



# NEW TIMBER YARD

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HAMMERSMITH



# A new sustainability driven office campus for Hammersmith

brought to you by

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THACKERAY GROUP

# Hammersmith



## Indulge

Explore Hammersmith's diverse culinary scene, with an array of dining options ranging from local breweries to exotic cuisines, ensuring a culinary adventure for every palate.



## Inspire

Immerse yourself in Hammersmith's rich cultural landscape, from the vibrant arts scene at Riverside Studios to the captivating performances at the Lyric theatre, igniting your creativity at every turn.



## Energize

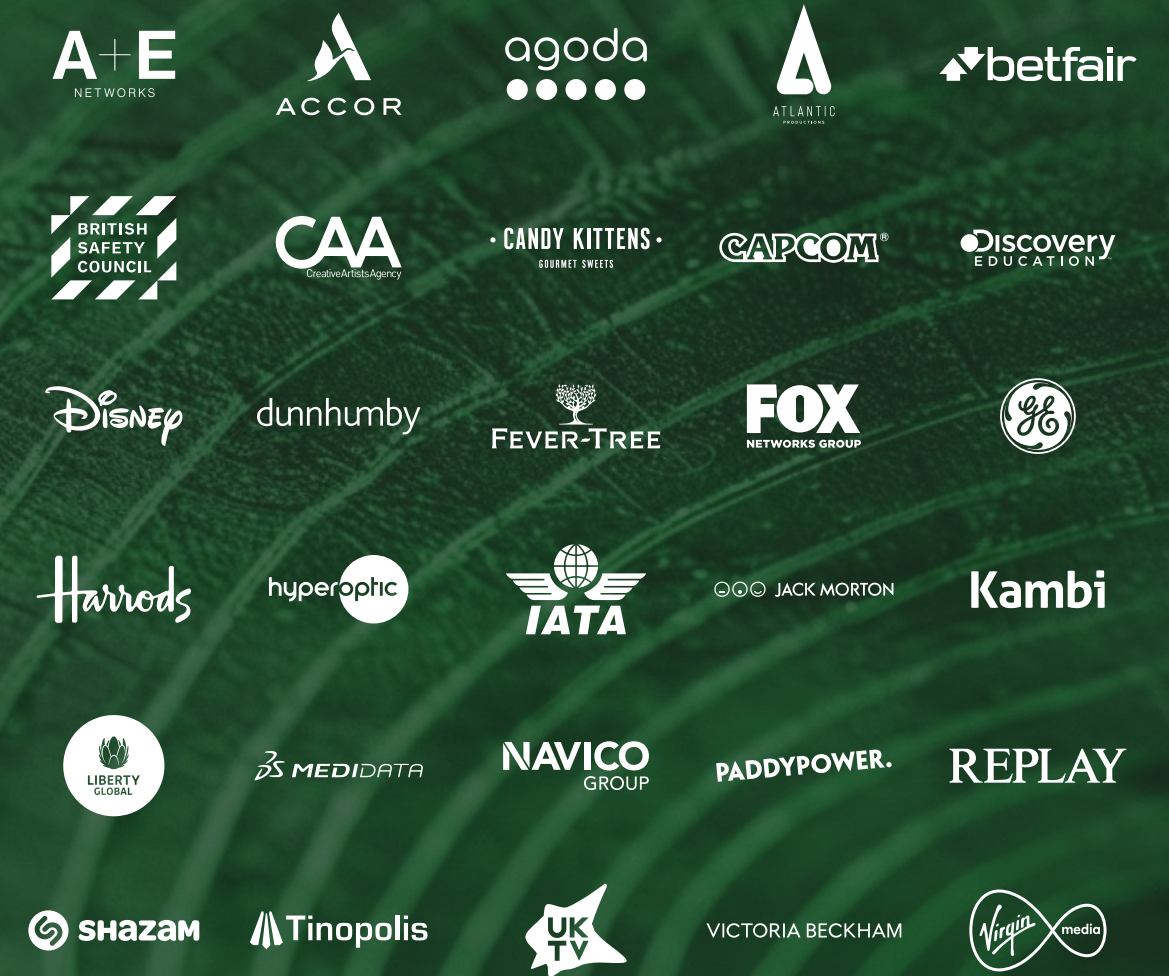
Experience the dynamic energy of Hammersmith along the Thames, where riverside tracks beckon runners and cyclists alike.





# Location

Hammersmith serves as a thriving business district, attracting major companies to its vibrant locale. Among the notable occupants are global giants like Disney, Capcom and Replay who have chosen Hammersmith for its dynamic commercial landscape, excellent transport links, and diverse range of amenities. Hammersmith continues to be a sought-after destination for businesses seeking a prime location in London.



## Eating & Drinking

- 1 Amoret Specialty Coffee
- 2 Blanche Eatery
- 3 La Petite Bretagne
- 4 Alma
- 5 Bill's
- 6 Byron
- 7 Lyric Bar & Grill
- 8 Kerbisher & Malt
- 9 Suzu Japanese Tapas Bar
- 10 Hammersmith Ram
- 11 The Blue Boat
- 12 The Hampshire Hog
- 13 Rutland Arms
- 14 Blue Anchor
- 15 The Dove
- 16 Smith's Cocktail Bar
- 17 The Stonemasons Arms
- 18 The Queen's Head

## Wellbeing

- 19 Brook Green
- 20 Furnival Gardens
- 21 Ravenscourt Park
- 22 FitnessFirst
- 23 Boom Cycle
- 24 State of Mind Fitness
- 25 Brook Green Tennis Courts
- 26 Lumi Power Yoga
- 27 Auriol Rowing Club

## Culture & Retail

- 28 Eventim Apollo
- 29 Lyric Hammersmith
- 30 Westfield
- 31 Hammersmith Street Market
- 32 Turners Florists
- 33 Ikea
- 34 Livat Shopping Centre
- 35 M&S
- 36 The William Morris Society

