



NEW TIMBER YARD

HAMMERSMITH
W6 0QP



A new sustainability driven office campus for Hammersmith

Brought to you by



THACKERAY GROUP



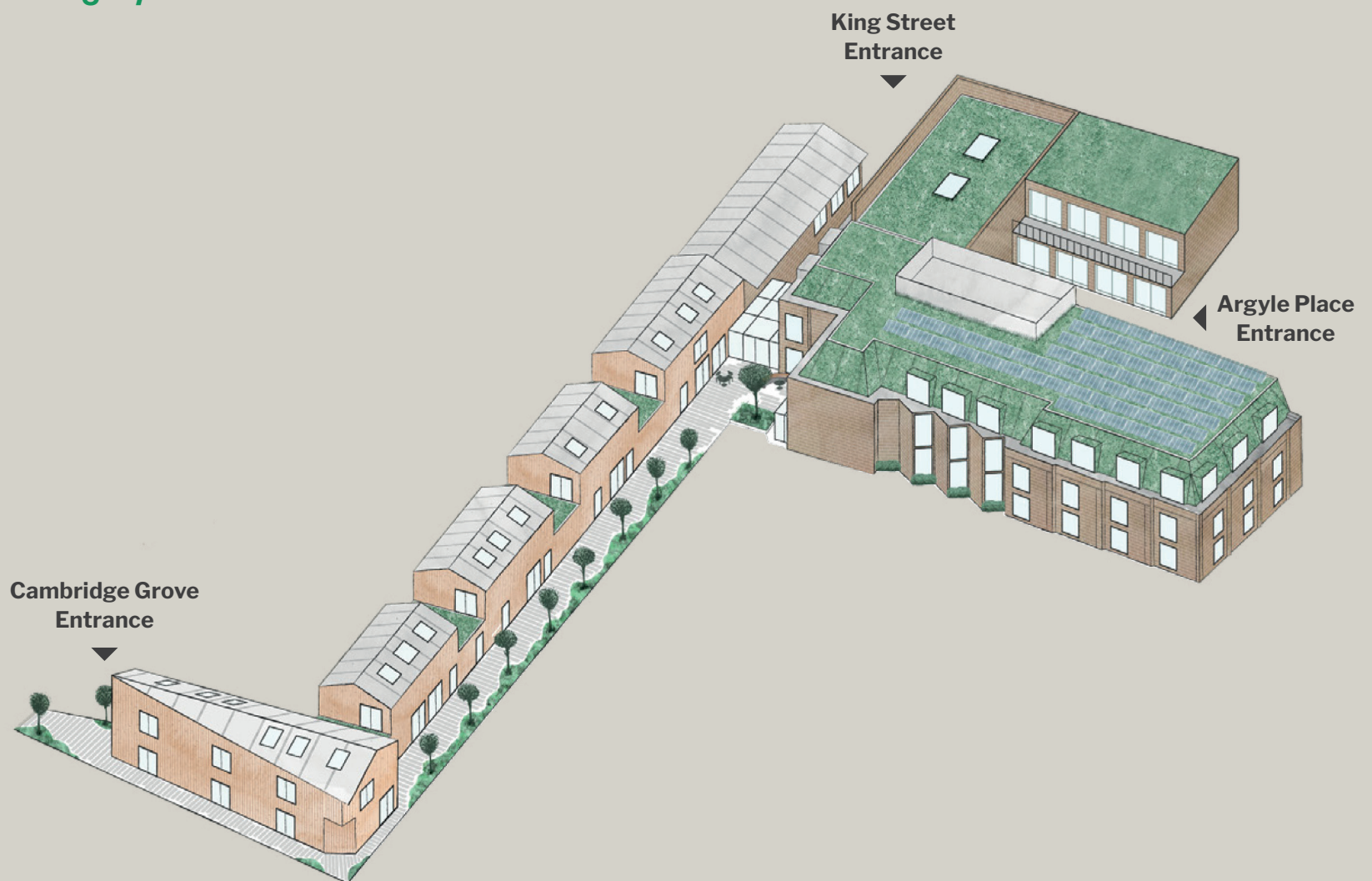
Beyond Ordinary

The New Timber Yard redefines excellence, driven by sustainability and wellness. The secure office campus forms a peaceful enclave, discreetly placed in the heart of Hammersmith.



Sustainability

New Timber Yard has been designed with sustainability at its core. With EPC A and BREEAM Excellent certificates, it is 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.



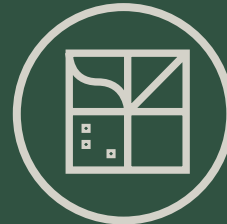
New Timber Yard embodies modern environmental, social, and governance principles, helping your organisation meet, and exceed, its ESG goals



EPC A



BREEAM
Excellent



Natural Finishes:
stone walls, timber beams,
crittall doors



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



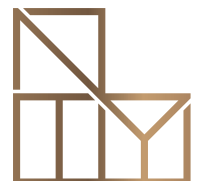
Step into our reception lounge – the vibrant heart of New Timber Yard. Serving as a focal point for the campus, this inviting space offers an abundance of breakout areas and workstations, seamlessly connecting all of the campus and access to the adjacent courtyard. Thoughtfully crafted, it caters to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





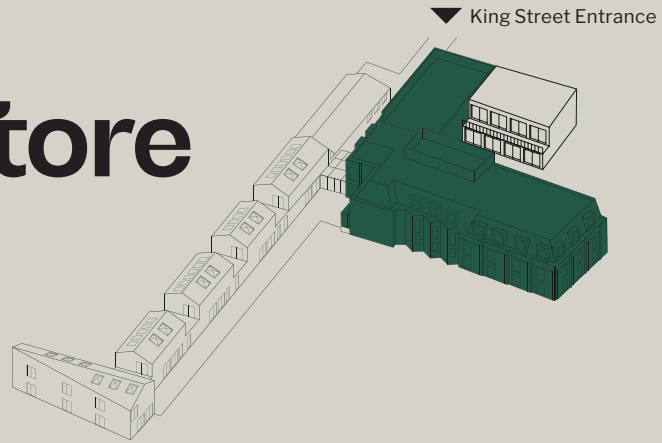
The landscaped courtyard, is your haven for collaboration. Whether you're hosting team meetings, events, or simply enjoying a leisurely lunch prepared in the outdoor kitchen, this tranquil space invites you to unwind and connect amidst the refreshing ambiance of the outdoors.

