



# NEW TIMBER YARD

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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

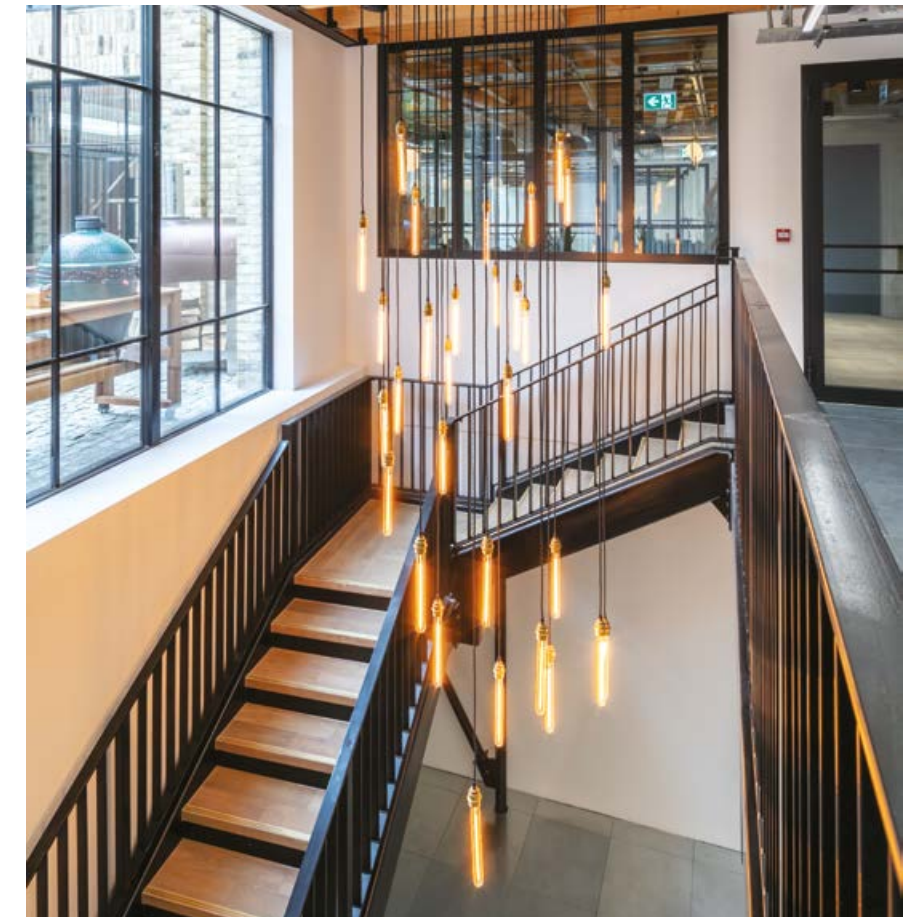
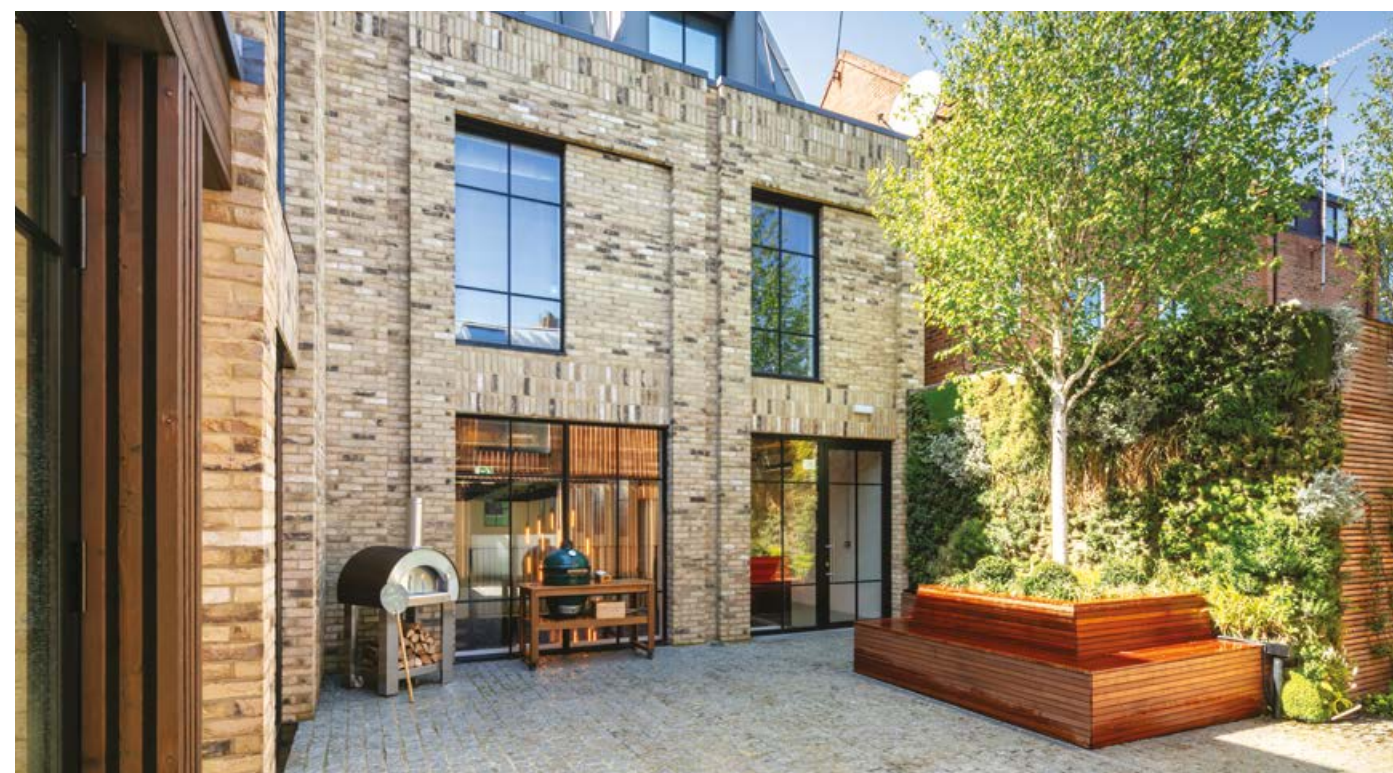