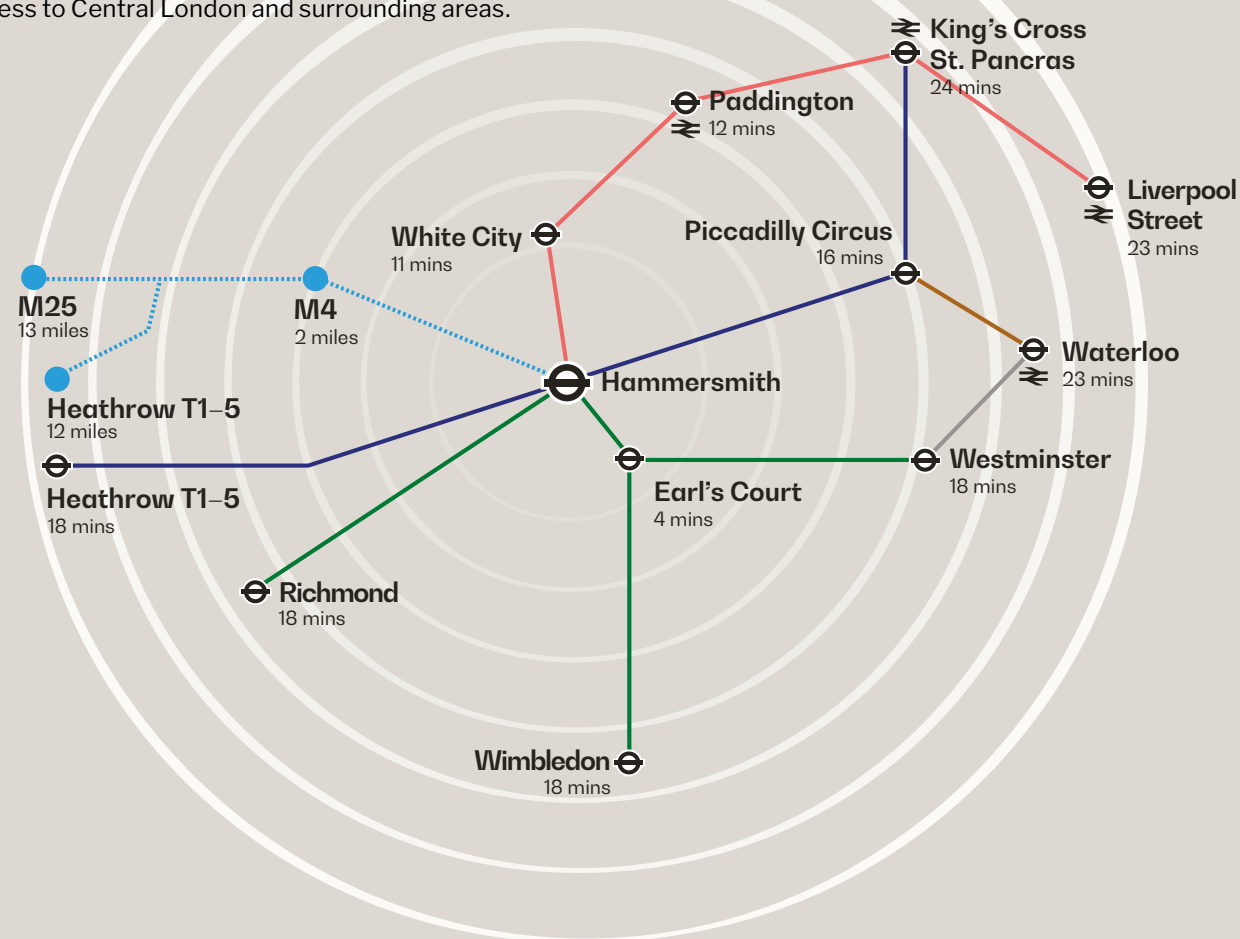
## Local Occupiers

- |                        |            |             |                  |
|------------------------|------------|-------------|------------------|
| A+E Networks           | Capcom     | Hyperoptic  | Replay           |
| Accor                  | Discovery  | IATA        | Shazam           |
| Agoda                  | Disney     | Jack Morton | Tinopolis        |
| Atlantic               | Dunnhumby  | Kambi       | UKTV             |
| Betfair                | Fever Tree | Liberty     | Victoria Beckham |
| British Safety Council | Fox        | BS Medidata | Virgin Media     |
| CAA                    | H          | Navico      |                  |
| Candy Kittens          | Harrods    | Paddy Power |                  |

# Connectivity

Hammersmith boasts excellent transport connections, making it a hub for commuters and visitors alike. Hammersmith Underground station offers access to the Hammersmith & City, Circle, District, and Piccadilly lines, facilitating travel across the city. Additionally, there are numerous bus routes connecting the area to destinations within London and beyond.

Access via car is also convenient, with major roadways such as the M4/A4 running through the area, providing easy access to Central London and surrounding areas.



3 minutes walk to Hammersmith Underground and bus station.



18 bus routes available via Hammersmith bus station.



4 underground lines: Circle, Hammersmith & City, District, and Piccadilly lines.



M4 motorway conveniently located on your doorstep.



14 minutes to the Elizabeth Line via Paddington station.



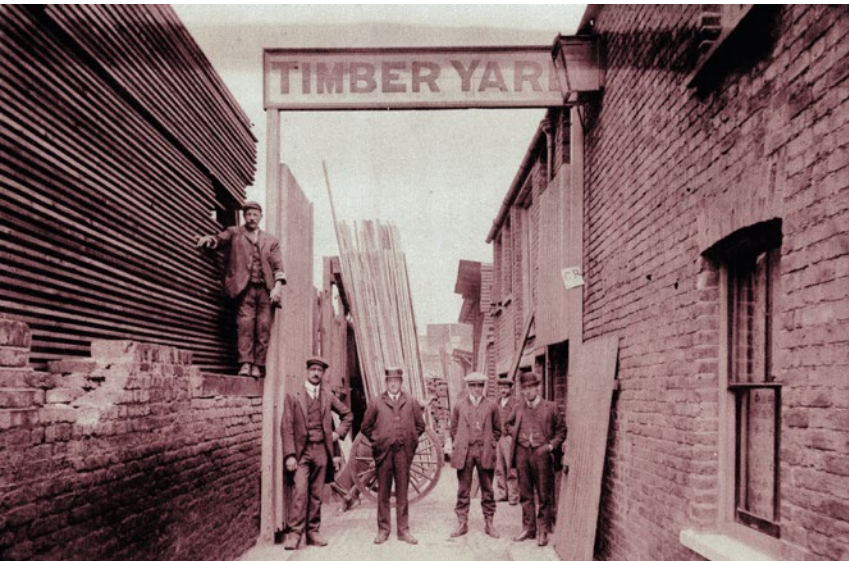
20 minutes to the Heathrow via A4/M4



# Beyond Ordinary

At New Timber Yard, five meticulously refurbished buildings redefine excellence, forming a distinctive enclave around a central courtyard within a secure campus

