

ONE KING ST^{W6}



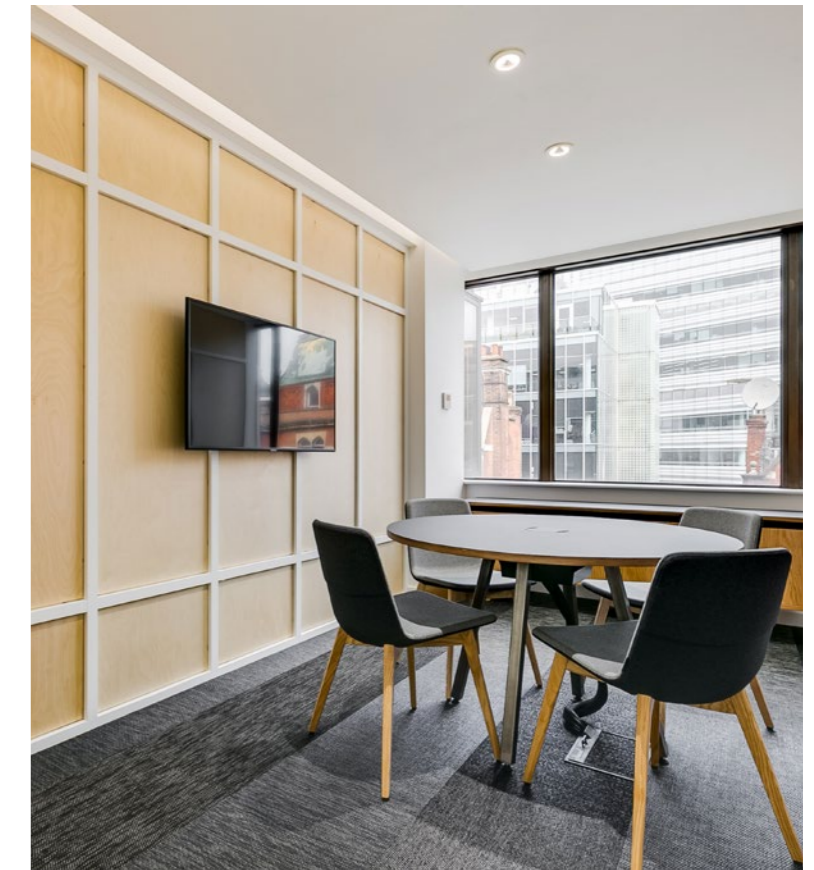
THE BUILDING

One King Street offers creative, flexible, space for modern working. Exceptionally well located, the building occupies a prominent corner position at the junction of Hammersmith Broadway and King Street.

The cafés, bars, banking and shopping facilities of Hammersmith are all close by. Hammersmith Broadway Underground Station, which is directly opposite the building, provides access to the Piccadilly, District, Circle and Hammersmith and City lines.



NEW BUSINESS LOUNGE AND MEETING ROOMS FOR BUILDING OCCUPIERS



ONE KING ST W6



CAA
Creative Artists Agency
medidata

TOG
THE OFFICE GROUP

UK TV
ACCOR
FOX
PHILIP MORRIS INTERNATIONAL

ch2m
hyperoptic
VICTORIA BECKHAM

Harrods

Virgin media

b:
bazaarvoice

CATHAY PACIFIC
betfair

CHIVAS

WALT DISNEY

HAMMERSMITH UNDERGROUND

Chivas Brothers
Pernod Ricard
100m



LYRIC SQUARE



THE BRACKENBURY WINE ROOMS



RUTLAND ARMS



LYRIC SQUARE



PRET A MANGER



BILLS



ATRIUM CAFE

BYRON BURGER



LYRIC THEATRE



GROVE BAR



HAMMERSMITH

As an important office hub, Hammersmith attracts many popular brands around the Broadway and Lyric Square. There is a farmers market at Lyric Square every Thursday and Friday offering a variety of food from around the world. Local restaurants include the Lyric Bar and Grill with a terrace overlooking the square together with brand names such as Bills, Nando's, Pret and Starbucks all in the immediate vicinity.