Or if you are feeling more active, visit the on-site gym to blow out some cobwebs.



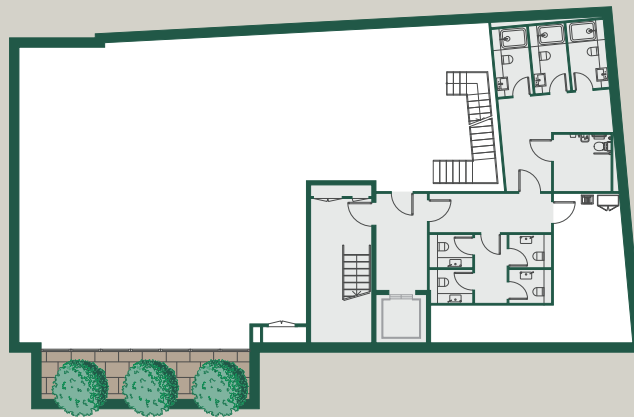
The Woodstore

18,050 sq ft



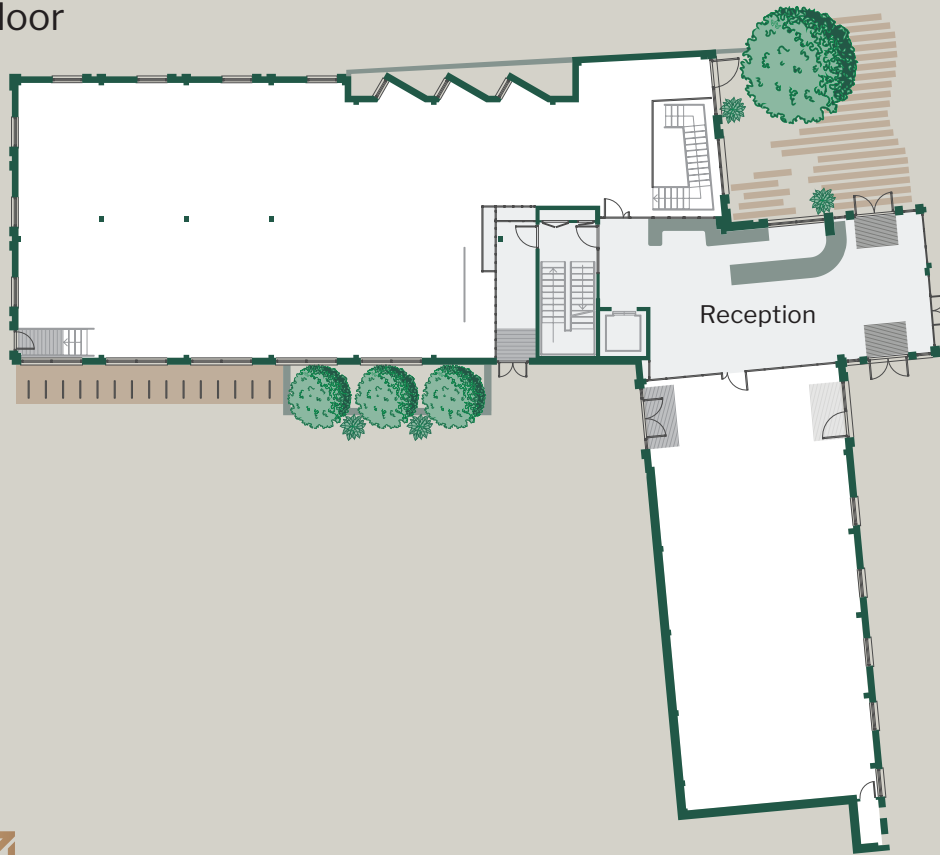
Court Yard Suite

2,300 sq ft

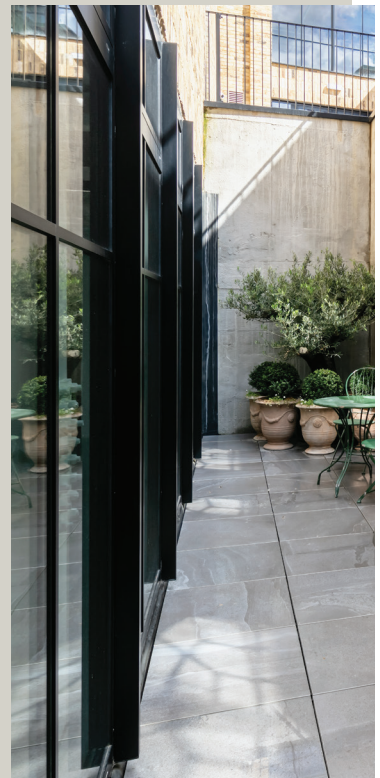


Ground Floor

