

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.





ONE KING ST W6



Harrods

ch2m

Virgin media

VICTORIA BECKHAM

L'ORÉAL

betfair

CHIVAS

wework

PHILIP MORRIS INTERNATIONAL

HAMMERSMITH UNDERGROUND

SHAZAM

TOG THE OFFICE GROUP

GE Capital United Kingdom

WALT DISNEY

UK TV

Chivas Brothers
Pernod Ricard
100m



LYRIC SQUARE



THE BRACKENBURY WINE ROOMS

LYRIC SQUARE



RUTLAND ARMS



PRET A MANGER



BILLS



TRIUM 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.

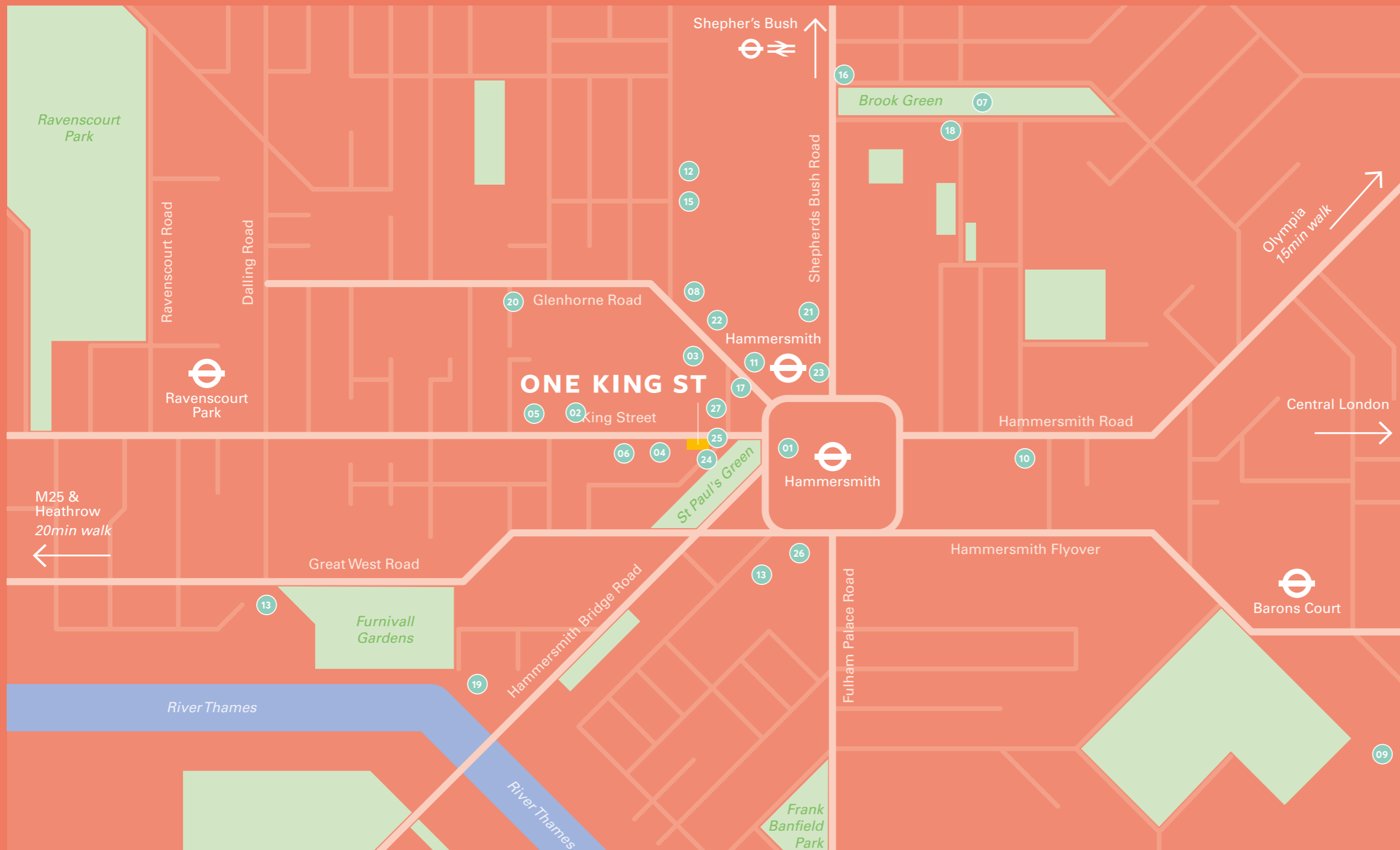


WEWORK



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
Clarks
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

