

• METRO •

HAMMERSMITH W6

•METRO•

1 BUTTERWICK, HAMMERSMITH
LONDON W6 8DL

“PROGRESS
IS IMPOSSIBLE
WITHOUT
CHANGE

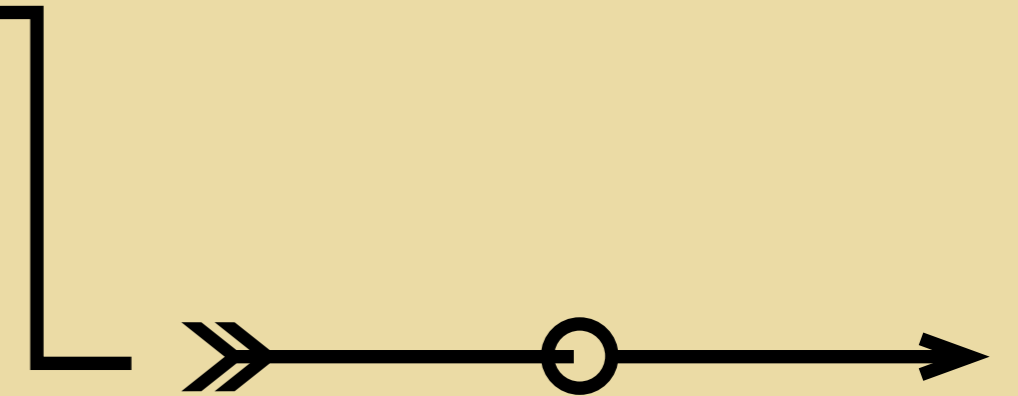
FROM THAT LIGHTBULB MOMENT TO THE
LIGHTBULBS, SOME OF THE BEST IDEAS FOR
CHANGE ARE THE MOST SIMPLE.

Metro has been totally transformed to provide
110,000 sq ft of contemporary workspace.

It is already home to a thriving business
community which includes Hansen Technologies,
Assala Energy, CE Europe and Mindspace.



A CONTEMPORARY REFURBISHMENT TO
CAT+ FITTED OFFICE SPACE.
AVAILABLE FROM 2,216 SQ FT.



SPACE TO INSPIRE

- REMODELLED CONTEMPORARY RECEPTION
- FULLY FITTED AND FURNISHED
- COST EFFECTIVE OPEN PLAN OFFICES
- COMMUNAL CAFE AND WORKSPACE
- LANDSCAPED AREAS AND OUTDOOR SEATING
- SHOWERS AND CHANGING FACILITIES
- PROMINENT LOCATION
- 4 UNDERGROUND LINES AND NUMEROUS BUS ROUTES



OFFICE SPACE AVAILABLE FROM 2,216 SQ FT

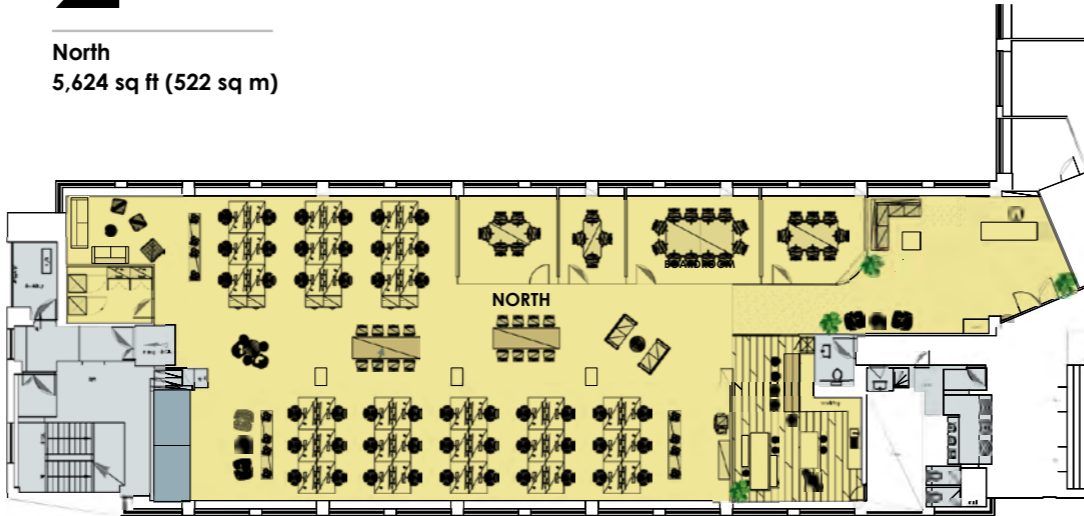
The part second floor has been comprehensively refurbished to provide excellent fully fitted and furnished office space. The remaining floors can all be refurbished to a similar standard.