3,450 sq ft



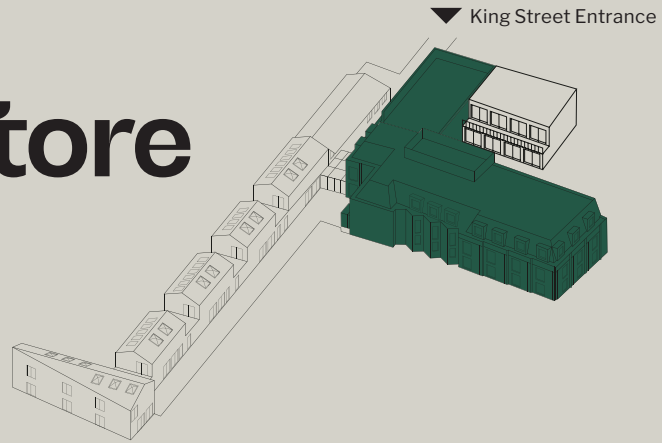
King Street Entrance





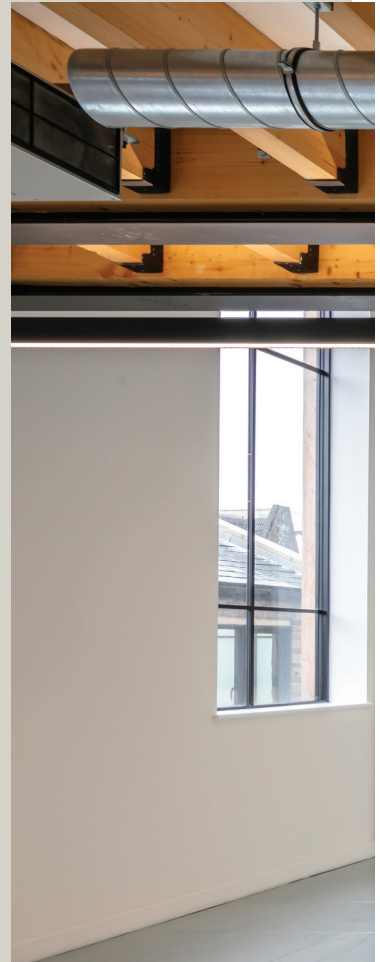
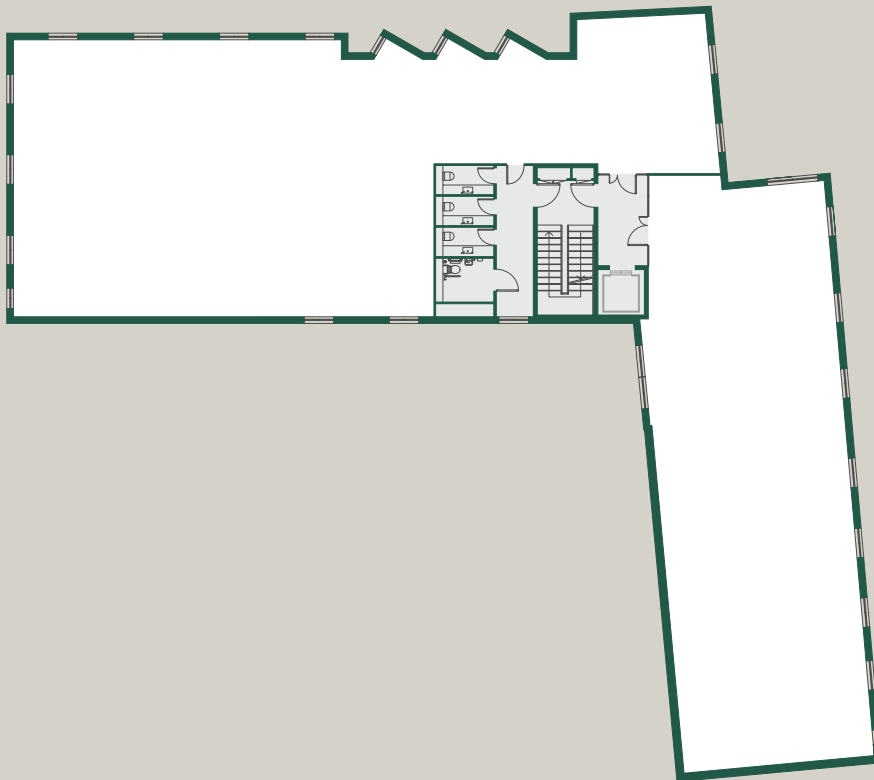
The Woodstore

18,050 sq ft



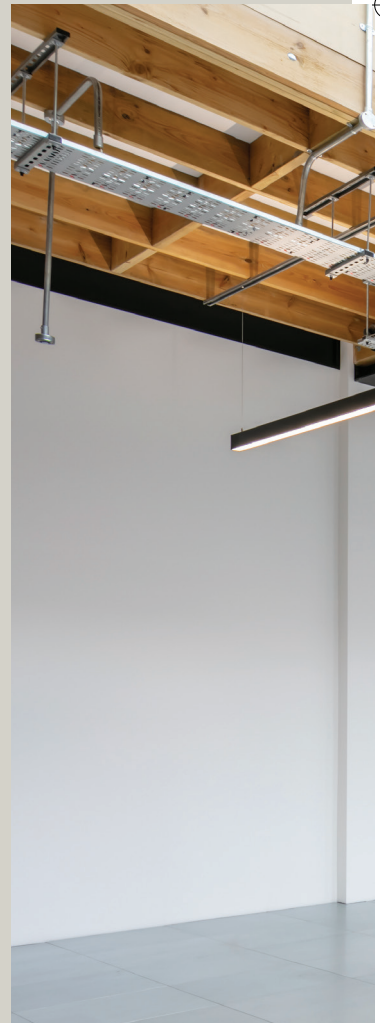
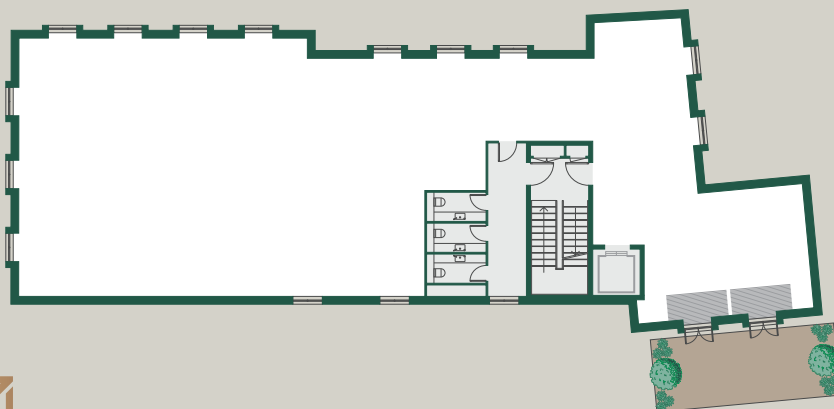
1st Floor