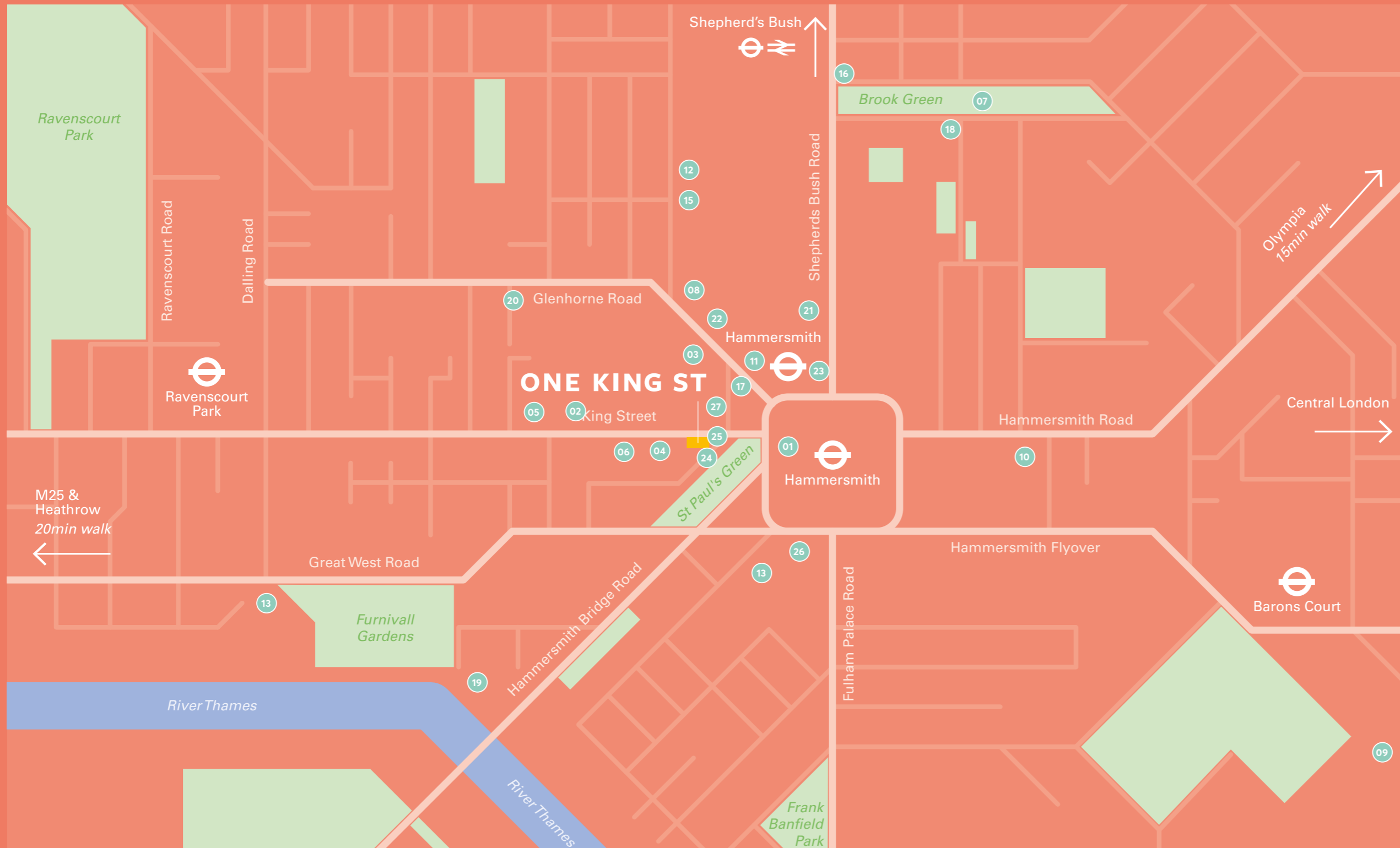


WEWORK



BOOM CYCLE

NEIGHBOURHOOD



Retail

- 01 Hammersmith Broadway
Retailers include:
– Hotel Chocolat
– Oliver Bonas
– Paperchase & Scribbler
– Boots & Superdrug
– Costa & Starbucks
– Pret a Manger & Bagel Factory
– Tesco Metro
- 02 Kings Mall
Retailers include:
– Foot Locker
– H&M
– KIKO
– Tony & Guy
– Clarkes
– Patisserie Valerie.
- 03 Lyric Square Market
- 04 Marks & Spencer
- 05 Primark
- 06 TK Maxx