# Reviving a Historic Site



Once a bustling timber yard serving the local community and nearby river, New Timber Yard has been artfully redesigned to preserve the essence of its original structures. Drawing inspiration from its rich history, the transformation integrates timber and natural materials throughout, placing a strong emphasis on sustainability.

Founded in the late 19th century by Edward Moss, Moss & Co Timber moved to Hammersmith c.1905 - acquiring the site and slowly expanding it over the course of 100 years.

The company flourished under Sidney Vaughan's leadership despite wartime challenges, investing in new technologies to keep the business...

Under the Vaughan family's direction Moss & Co focused their business on quality, specialist & unusual timbers and milling. This led to them supplying the Royal Household on a number of highly bespoke projects, earning them a Royal Warrant in 2001.



## Regeneration

Embracing innovation and building upon the legacy of the site, this remarkable regeneration project rejuvenates a erstwhile forgotten set of buildings into a discreet landmark.

# Sustainability

New Timber Yard has been designed with sustainability at its core, resulting in a highly eco-conscious destination.



Offering an estimated 70% reduction in annual running costs compared to typical commercial new-builds in London, it has been built for the future.



New Timber Yard embodies modern environmental, social, and governance principles, helping your organisation meet, and exceed, its ESG goals



Natural Finishes: stone walls, timber beams, crittall doors



EPC A (target)



BREEAM Excellent (target)



Landscaped Courtyard with relaxation space



Photovoltaic (PV) panels provide renewable energy



Electric Heat Pumps provide renewable heating & cooling



Smart Controls for optimum comfort/productivity



Central Air Handling Unit with heat recovery efficiency of 80%



High Performance LED Lighting with occupancy sensing & daylight dimming



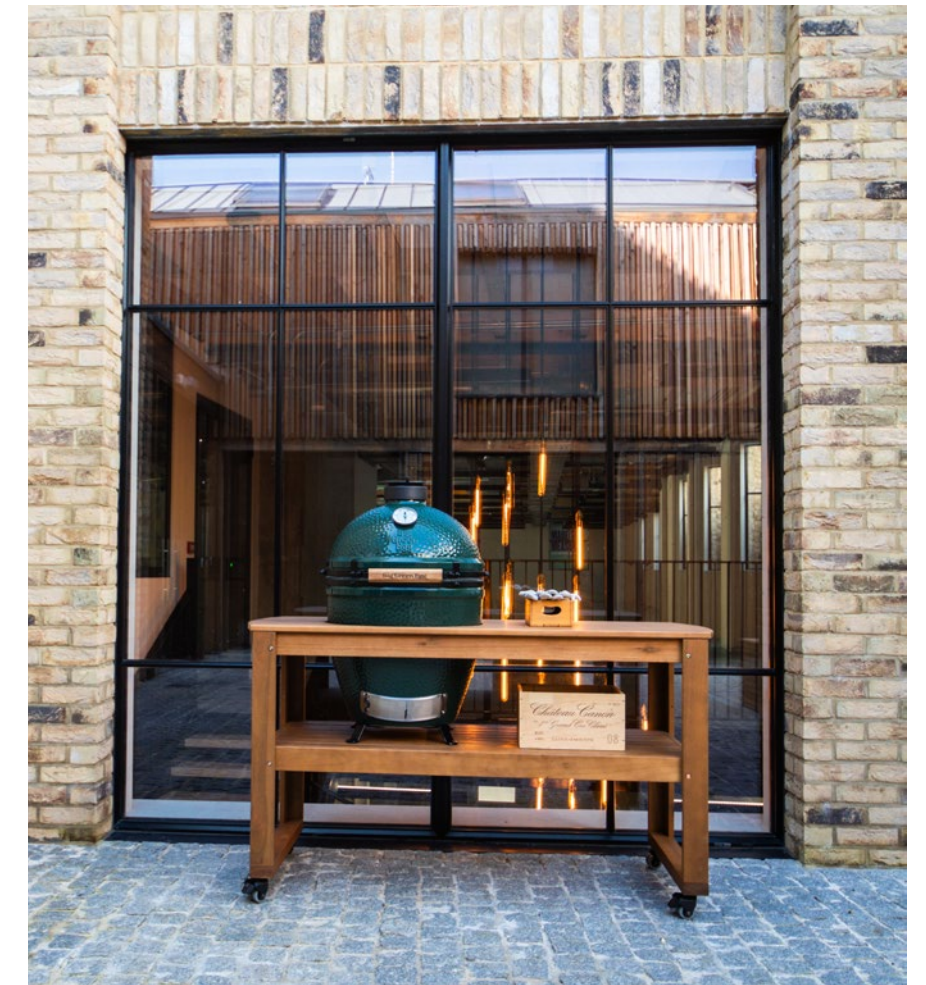
Green Rooves with wildflower & sedum mix to enhance site biodiversity