6,050 sq ft



2nd Floor

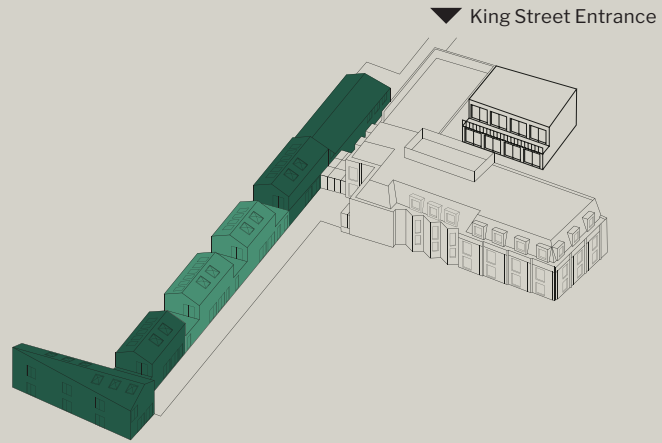
3,350 sq ft





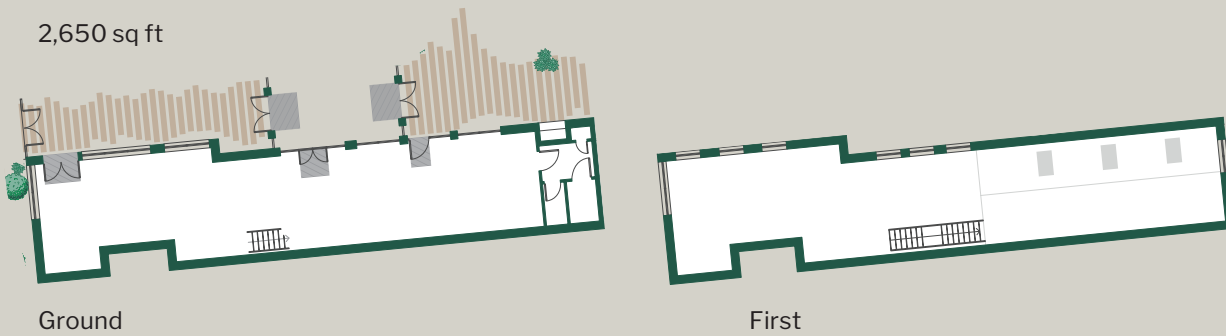
The Blade

8,020 sq ft



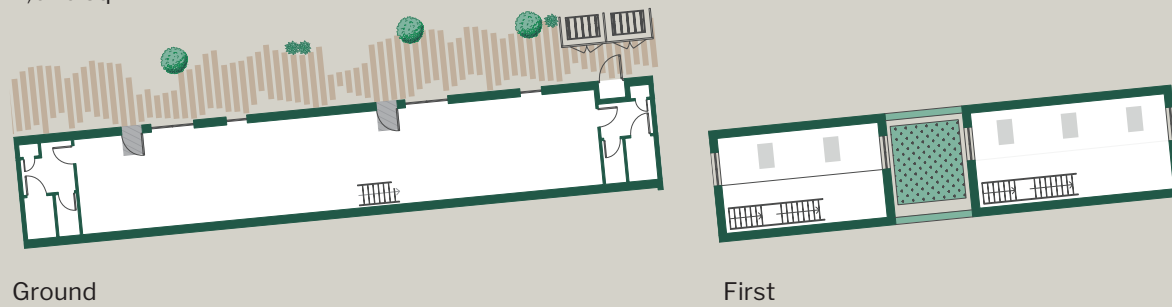
Suite 1

2,650 sq ft



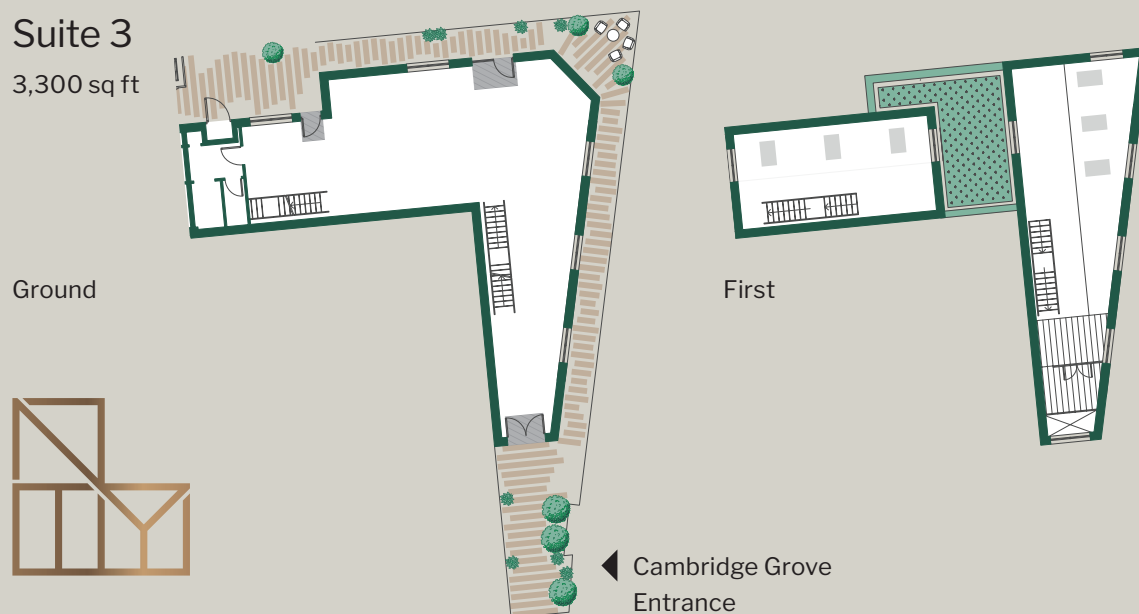
Suite 2

2,070 sq ft



Suite 3

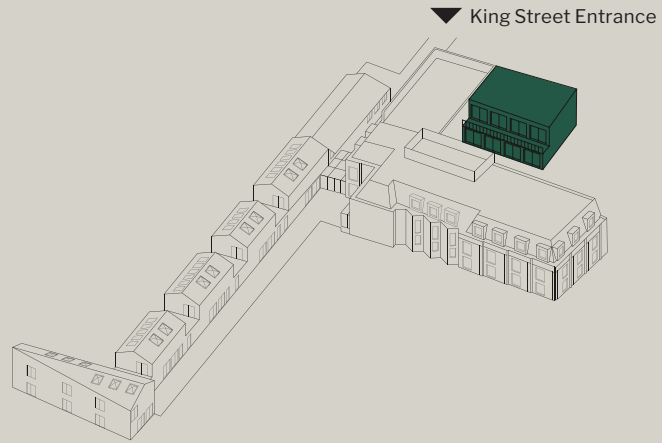
3,300 sq ft



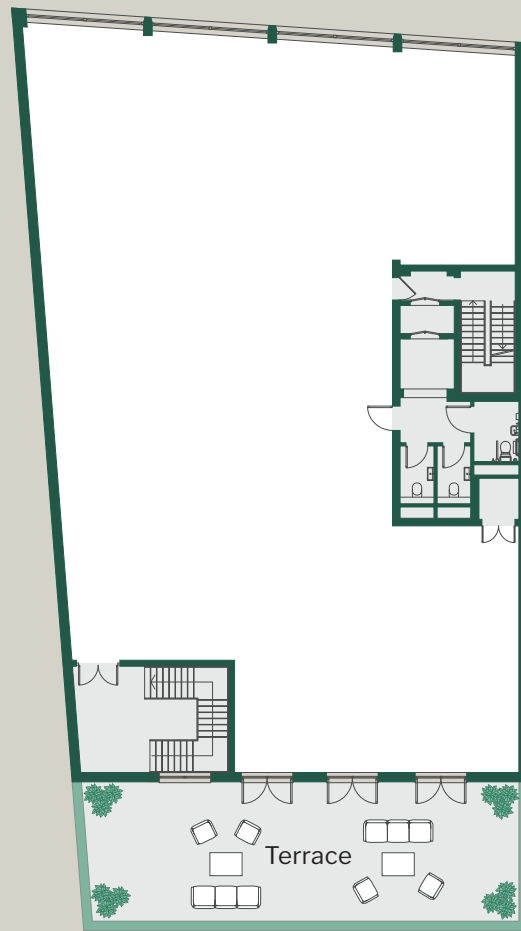


The Kiln

5,629 sq ft



First Floor





*CGI for indicative purpose only



*CGI for indicative purpose only