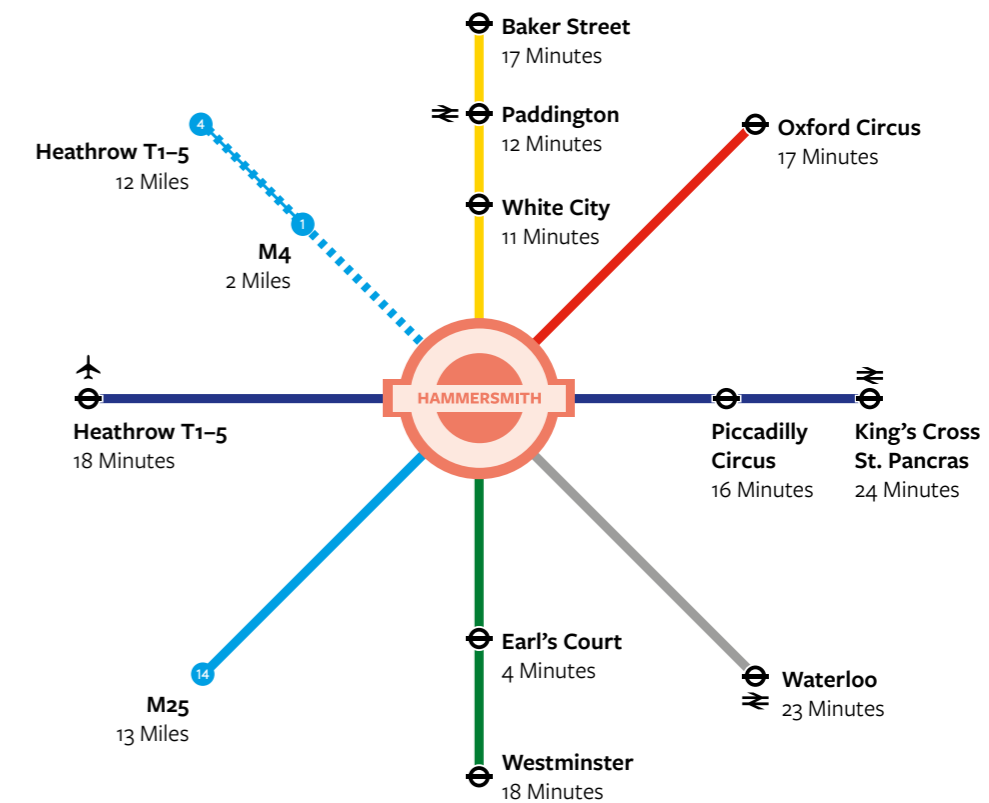
ROAD JOURNEY TIMES

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



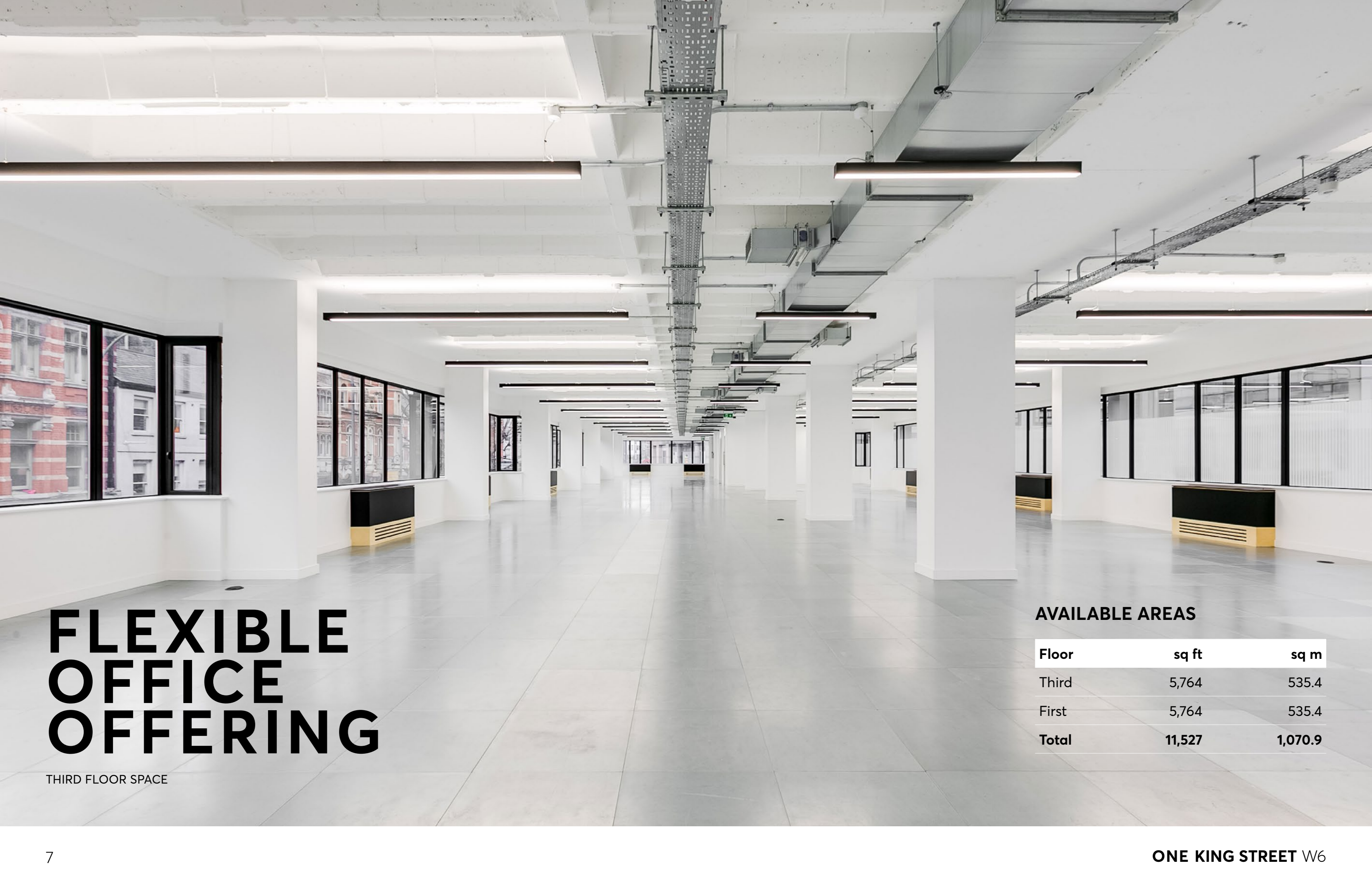
2
MINUTE
WALK FROM
HAMMERSMITH
BROADWAY
STATION

32
MINUTES
HEATHROW

23
MINUTES
EUSTON

16
MINUTES
PICCADILLY

14
MINUTES
WESTFIELD
LONDON



FLEXIBLE OFFICE OFFERING

THIRD FLOOR SPACE

AVAILABLE AREAS

Floor	sq ft	sq m
Third	5,764	535.4
First	5,764	535.4
Total	11,527	1,070.9



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?

BASE LEVEL PACKAGE WHAT COMES AS STANDARD



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



- Access to Savills 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 Savills Bauhaus 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