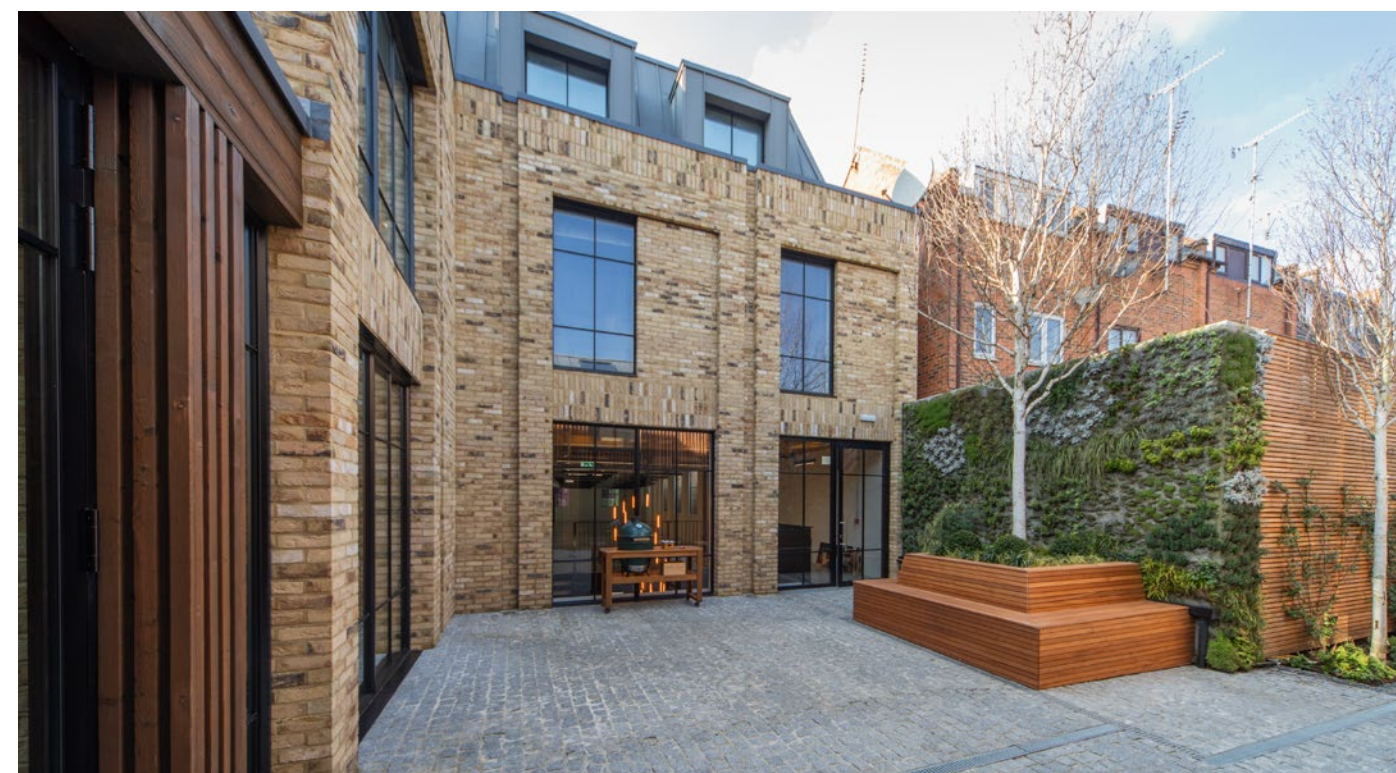
Biophilic Design living indoor trees, outdoor living green walls and trees



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



Step into our reception lounge – the vibrant heart of New Timber Yard. Serving as a focal point for the campus, this inviting space offers a plethora of breakout areas and workstations, seamlessly connecting all three elements of the complex and access to the adjacent courtyard. Thoughtfully crafted, it caters to informal meetings, collaborative presentations, event hosting, or simply a cozy coffee break.



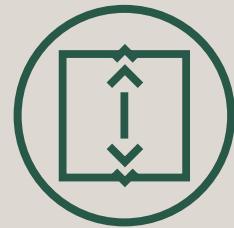
The landscaped courtyard, is your haven for collaboration. Whether you're hosting team meetings, events, or simply enjoying a leisurely lunch prepared in the outdoor kitchen, this tranquil space invites you to unwind and connect amidst the refreshing ambiance of the outdoors.



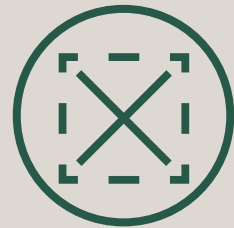
At New Timber Yard, every detail has been meticulously considered to cultivate an unparalleled office environment, setting it apart from the rest.



