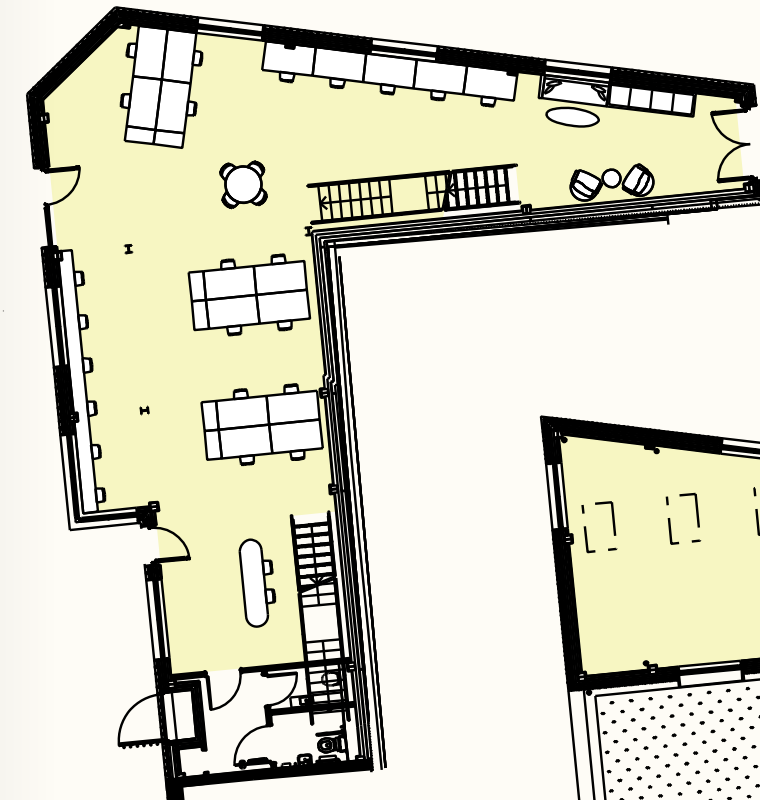
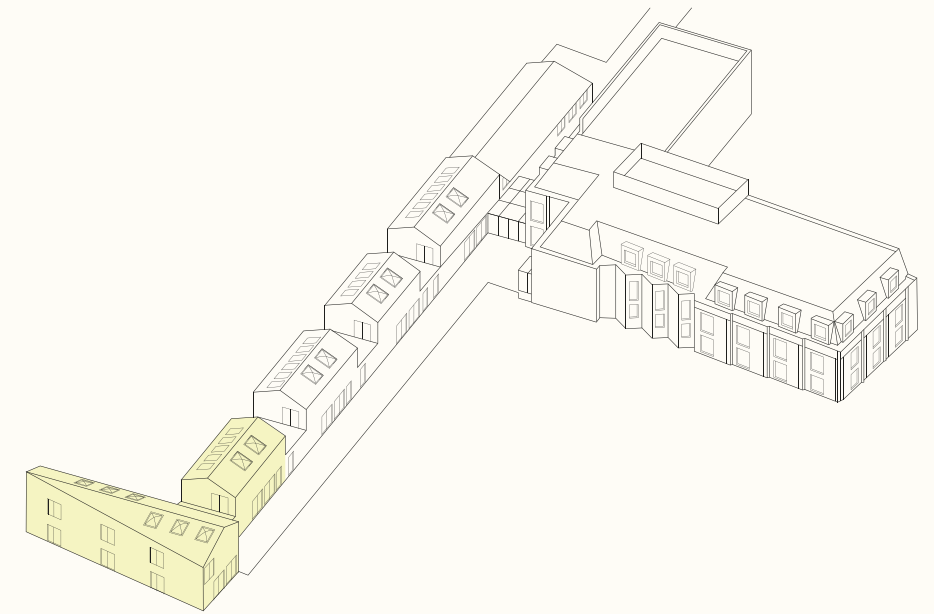
4,720 SQ FT



THE MILL

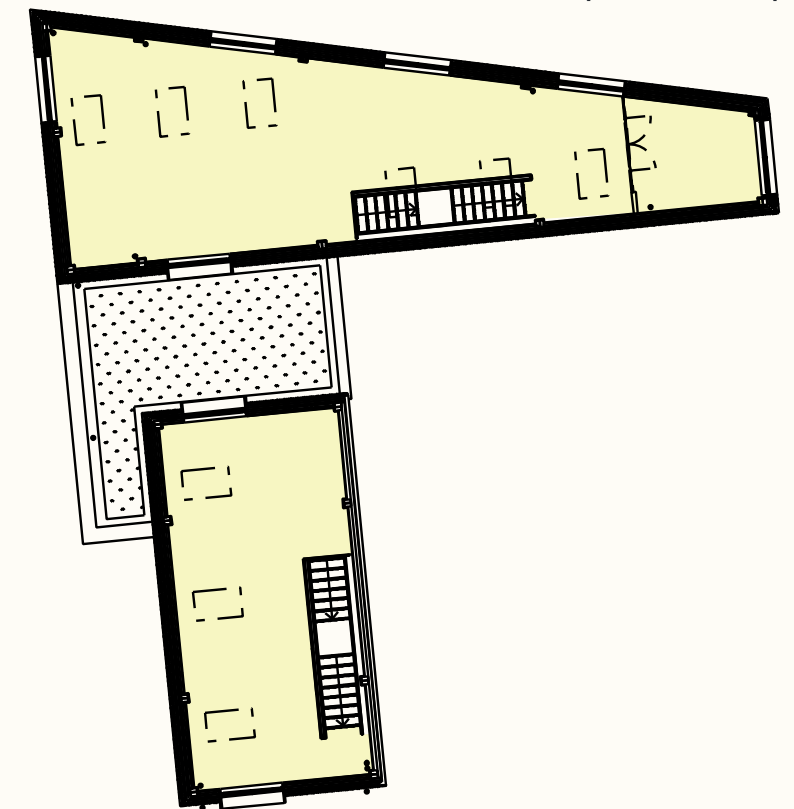
2,910 SQ FT

Ground
148.6 sq m / 1,600 sq ft



First Floor
121.7 sq m / 1,310 sq ft

Indicative office floor:
23 desks
2 break out areas





GETTING AROUND

Hammersmith is the location of choice for businesses looking to balance commercial and lifestyle demands.