Dining

- 12 Bertotti
- 13 The Dove
- 14 The Gate
- 15 The Grove Bar
- 16 Kerbisher and Malt
- 17 La Petite Bretagne
- 18 Queen's Head
- 19 The Rutland & Blue Anchor
- 20 The Stonemason's Arms
- 21 Wagamama
- 22 Bills
- 23 Nandos
- 24 Cafe Nero
- 25 Abokado

Leisure

- 26 Hammersmith Apollo
- 27 Lyric Theatre

Health

- 07 Brook Green Tennis Courts
- 08 Fitness First
- 09 Queen's Club
- 10 Virgin Active
- 11 Boom Cycle



CONNECTIONS

Hammersmith Broadway Underground Station, which is directly opposite the building and only a two minute walk away, provides connections on the Piccadilly and District Lines, Hammersmith and City

and Circle Lines. The Piccadilly Line provides direct access to Heathrow Airport. The A4/M4 provides access to the West End (6 miles) Heathrow Airport and the M25 is within easy reach of Hammersmith Broadway.

TUBE JOURNEY TIMES

Shepherd's Bush Market	3 mins
Earl's Court	5 mins
Paddington	2 mins
Green Park	14 mins
Victoria	14 mins
Piccadilly Circus	16 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

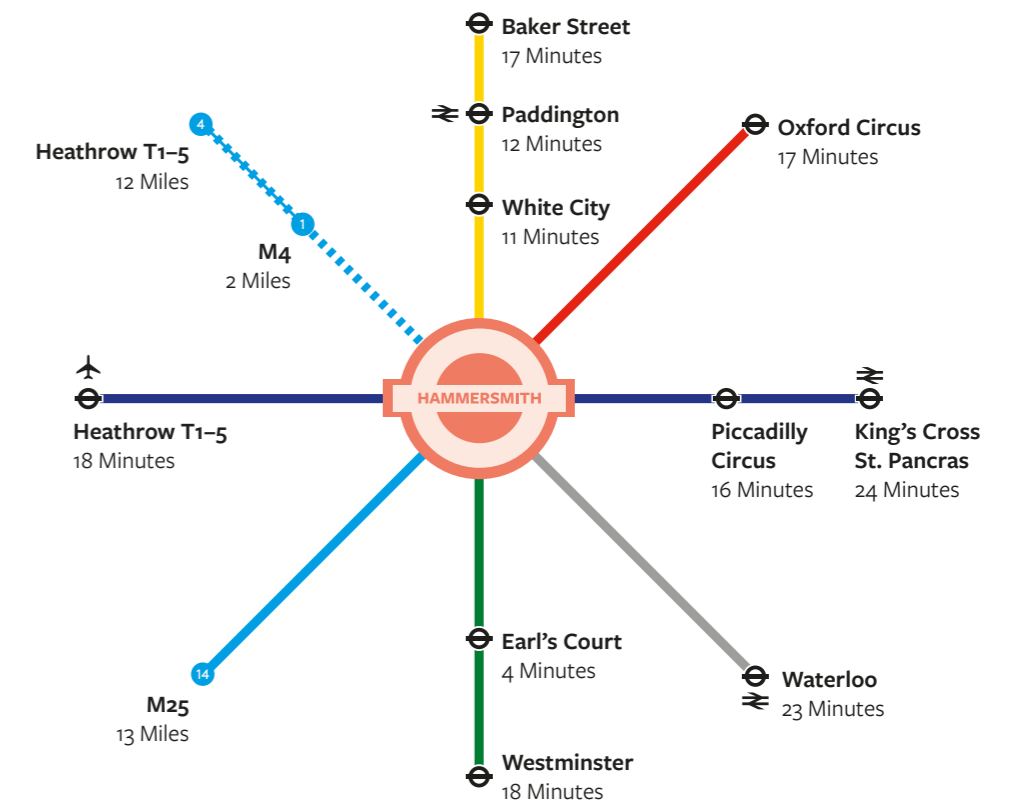
ROAD JOURNEY TIMES

Richmond	14 mins
Heathrow	25 mins
Slough	31 mins
Reading	52 mins
Guildford	49 mins
Gatwick	1hr 5 mins
Bristol	2hr 3 mins