1:8 sq m occupancy



Minimum 2.75m floor to ceiling height



Highly flexible floor plates



Double height, feature reception



Landscaped courtyard



Outdoor kitchen



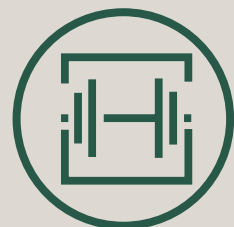
VRF Fan coil air conditioning



Fresh air filtration



13-person passenger lifts



On-site gym



Bike storage

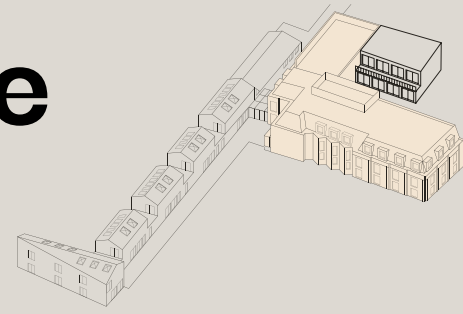


Shower & changing rooms



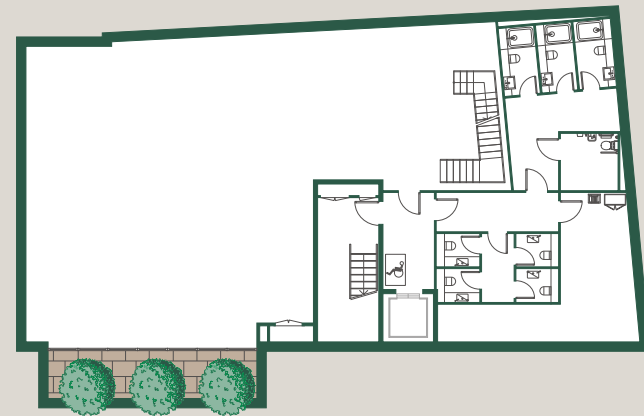
# The Woodstore

18,050 sq ft



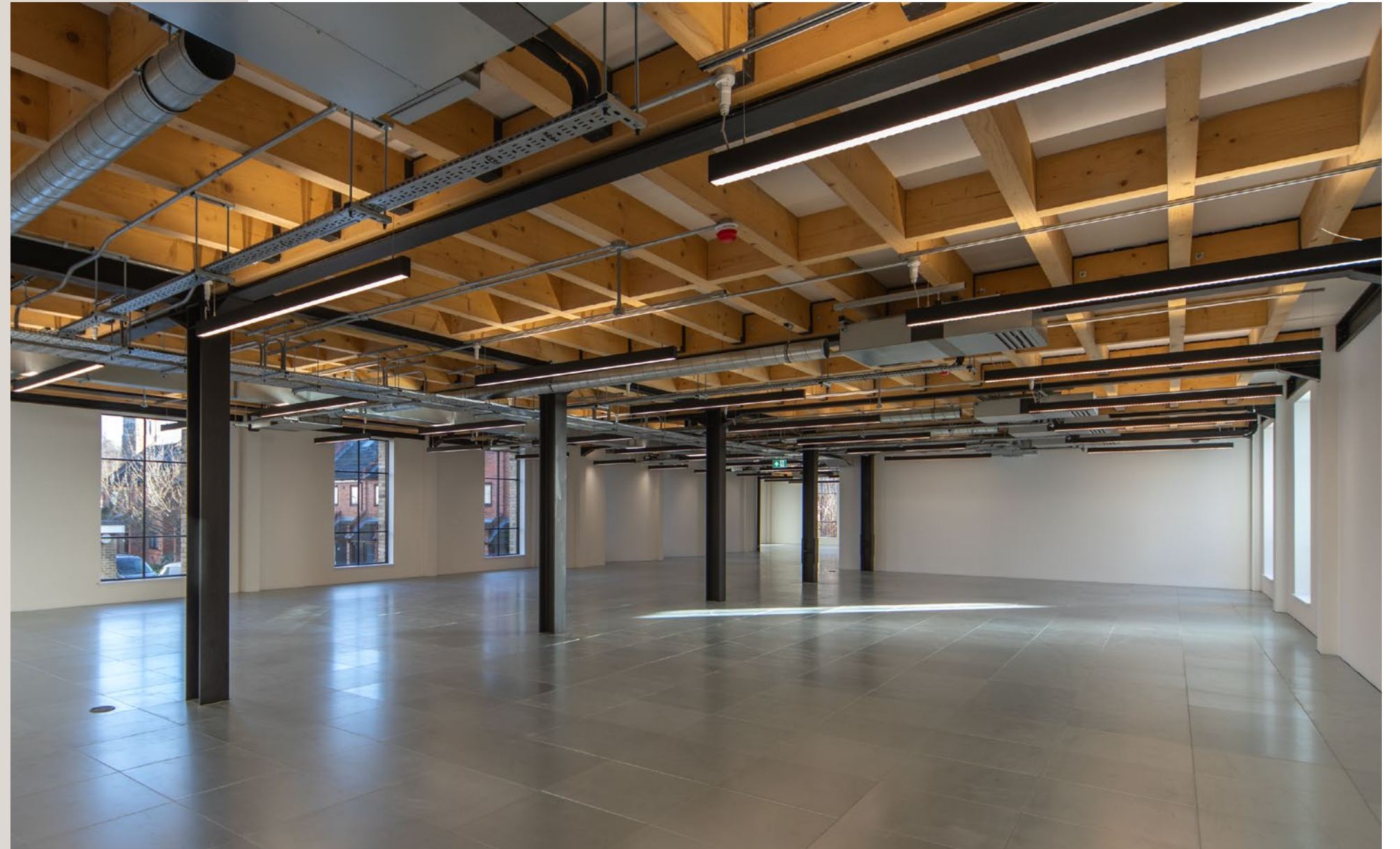
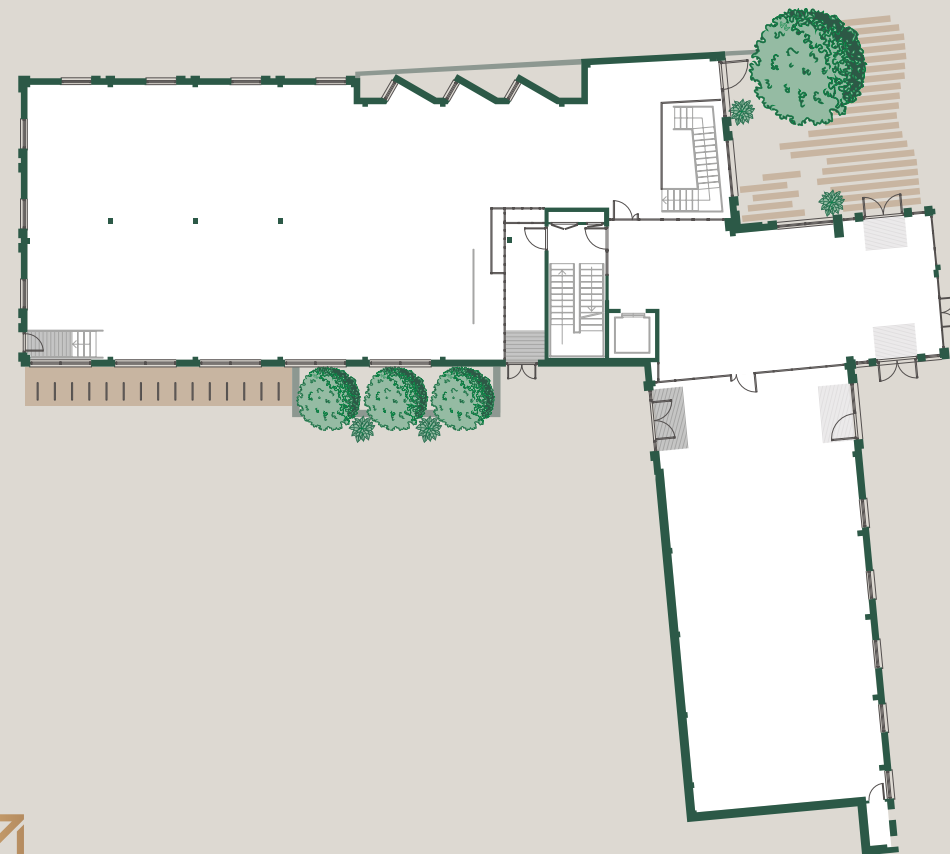
## Court Yard Suite