As one of west London's key transport hubs, Hammersmith is home to three tube lines, a major bus interchange and easy access out of London via the M4 and A4.

couldn't be easier from New Timber Yard



EASY ACCESS
TO THE M4 & A4



8 MINS
CYCLE TO HIGH ST
KENSINGTON



17
BUS ROUTES



20 MINS
BY TUBE TO THE
WEST END



2 MINS
WALK FROM
HAMMERSMITH
TUBE STATION



23 MINS
DRIVE TO LONDON
HEATHROW



Approximate travel times from
Hammersmith underground
station. Source tfl.gov.uk

**NEW
TIMBER
YARD**

EARL'S
COURT

5 MINS

SOUTH
KENSINGTON

8 MINS

PADDINGTON

12 MINS

GREEN
PARK

14 MINS

VICTORIA

14 MINS

KING'S
CROSS

24 MINS

WATERLOO

24 MINS

LONDON
HEATHROW

33 MINS

LOVE YOUR LOCALS

The best way to hear about Hammersmith is to hear from the people who live and work there

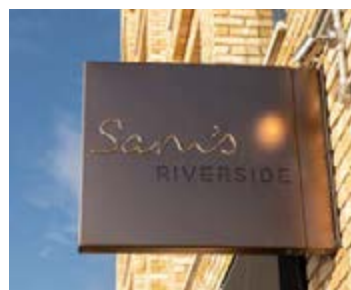
Hello Hammersmith!



samsriversidew6

♥ **Hammersmith**

Riverside dining with style
#hammersmith #food&drink



perry_odea

♥ **1Rebel UK**

Buzzin after teaching
my first classes #fitnessfreak



davyboy

♥ **Riverside Studios**

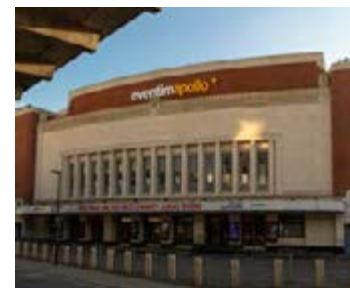
Messing about on the river today at
Riverside Studios #hammersmith



jimmy_b_goode

♥ **Eventim Apollo**

Looking forward to the gig tonight!
#hammersmith #weller



Alanthedog

♥ **The Gate**

patiently waiting for my lunch!
#hammersmith #lunchtime



davyboy

♥ **The Old Ship**

A couple after work today at the
#The Old Ship #Hammersmith



kelly1980

♥ **La Petite Bretagne**

Delicious galettes at La Petite
Bretagne #hammersmith #galettes



michelle_smith

♥ **Boom Cycle**

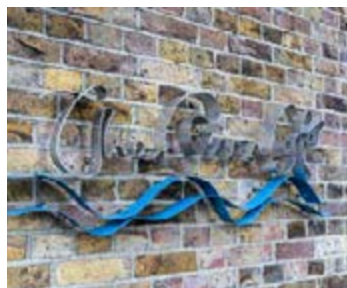
Intense after work workout
#cycling #boomcycle



baxcooka

♥ **River Cafe London**

Great to finally tick #rivercafelondon
off my list!



stacey1975

♥ **IKEA**

So handy to have a local IKEA!
#shopping #IKEA #livat



sonnyC

♥ **Ravenscourt Park**

My favourite place to relax
#ravenscourtpark



Clespy_B

♥ **Hammersmith**

Love The Dove!
#afterworkdrinks



IT'S ALL HAPPENING IN HAMMERSMITH...

Hammersmith is home to a number of recent regeneration projects, more recently including the completion of 10-12 Hammersmith Grove, the former Kings Mall car park (Sovereign Court) and 245 Hammersmith Road.

Construction has begun on the £155m refurbishment and extension the existing Grade II-listed Town Hall building to provide over 15,000 sqm of state of the art office and public space, alongside delivering 204 new homes and over 10,000sqm of commercial space.

"The Town Hall redevelopment will be a truly landmark scheme that will help transform Hammersmith for generations to come."

HAMMERSMITH TOWN HALL



A new masterplan for Hammersmith



LOCAL OCCUPIERS INCLUDE

**BBC + PUBLICIS FOX INTERNATIONAL GE CAPITAL
HARRODS HEAD OFFICE L'OREAL ROCKET
ENTERTAINMENT THE OFFICE GROUP VIRGIN MEDIA
WALT DISNEY COMPANY LTD WEWORK LIBERTY
GLOBAL WARNER MUSIC TRAILFINDERS**

NEW TIMBER YARD

HAMMERSMITH

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DESIGN

**Frost Architects
Jo Cowen Architects**

T

THACKERAY GROUP

MISREPRESENTATION ACT: The joint agents, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: These particulars are produced in good faith, but are set out as a general guide only, and do not constitute any part of a contract; No person in the employment of the joint agents has the authority to make or give any representation or warranty whatever in relation to this property; Unless otherwise stated all rents or prices quoted are exclusive of VAT which may be payable in addition. All plans are for indicative purposes only and not to scale. Designed by Zest Design & Marketing. (www.zestdm.co.uk) February 2023 (02319).