ACCOMMODATION (NIA)

Floor	sq ft	sq m
Tenth (East)	5,719	531
Ninth	11,100	1,031
Fifth	11,446	1,063
Fourth	11,189	1,040
Second (North)*	5,580	518
First (Suite 2)	2,216	206
Total	47,250	4,389

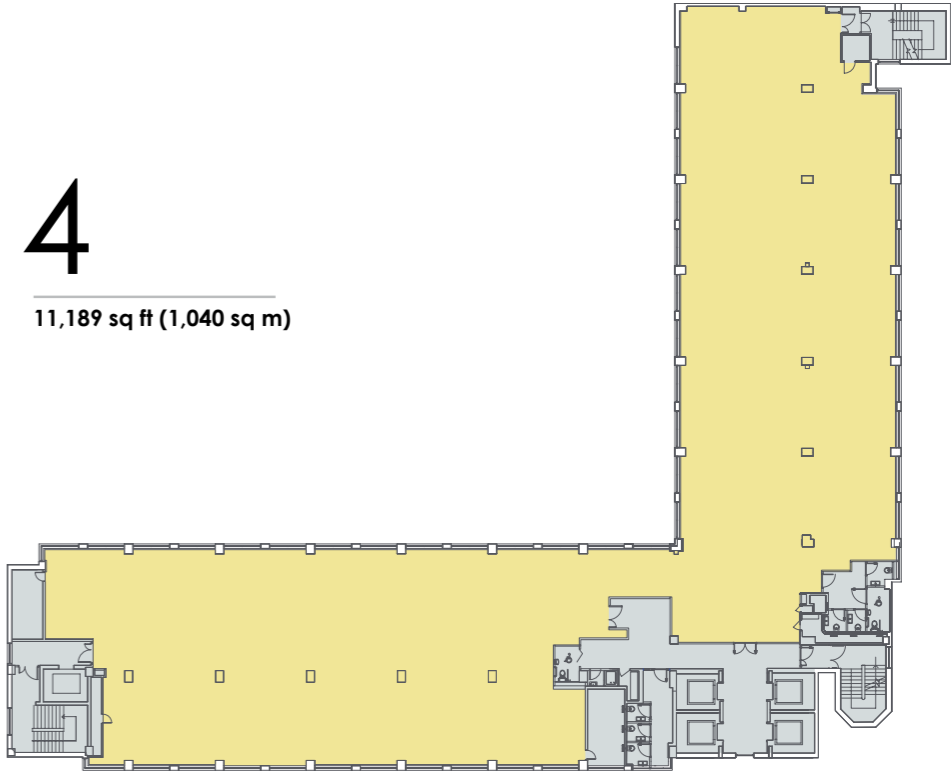
2*

North
5,624 sq ft (522 sq m)