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



VRF Fan coil
air conditioning



On-site gym



Bike storage
& car parking



Showers and changing
room facilities



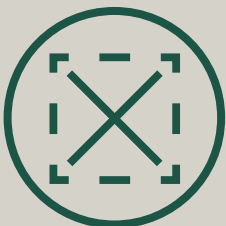
Feature
staircase



Landscaped
courtyard



Outdoor
kitchen



Highly flexible
floor plates



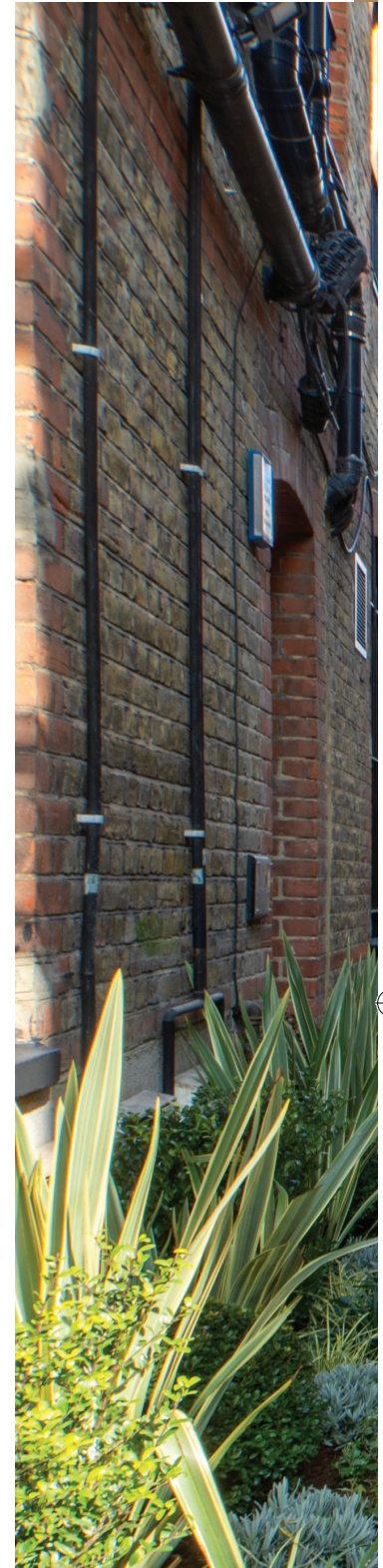
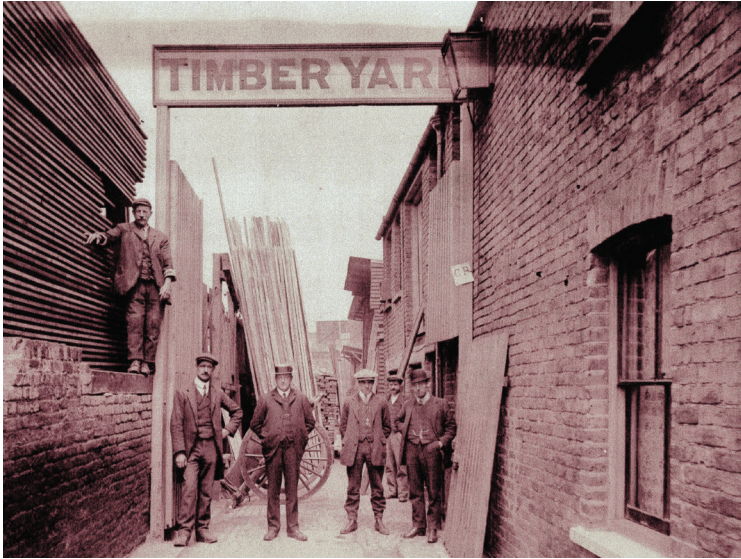
Fresh air
filtration



13-person
passenger lift



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.

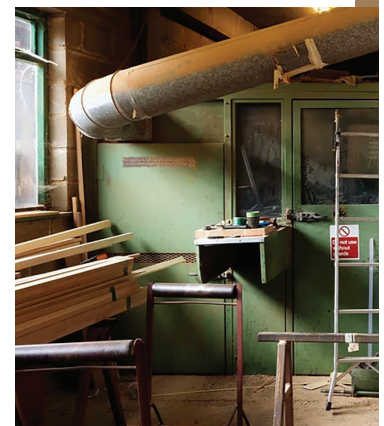