Sustainable Drainage System  
with 'blue roof' attenuation &  
rainwater recycling



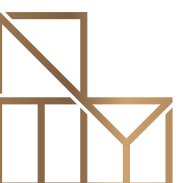


Step into our reception lounge – the vibrant heart of New Timber Yard. Serving as a focal point for the campus, this inviting space offers an abundance of breakout areas and workstations, seamlessly connecting all of the campus and access to the adjacent courtyard. Thoughtfully crafted, it caters to 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.

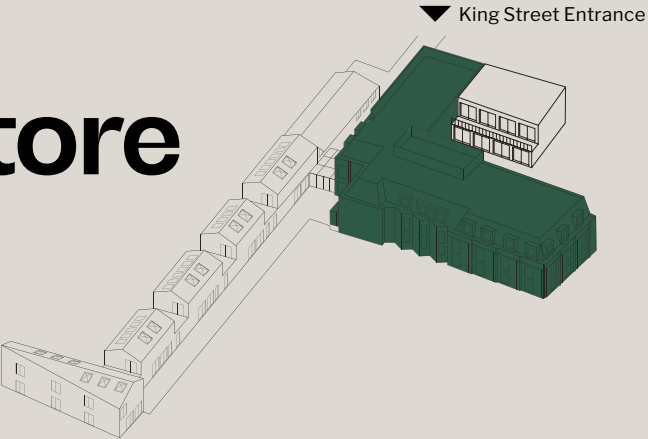
Or if you are feeling more active, visit the on-site gym to blow out some cobwebs.