Source: ViaMichelin www.viamichelin.co.uk

Source: Transport for London www.tfl.gov.uk

*On Heathrow Express to Paddington



2
MINUTE
WALK FROM
HAMMERSMITH
STATION

32
MINUTES
HEATHROW

23
MINUTES
EUSTON

16
MINUTES
PICCADILLY

14
MINUTES
WESTFIELD
LONDON

FLEXIBLE OFFICE OFFERING

AVAILABLE AREAS

Floor	sq ft	sq m
Third		
Suite A	2,297	213.4
Suite B		Let
Suite C		Let
Second	5,712	530.6
First	5,764	535.4
Total	14,037	1,304



HOW DO YOU LIKE YOUR OFFICES? TRADITIONAL LEASE OR WITH FITOUT?

An efficient and regular floor shape allows a variety of working layouts. Well serviced with new facilities, the opportunity exists for occupiers to easily create their own environment.

CHOOSE BETWEEN

OPTION 1
TRADITIONAL LEASE

OPTION 2
FITOUT WITH LEASE

OPTION 3
FULLY FITTED AND
MANAGED WORKSPACE

WHAT DOES THE TENANT GET?

OPTION 3

BASE LEVEL PACKAGE

WHAT COMES AS STANDARD



- 100Mb private fibre Internet access
- Secure WiFi
- Guest WiFi
- Managed Local Area Network



- Access to tech helpdesk
- 24/7 Network Monitoring

OPTIONAL EXTRAS

ADD-ONS



- 100Mb Fibre Backup Circuit
- Uninterruptible Power Supply
- Additional Bandwidth up to 1GB
- Voice handset and Licence
- Call Recording
- Public IP Addressing
- Auto-attendant
- Softphone



INCLUDED SERVICES

FACILITIES MANAGEMENT



Core services provided by the Flexispace team



Dedicated Facilities Manager



Bespoke client handbook



Regularly provided management information



Fully comprehensive planned M&E and Fabric maintenance contract for items within demise.



Fully comprehensive cleaning contract

HEALTH & SAFETY



Risk assessments



Statutory Testing & Inspections



Helpdesk supporting sites 24/7, 365 days a year





ADDED VALUE OPTION 3

ADDITIONAL SERVICES THAT CAN BE PROVIDED



- Telephony
- IT communications
- Photocopying machines / service
- Stationery – online portal service



- Reception staff security staff
- Reception cover services
- Full health and safety management



- Kitchen supplies
- Daily / weekly water, fruit and milk deliveries
- Flowers and planting
- Vending
- Coffee machines
- Crockery and cutlery



- Mail services including franking machines
- Specialist IT clean
- Training services (class room and online)
- Any future moves & changes to fit-out and furniture