Founded in the late 19th century by Edward Moss, Moss & Co Timber moved to Hammersmith c.1905 – acquiring the site and slowly expanding it over the course of 100 years.

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



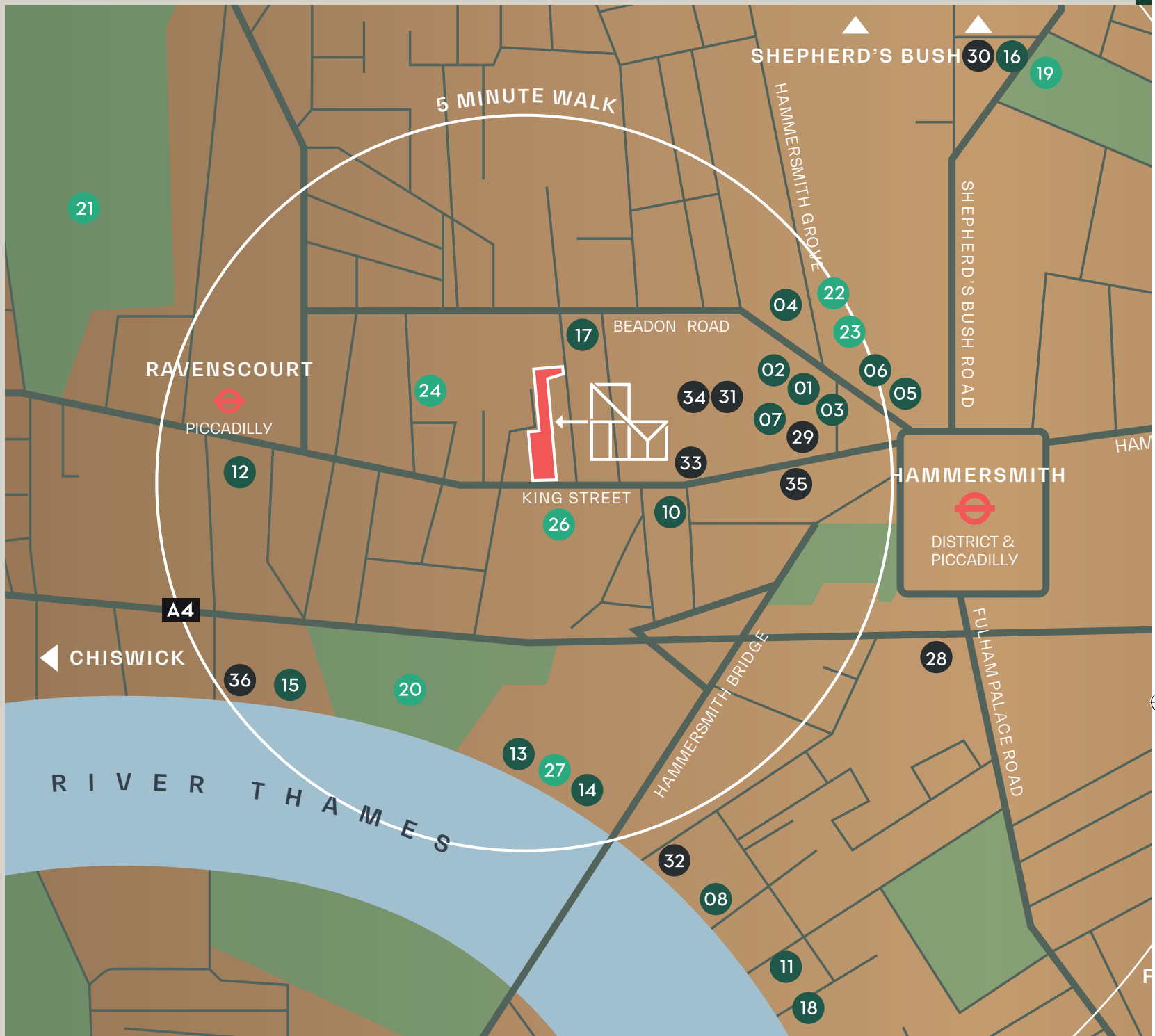
Under the Vaughan family's direction Moss & Co focused their business on quality, specialist & unusual timbers and milling. This led to them supplying the Royal Household on a number of highly bespoke projects, earning them a Royal Warrant in 2001.