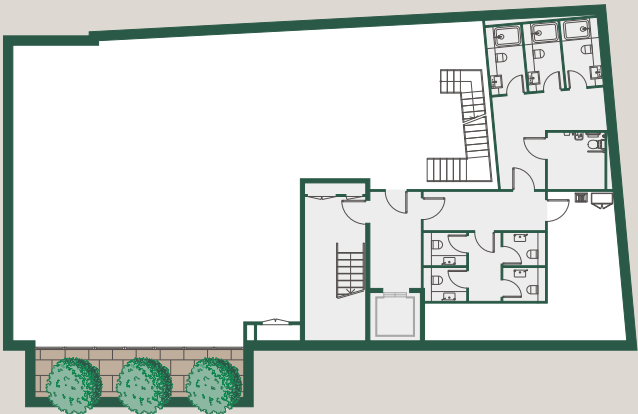
# The Woodstore

16,880 sq ft



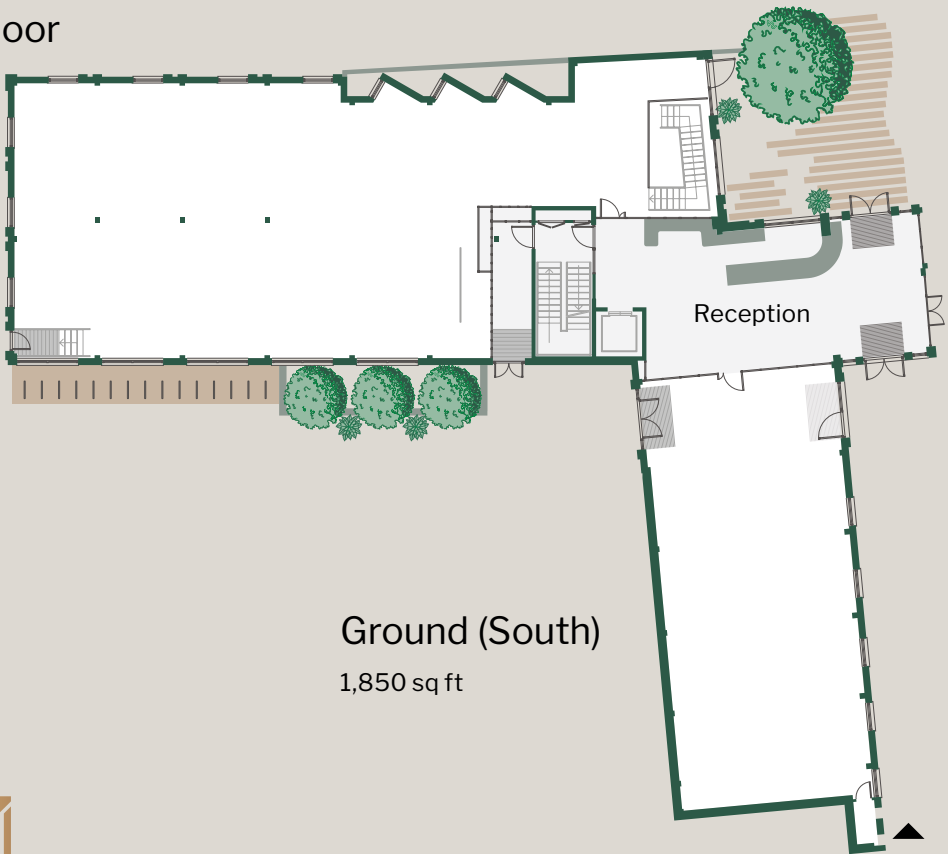
## Courtyard Suite Lower Ground Floor

2,250 sq ft



## Courtyard Suite Ground Floor

3,430 sq ft



## Ground (South)

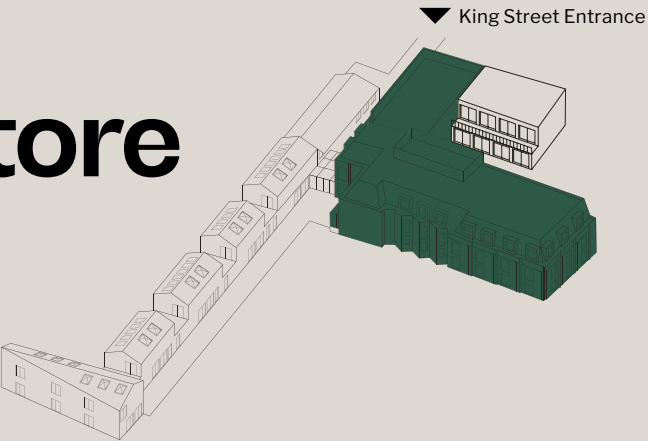
1,850 sq ft