5,750 sq ft



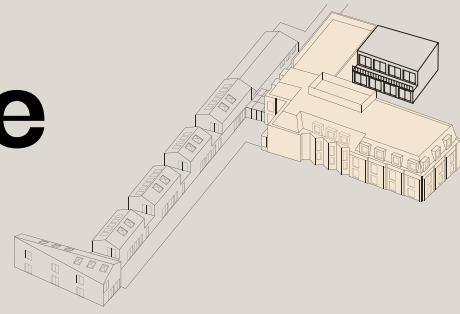
## Ground Floor

2,000 sq ft



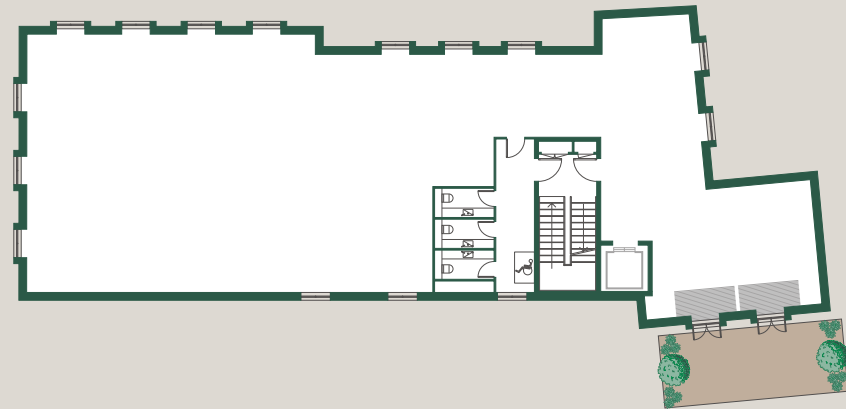
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18,050 sq ft