Savills helpdesk supporting sites 24/7, 365 days a year





ADDED VALUE

ADDITIONAL SERVICES SAVILLS CAN PROVIDE



- 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

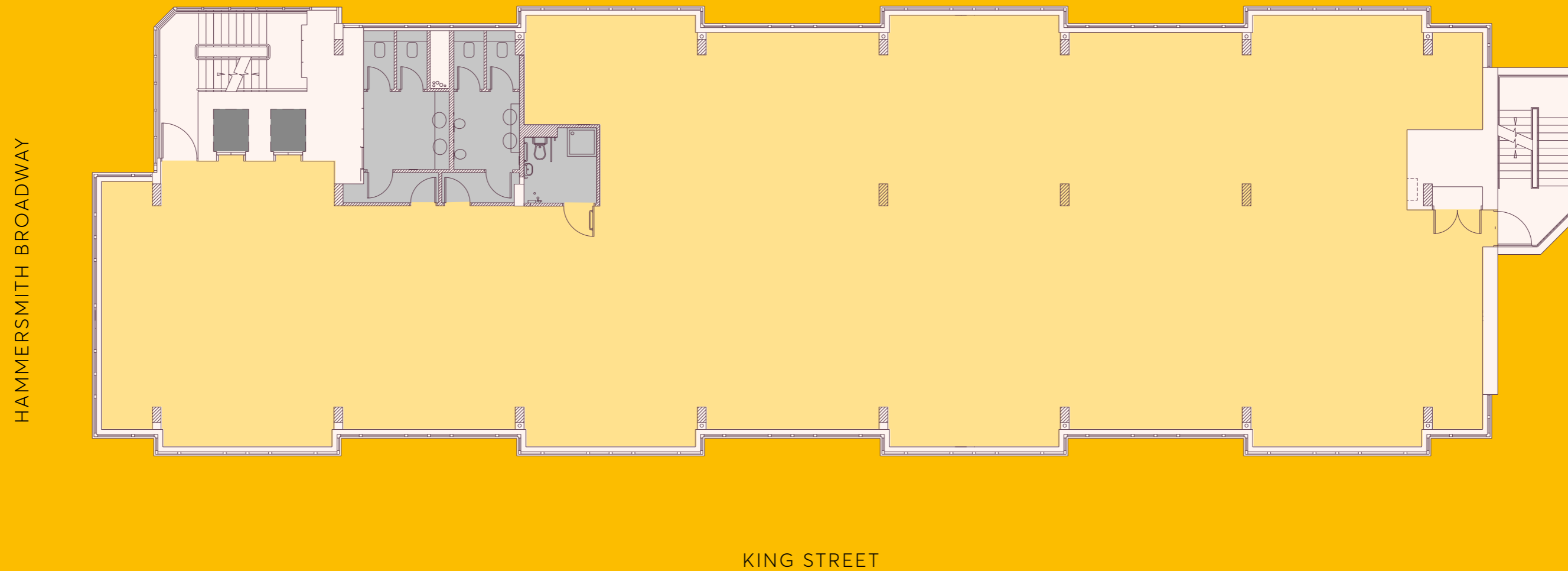


- Packing and removal service

FULL FLOOR

THIRD FLOOR

5,764 sq ft / 535.4 sq m



Plan not to scale. Indicative size only

SUMMARY SPECIFICATION

- High ceilings
- LG7 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

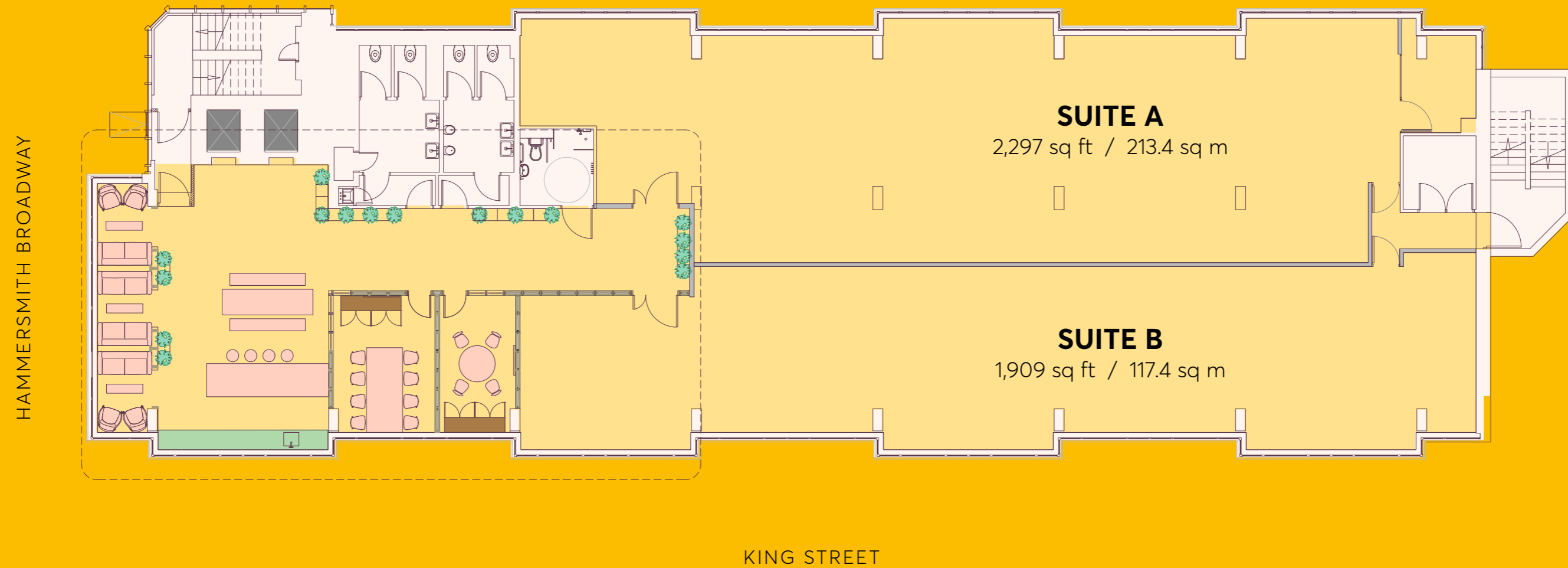
RATES

- Rent: £54.50 per sq ft
- Rates: £19.00 per sq ft
- S.C. £8.60 per sq ft

PART FLOOR

THIRD FLOOR

5,764 sq ft / 535.4 sq m



Plan not to scale. Indicative size only

CONTACT

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A refurbishment by



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