4

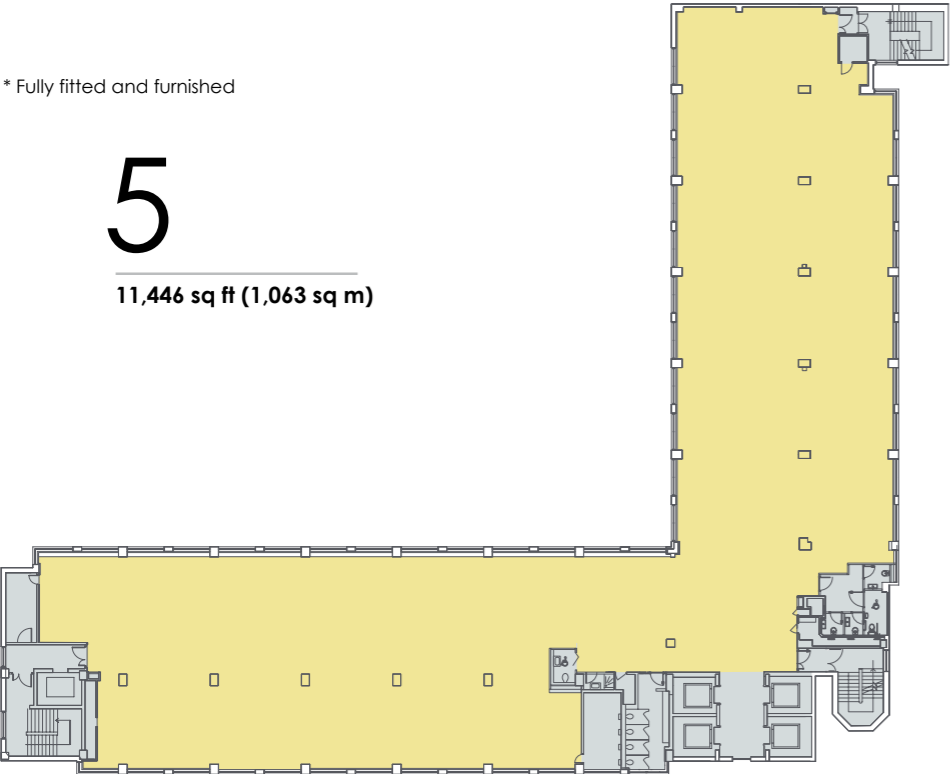
11,189 sq ft (1,040 sq m)



* Fully fitted and furnished

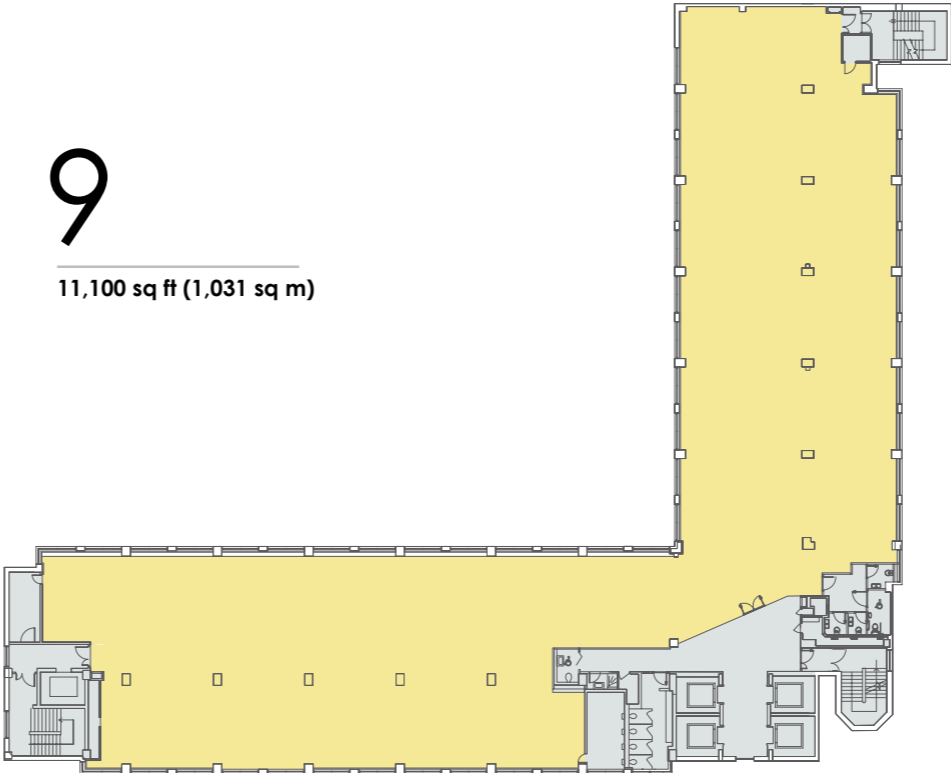
5

11,446 sq ft (1,063 sq m)



9

11,100 sq ft (1,031 sq m)



10

East
5,719 sq ft (531 sq m)



Not to scale. For identification purposes only.



PART SECOND FLOOR OFFICES





EXCEPTIONAL COMMUNAL SPACE

Metro boasts an abundance of communal break out space and an excellent on-site cafe run by 508 Coffee.

•METRO•



OUTDOOR SPACE AND URBAN PARK

Metro overlooks an urban park and benefits from new outdoor seating and recreational area at the rear of the building.