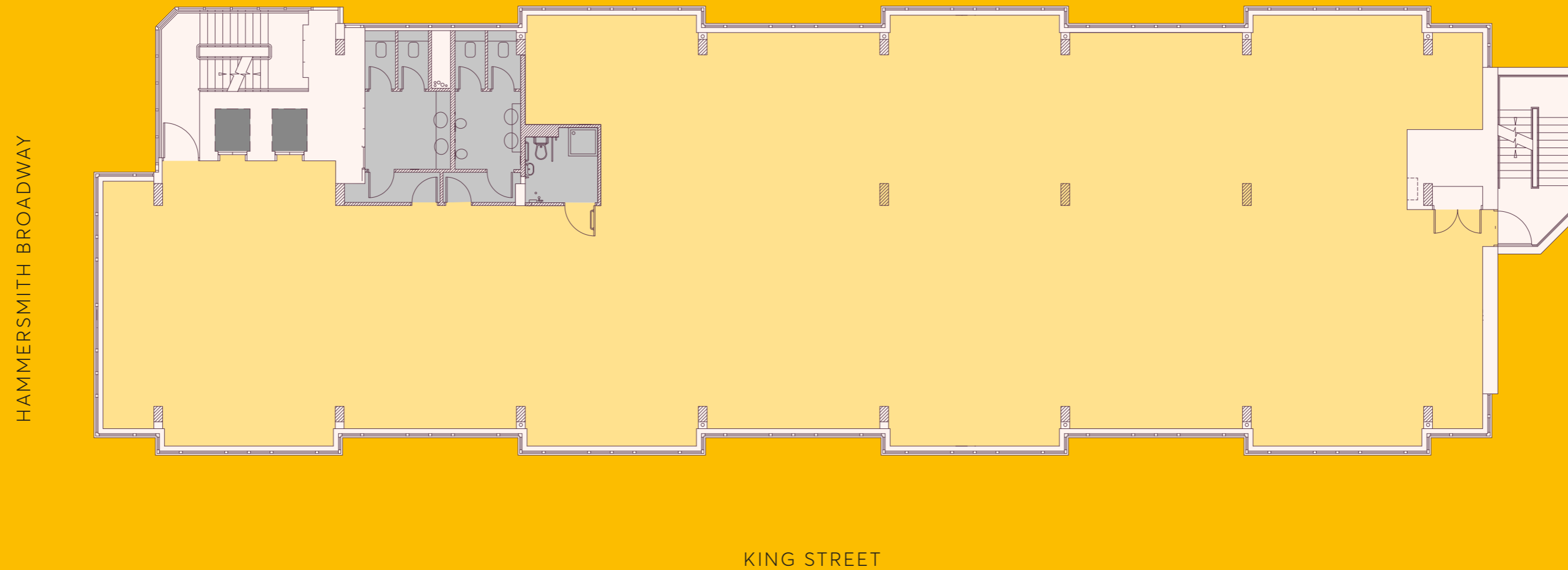


- Packing and removal service

FULL FLOOR

FIRST FLOOR

5,764 sq ft / 535.4 sq m



Plan not to scale. Indicative size only

SUMMARY SPECIFICATION

- High ceilings
- LED Feature Lighting
- VRF Air conditioning
- 3 Glazed elevations
- Raised access floors
- New Washrooms/Showers
- Updated Entrance
- New refurbished reception with concierge
- 2 x 8 person passenger lifts from reception
- Bicycle racks
- High Speed building dedicated 1GB fibre - broadband & telephone connection available to each floor within 5 days of instruction
- EPC: B46