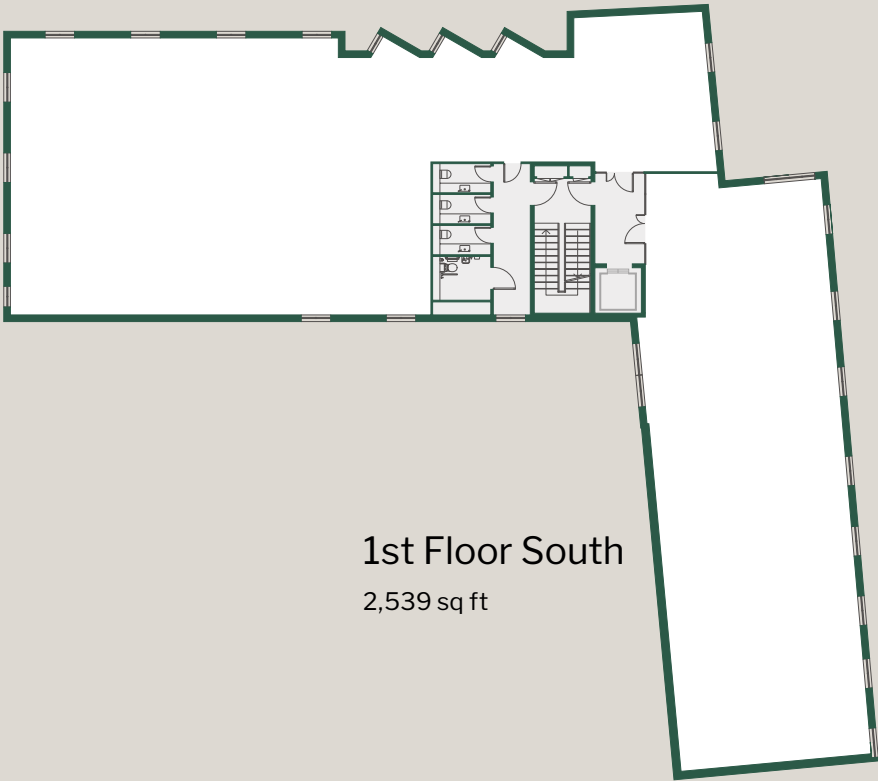
# The Woodstore

16,880 sq ft



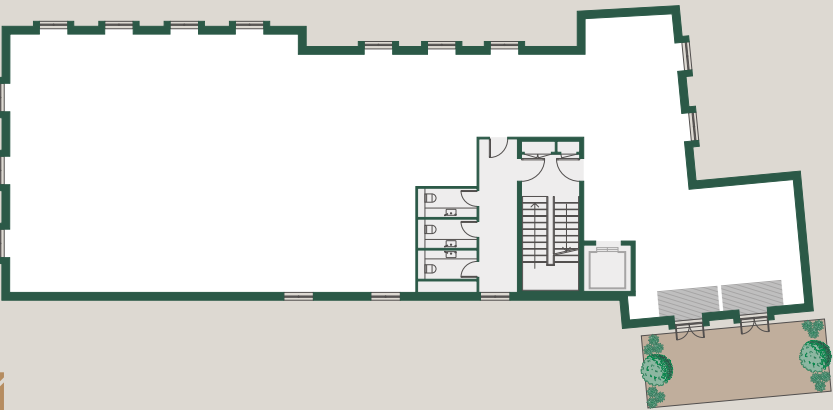
## 1st Floor North

3,436 sq ft



## 1st Floor South

2,539 sq ft



## 2nd Floor

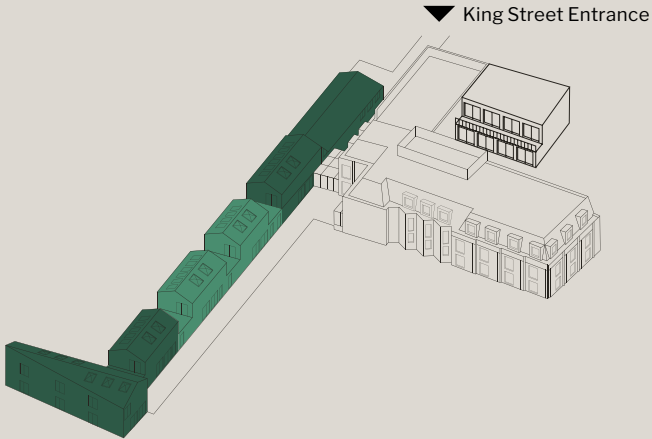
3,370 sq ft





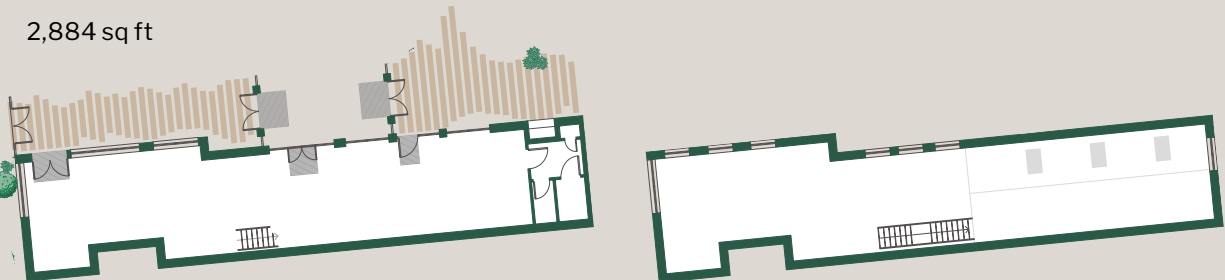