MINDSPACE RUN A BOUTIQUE
SERVICED OFFICE ON THE 6TH,
7TH AND 8TH FLOORS WHICH CAN
ACCOMMODATE START UPS AND
SME'S ON FLEXIBLE TERMS.

MEETING ROOMS AND BREAKOUT
AREAS CAN BE BOOKED BY METRO
OCCUPIERS.



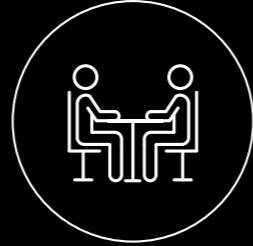
METRO AMENITIES



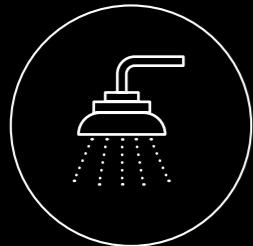
Contemporary reception



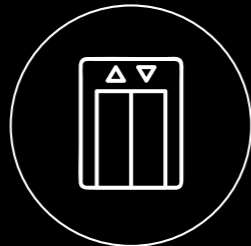
Amenity space and Cafe



Collaborative working areas



Showers and changing facilities



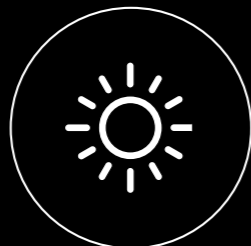
4 x 24 person lifts



24 hour security



Biofilia



Outdoor space



Secure cycle storage



Secure parking



Wellbeing



Fitwel 3*

OFFICE SPECIFICATION



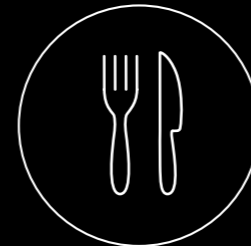
Fitted and furnished offices



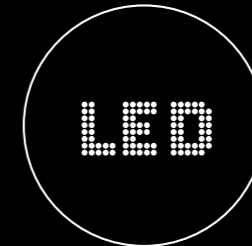
Reception



Open plan cost effective offices



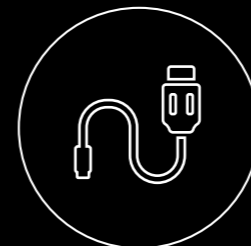
Kitchen/ breakout area



Partially exposed ceilings with LED lighting



Air conditioning



Raised floors



New WC's



EPC:
Ground Floor B
Second Floor D

The office specification relates to the second floor which has been fitted and furnished to include a reception, meeting rooms, kitchen and furniture.

Cost effective flexible accommodation is available on the 4th, 5th, 9th and 10th floors.

GET YOUR KICKS IN W6

Working in the hub of Hammersmith you are only a short walk from the many amenities close by.

Enjoy the bustle of street food in Lyric Square, pop out for a quick coffee or enjoy the tranquil setting of the Thames.

At night the pubs, restaurants and bars come alive and you can finish your day watching groundbreaking theatre at the Lyric or bands playing live at the legendary Hammersmith Apollo.

↓ **A London landmark**
One of London's most recognisable bridges.



← **Coffee culture**
Coffee to go or catch up in the many bars.

↓ **Thameside tranquility**
Go for lunch and watch the boats go by.



← **Historic Pubs**
So many choices to enjoy your favourite tipple.



← **River sport**
Some of the oldest rowing clubs nearby.



← **Michelin Star Restaurant**
The River Café is an iconic Italian restaurant.

↑ **Westfield**
A short journey to your one stop shop with over 350 retailers.

→ **Fitness for all**
Fitness clubs to suit you.



↑ **Retail therapy**
A short walk to the latest fashions.

↑ **Eventim Apollo**
An historic music & entertainment venue.



↑ **Lyric Theatre**
Eat, drink and watch groundbreaking productions.



↑ **Outdoor markets**
Enjoy fresh farm produce at the weekly market and world cuisine amongst the street food stalls.