FULL FLOOR

FIRST FLOOR

5,764 sq ft / 535.4 sq m



Plan not to scale. Indicative size only

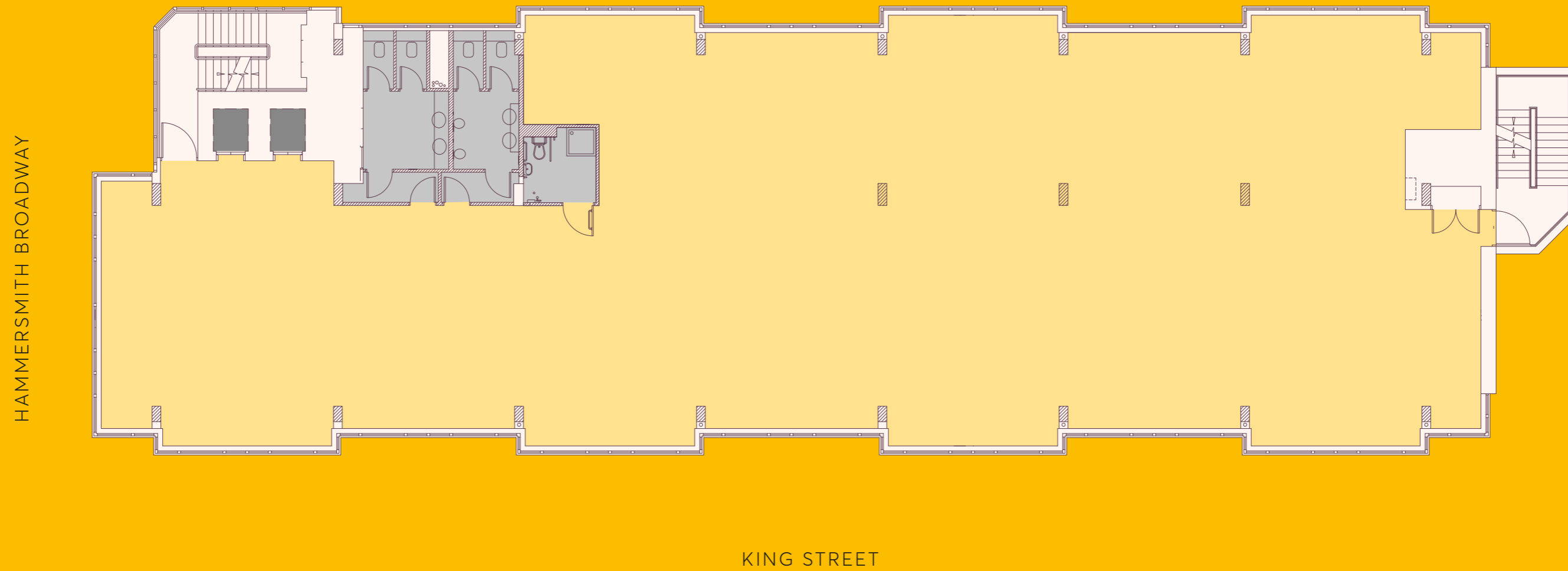
SPACE PLANNING

Total Headcount	83	8p Meeting Room	2	Copy Area	1
Receptionist	1	1p Quiet Room	1	Comms Room	1
Workstations	82	Breakout Spaces	2	Lockers	84
Meeting Spaces	4	Ancillary Spaces	3		
6p Meeting Room	2	3p Reception Waiting Area	1		