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.



Eating & Drinking

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

Wellbeing

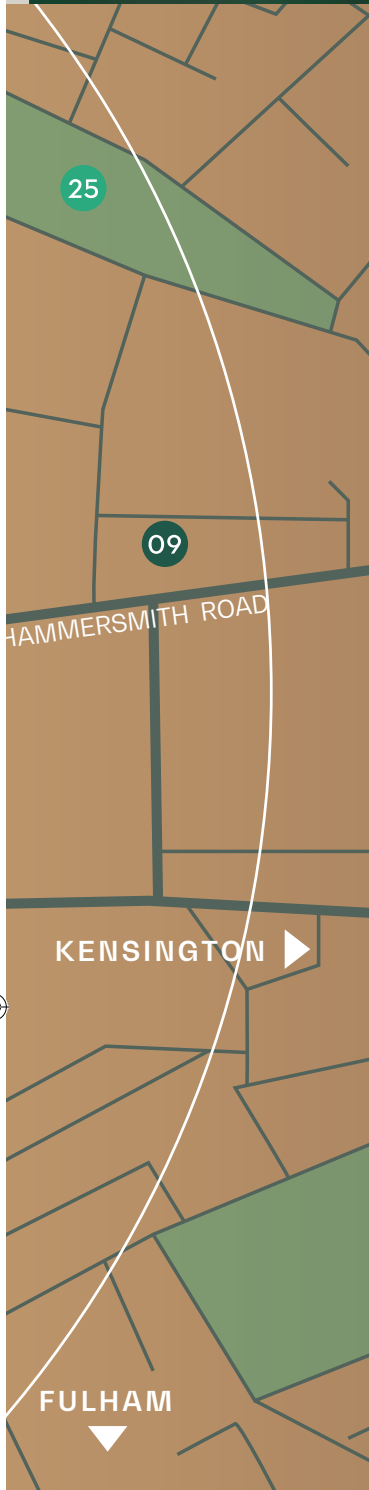
- 19 Brook Green
- 20 Furnival Gardens
- 21 Ravenscourt Park
- 22 FitnessFirst
- 23 Boom Cycle
- 24 State of Mind Fitness
- 25 Brook Green Tennis Courts
- 26 Lumi Power Yoga
- 27 Auriol Rowing Club

Culture & Retail

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

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.