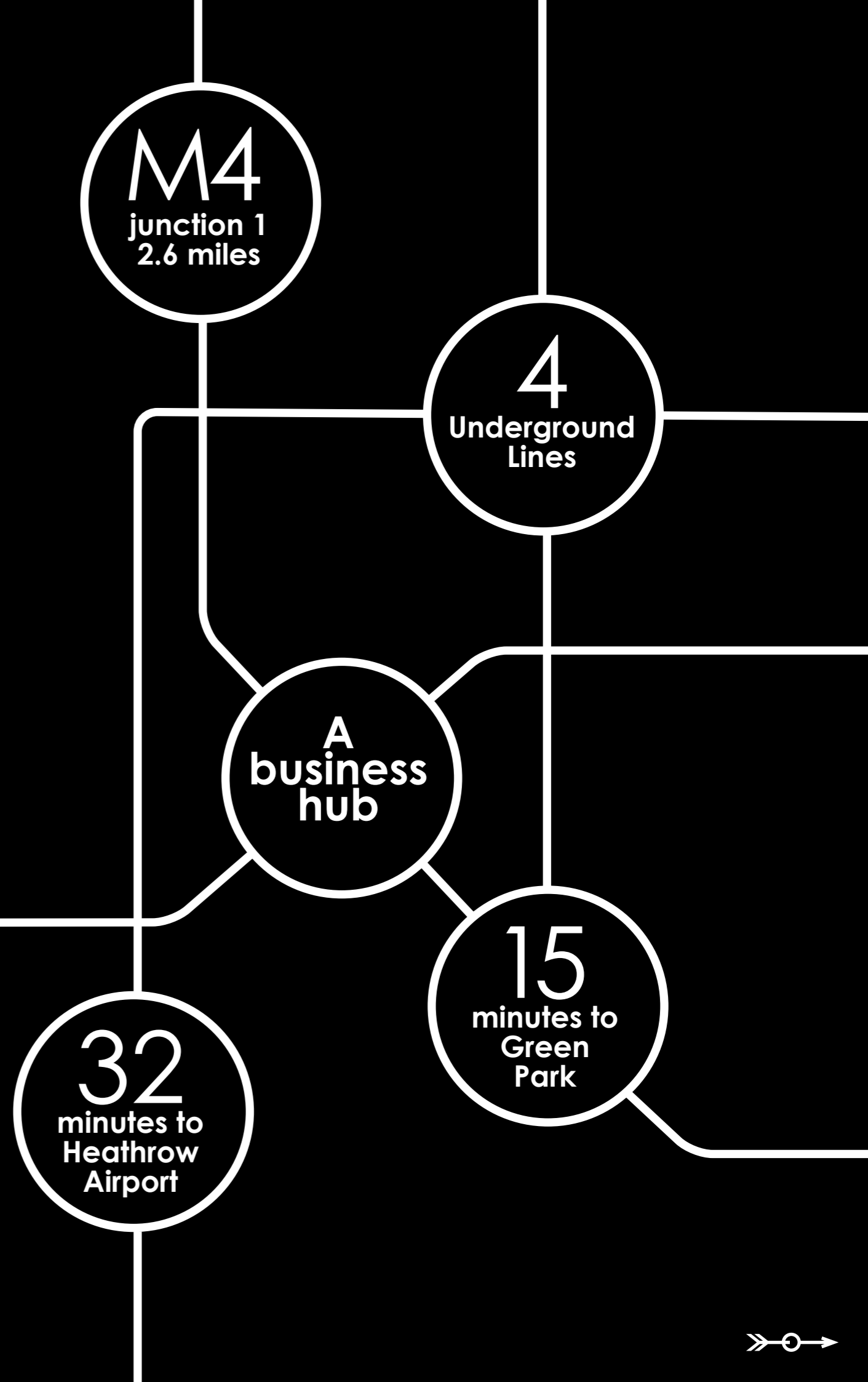


← **Outdoor spaces**
For an informal meet or unwind after work.



HOW WELL CONNECTED IS YOUR BUSINESS?

There is a very good reason why Hammersmith is a global business destination - it's so well connected.



ON YOUR DOORSTEP AND BEYOND

With so much close by you really are spoilt for choice.