FULL FLOOR

SECOND FLOOR

5,712 sq ft / 530.6 sq m

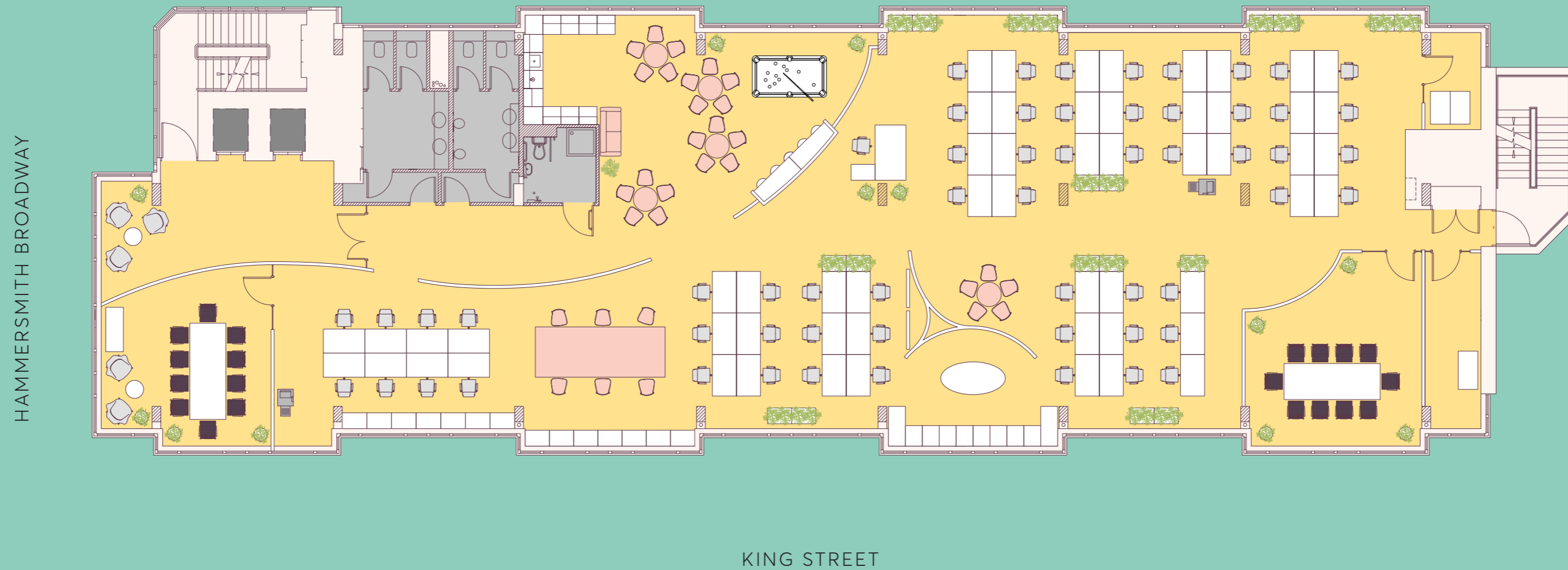


Plan not to scale. Indicative size only

FULL FLOOR

SECOND FLOOR

5,712 sq ft / 530.6 sq m



Plan not to scale. Indicative size only

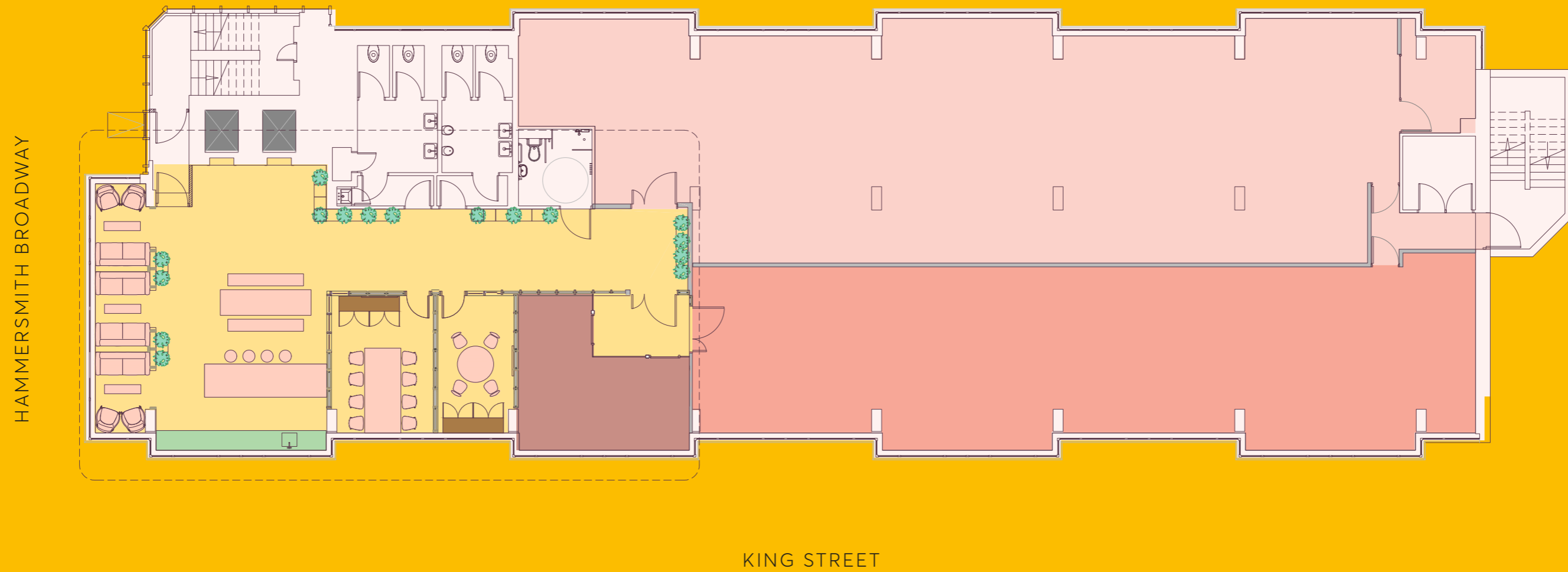
SPACE PLANNING

Workstations	57	Ancillary Spaces	
Meeting Spaces	1	1p Reception Waiting Area	1
10p Meeting Room	2	Comms Area	1
Collaboration Spaces	2		