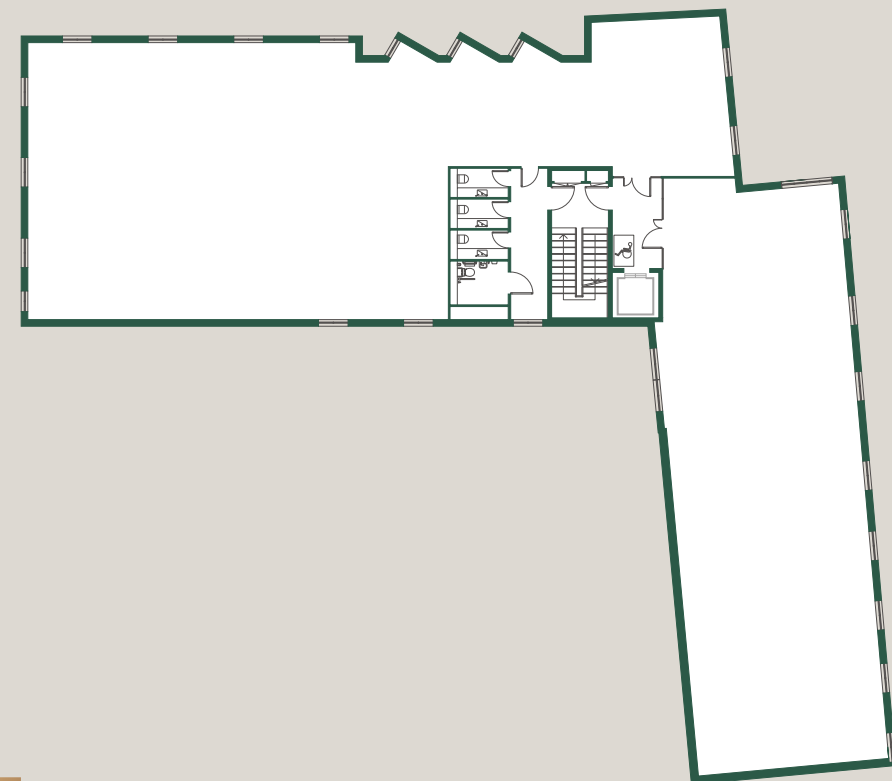
## 2nd Floor

3,350 sq ft



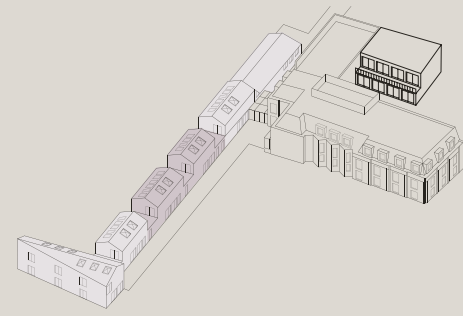
## 1st Floor

6,050 sq ft



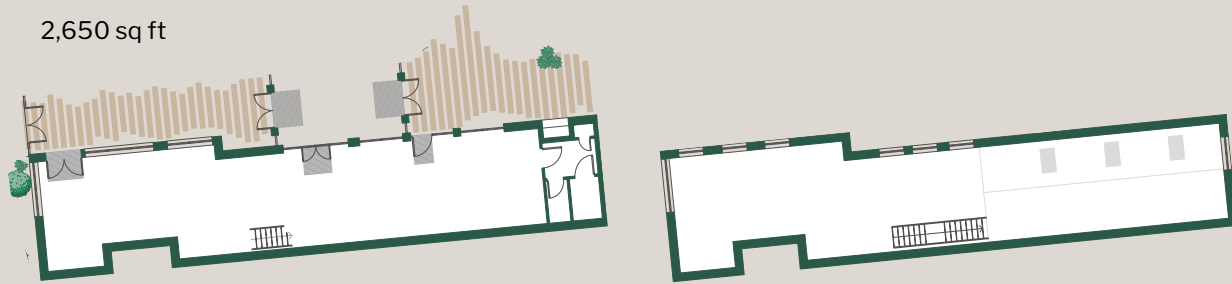
# The Blade

4,850 sq ft



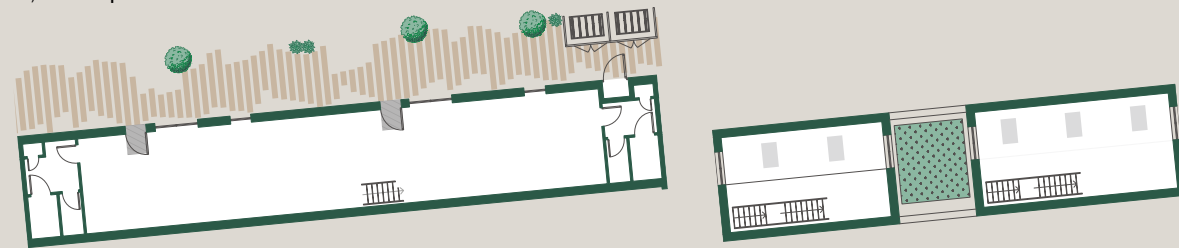
## Suite 1

2,650 sq ft



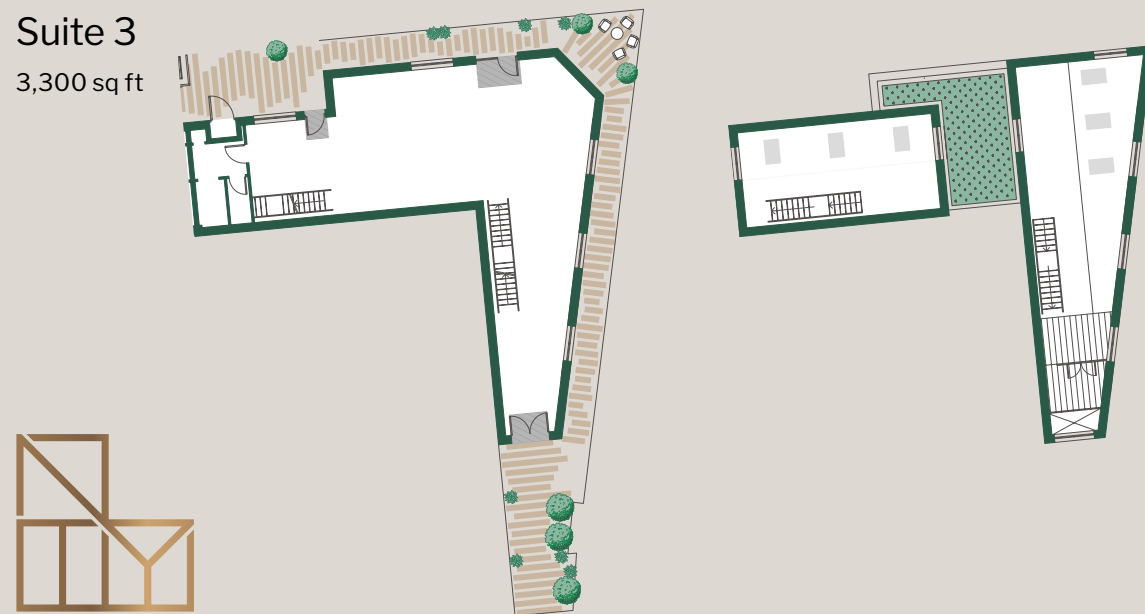
## Suite 2

2,070 sq ft



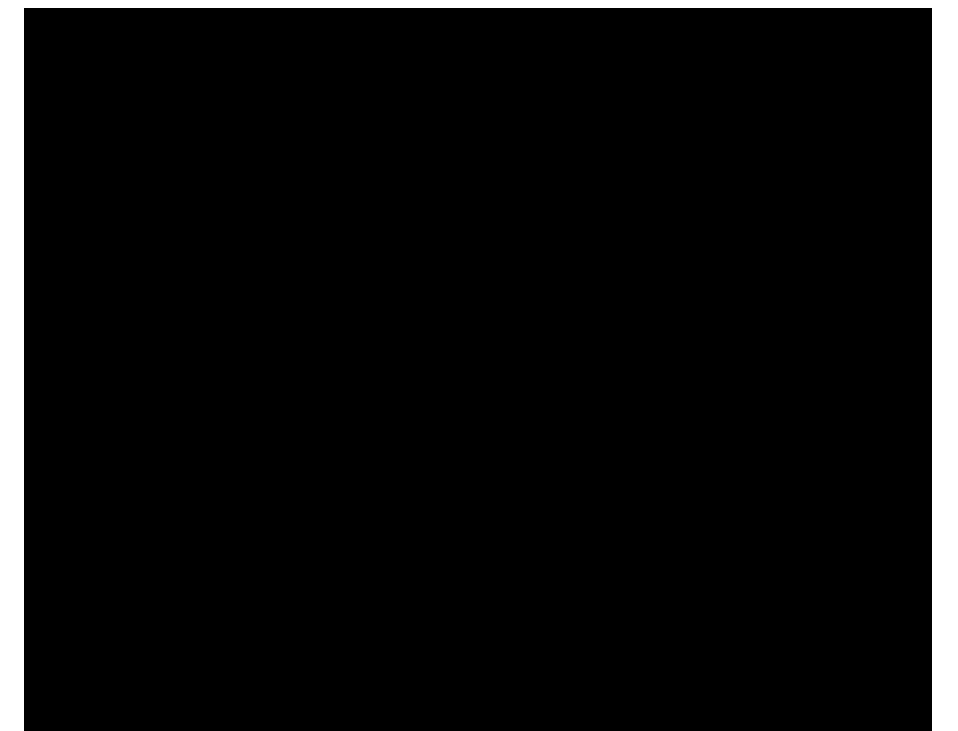
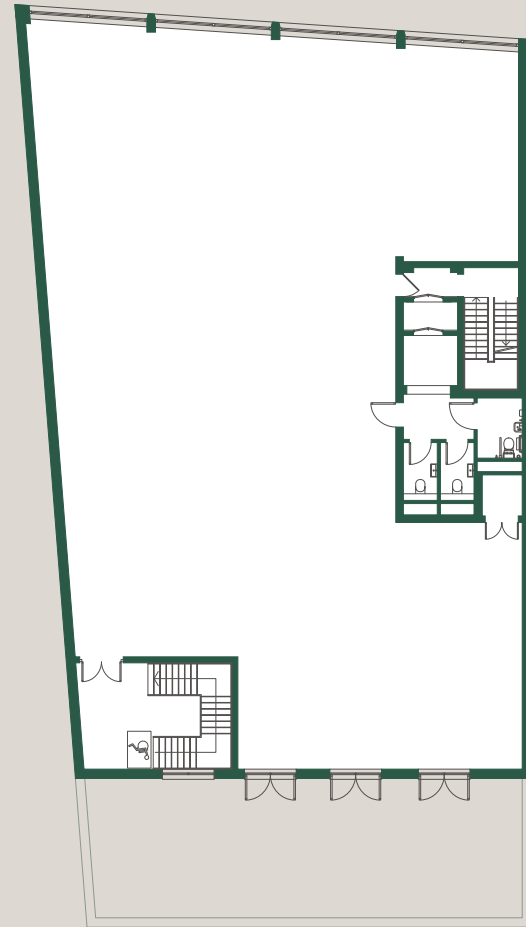
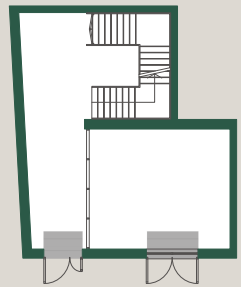
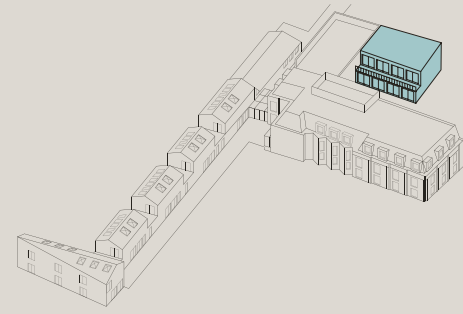
## Suite 3