Walking Distances



h&f

Hammersmith Street Market

5 mins



Hammersmith Station

6 mins



Thames Riverside

7 mins

apollo

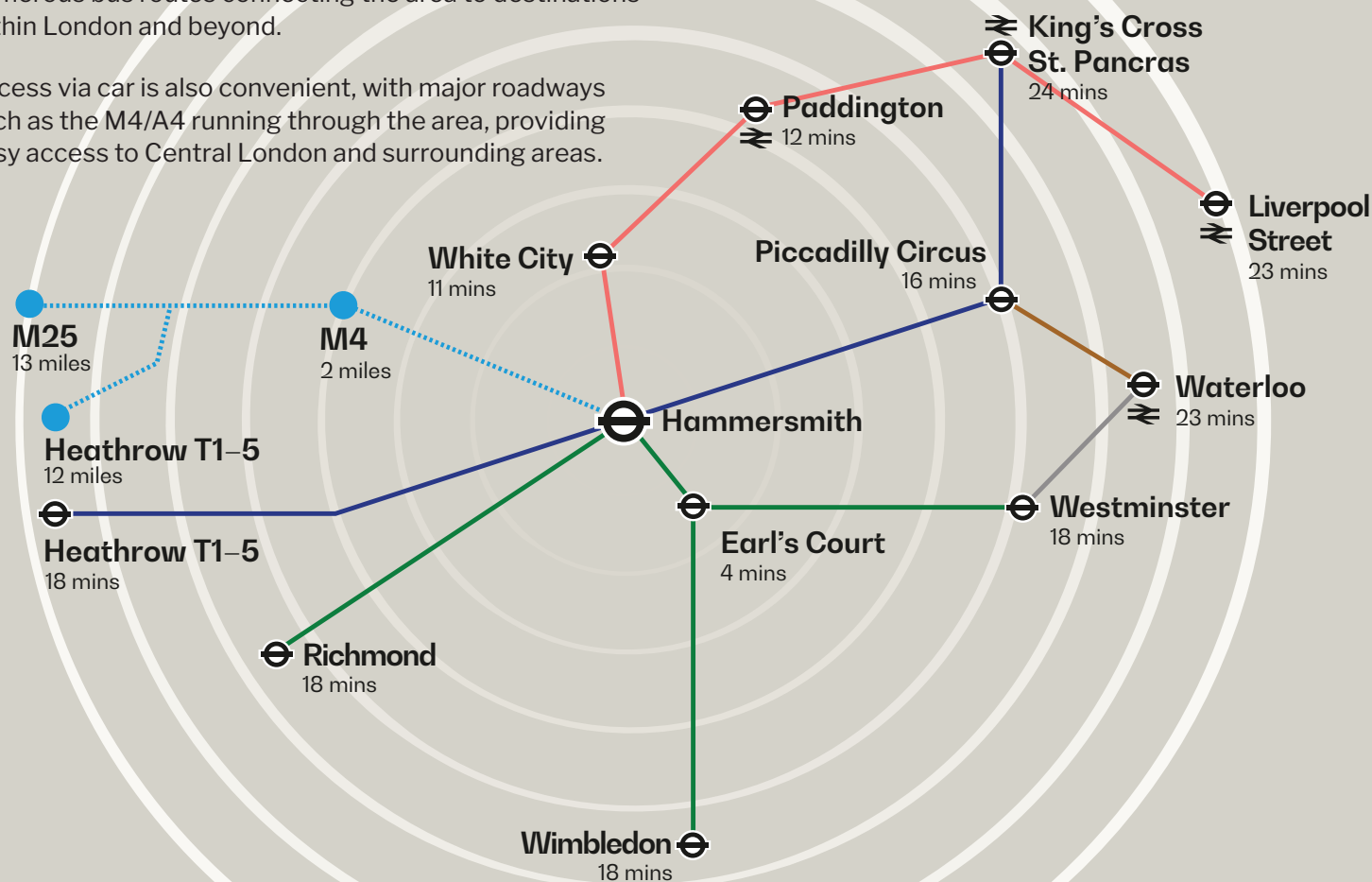
Eventim Apollo

8 mins

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.



6
minutes walk to
Hammersmith Underground
and bus station

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

18
bus routes available
via Hammersmith
bus station





14

minutes to the Elizabeth Line
via Paddington station

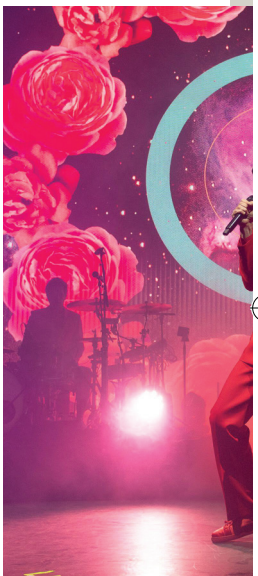
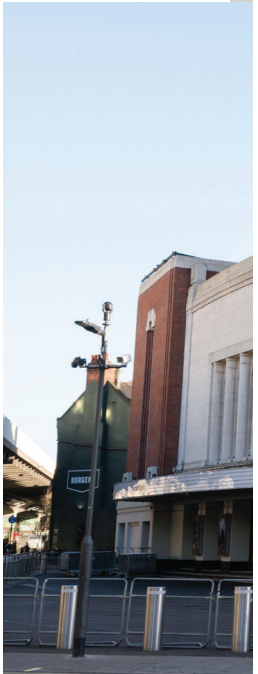
20

minutes to Heathrow
via A4/M4

M4

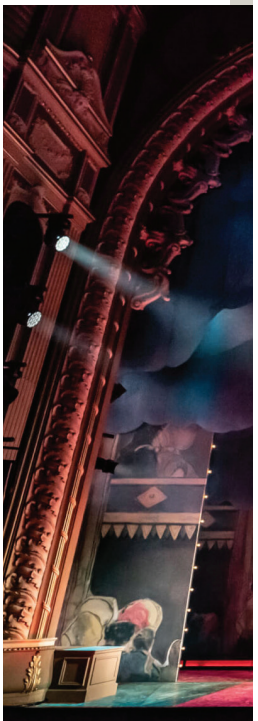
motorway conveniently
located on your doorstep

Hammersmith



Indulge

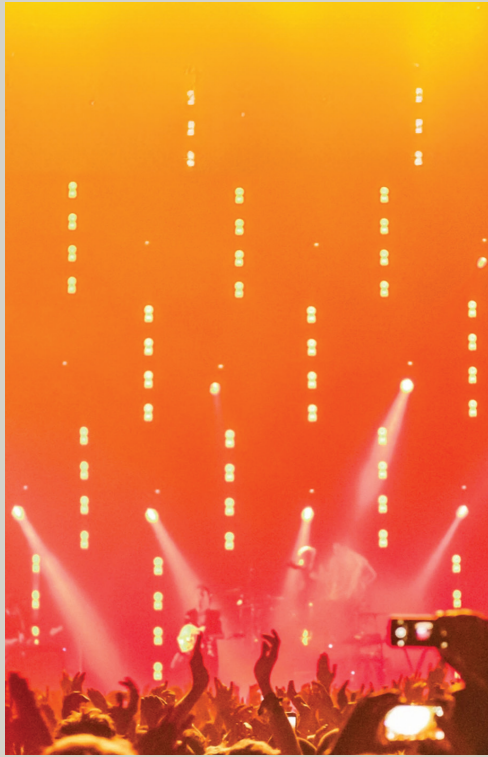
Explore Hammersmith's diverse restaurant scene, with an array of dining options ranging from local breweries to exotic cuisines, ensuring a culinary adventure for every palate.





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.



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