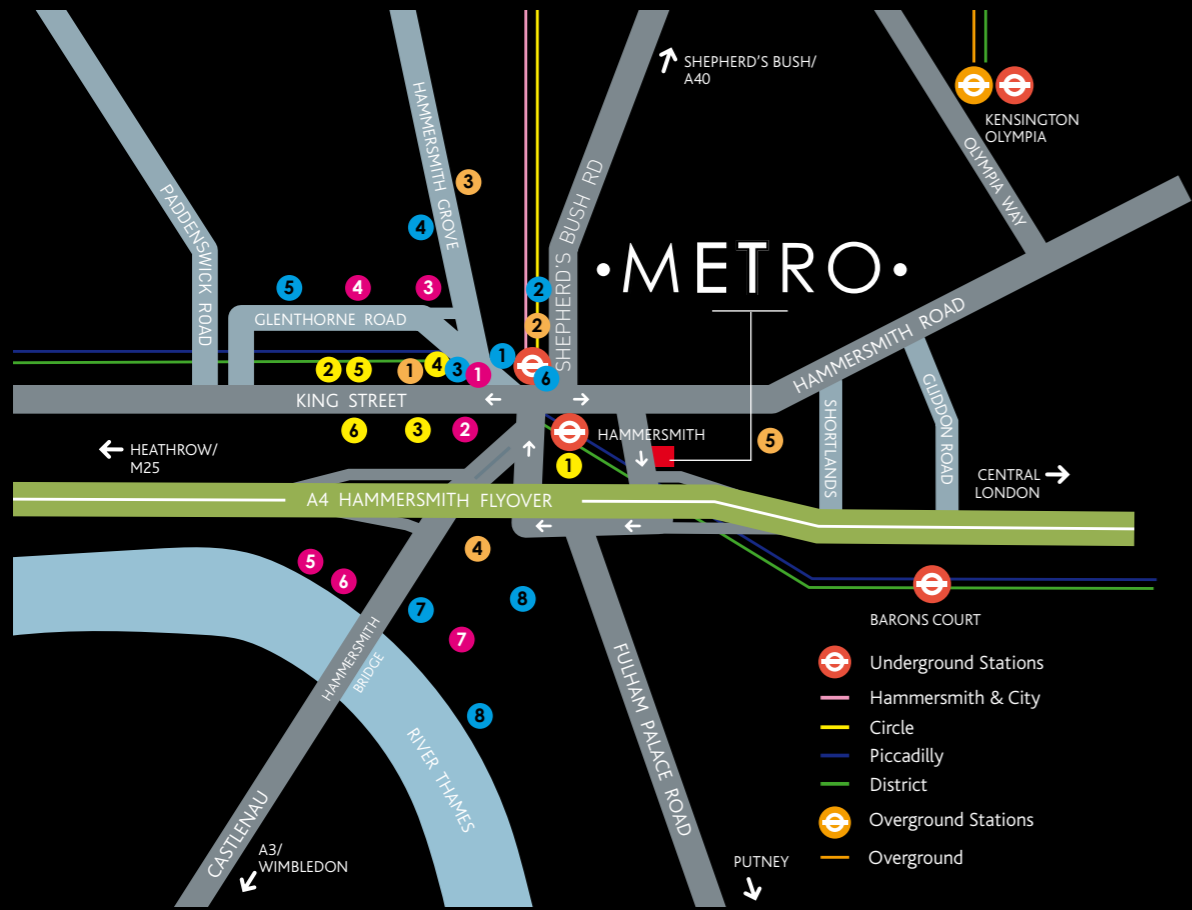
Within minutes you can be in the the City for business or the enjoying the bright lights for a night out in the West end.

In 32 minutes, by underground, you can be at Heathrow, one of the world's busiest airports with 80 airlines flying to over 180 destinations.

Prefer to take the car the M4 motorway is only 3.2 miles away giving you fast access around London and beyond.

BY ROAD

Chiswick	2.5 miles
M4 (J1)	3.2 miles
West End	3.8 miles
City	6.4 miles
Heathrow Airport	11.8 miles
M25	12.4 miles