3,300 sq ft



# The Kiln

5,629 sq ft



# Contact

frost  
meadowcroft

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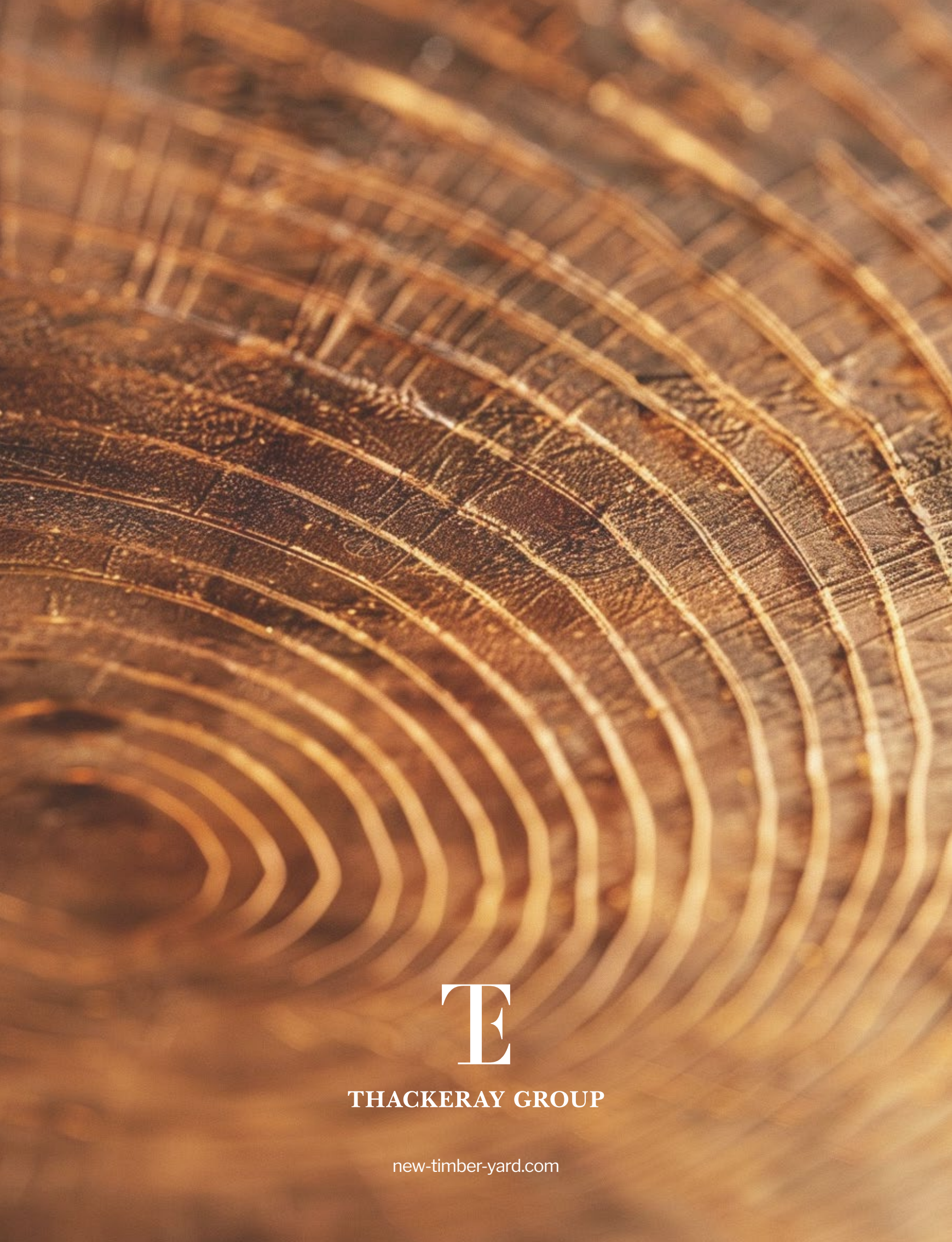
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