PART FLOOR

THIRD FLOOR

2,561 sq ft / 237.9 sq m



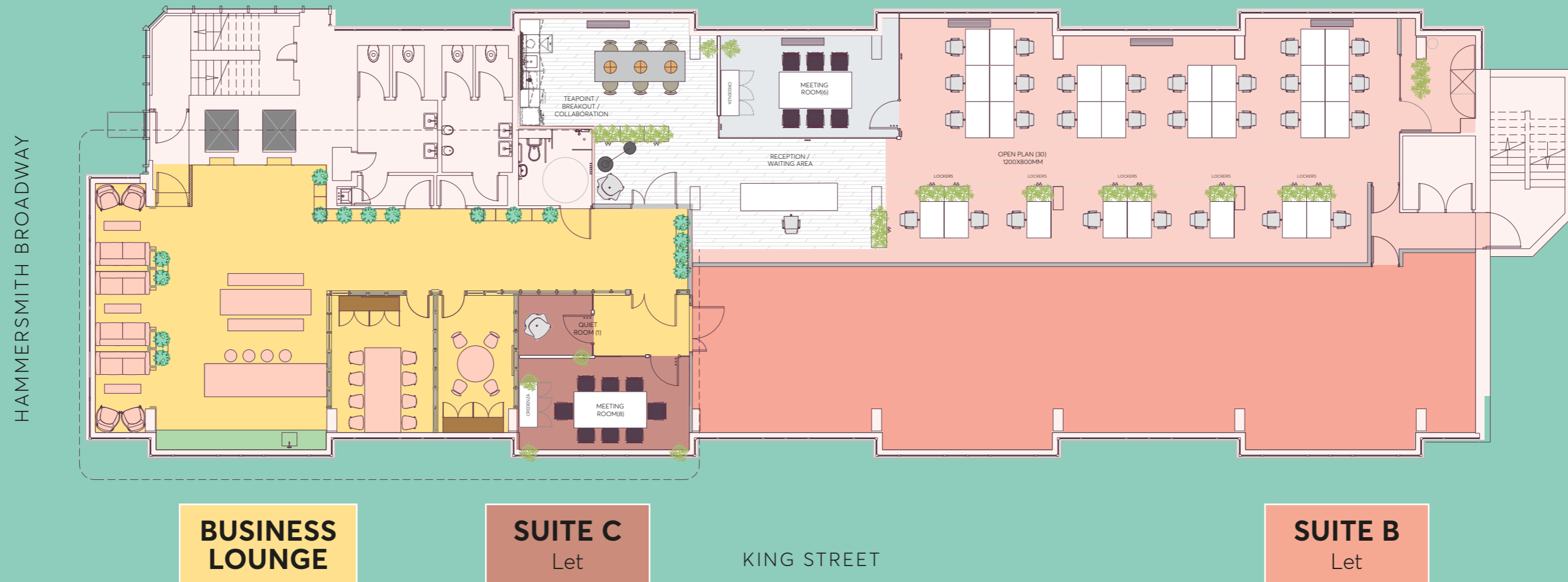
Plan not to scale. Indicative size only

PART FLOOR

THIRD FLOOR

2,561 sq ft / 237.9 sq m

SUITE A
2,297 sq ft / 213.4 sq m



Plan not to scale. Indicative size only

SPACE PLANNING SUITE A

Total Headcount	29	Breakout Spaces	1
Receptionist	1	Ancillary Spaces	
Workstations	28	1p Reception Waiting Area	1
Meeting Spaces	1	Comms Area	1
6p Meeting Room	1	Lockers	30

SPACE PLANNING SUITE C

6p meeting room	1
1p quiet room	1

CONTACT

For further information please contact



Hanover Green

Richard Zoers
020 310 6400
rzoers@hanovergreen.co.uk



Frost Meadowcroft

Shaun Wolfe
020 8748 1200
swolfe@frostmeadowcroft.com

ONEKINGSTREET.CO.UK

A refurbishment by



Hanover Green, and its joint agents, Frost Meadowcroft, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hanover Green, or its joint agents, Frost Meadowcroft, has any authority to make any representation or warranty whatsoever in relation to this property. October 2023. S013250

Siren | +44 (0)20 7478 8300 | sirendesign.co.uk