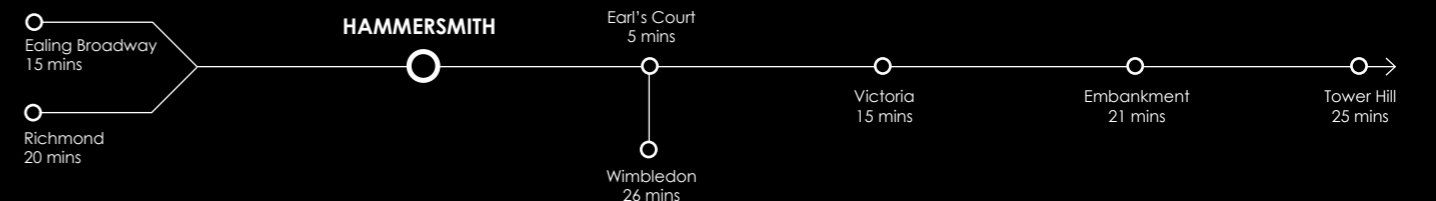


- | Retail | Restaurants & Cafés | Pubs & Bars | Fitness & Leisure |
|-------------------|----------------------|--------------------|----------------------|
| 1 The Broadway | 1 Bill's & Byron | 1 The Swan | 1 Lyric Theatre |
| 2 King's Mall | 2 Wagamama | 2 The Hop Holes | 2 Pure Gym |
| 3 Marks & Spencer | 3 Le Petite Bretagne | 3 Dartmouth Castle | 3 Fitness First |
| 4 Lyric Square | 4 Creperie | 4 Stonemasons Arms | 4 Hammersmith Apollo |
| 5 Primark | 4 Bertotti | 5 The Rutland | 5 Virgin Active |
| 6 TK Maxx | 5 Poppy's Thai | 6 Blue Anchor | |
| | 6 Nando's | 7 The Chancellors | |
| | 7 Riverside Studios | | |
| | 8 The River Café | | |

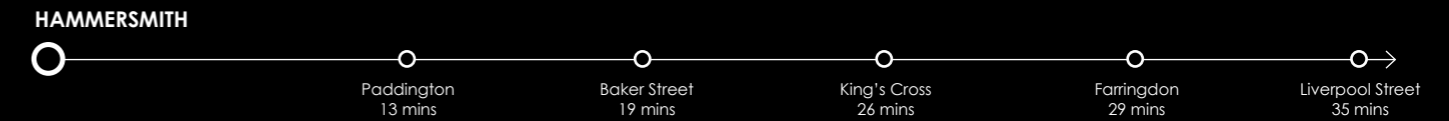
Piccadilly Line



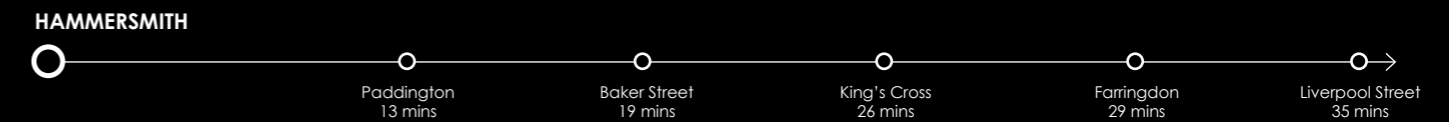
District Line



Hammersmith & City Line



Circle Line



Paddington Station

Kensington Olympia

Hyde Park

West End

The City

The Shard

Docklands

Battersea Power Station

THE METROPOLIS

Hammersmith plays a major part in the Capital City as a significant economic, political, and cultural centre.

Another reason why there are such a diverse range of companies choosing Hammersmith as their UK base.

•METRO•

NOVOTEL HOTEL

PREMIER INN

BUS STATION

HAMMERSMITH

HAMMERSMITH

EVENTIM APOLLO

LOCAL OCCUPIERS

- 1 Dunnhumby
- 2 Siemens
- 3 Medidata
IWG
CAA
DAZN
- 4 Fora
- 5 Fox International Channels
UKTV
Philip Morris
Accor Hotels
- 6 A&E Networks
- 7 Victoria Beckham
- 8 Industrious
Achilles
- 9 Formula E
Love Holidays
Hammersmith & Fulham B. C.
- 10 Immediate Media
- 11 Harrods
- 12 Disney

METRO



• METRO •

HAMMERSMITH W6



Richard Harding

richardharding@brayfoxsmith.com
07730 817 019

Ed Smith

edsmith@brayfoxsmith.com
07836 656 538

Matthew Smith

matthewsmith@brayfoxsmith.com
07436 976 049

The logo for HanoverGreen features a stylized icon of three vertical bars of varying heights on the left, followed by the text "HanoverGreen" in a white, sans-serif font.

020 3130 6400

hanovergreen.co.uk

Richard Zoers

rzoers@hanovergreen.co.uk
07730 56 607

Andy Tucker

atucker@hanovergreen.co.uk
07721 260 545