# The Blade

8,080 sq ft



## Suite 1

2,884 sq ft

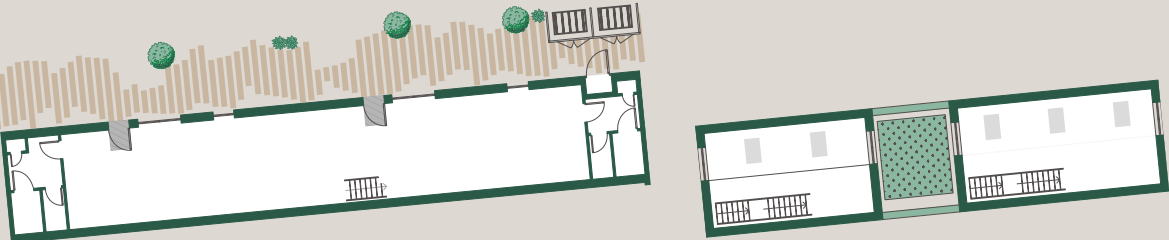


Ground: 1,445 sq ft

First: 1,439 sq ft

## Suite 2

2,257 sq ft

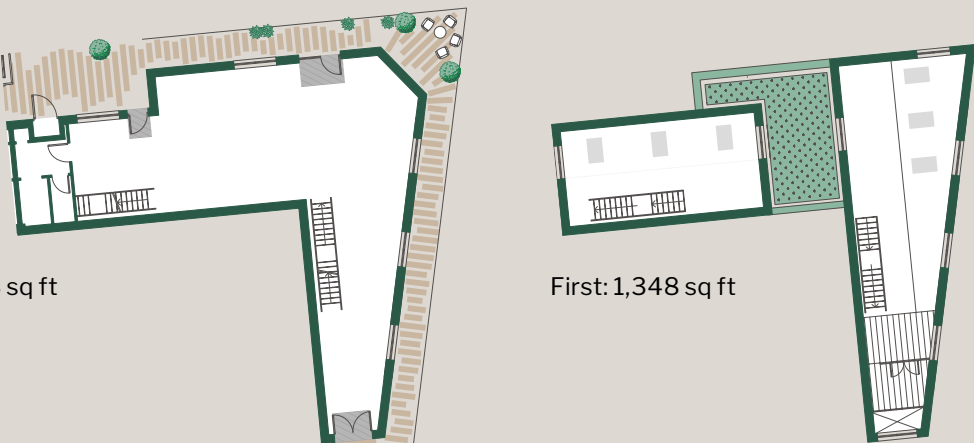


Ground: 1,432 sq ft

First: 825 sq ft

## Suite 3

2,936 sq ft



Ground: 1,588 sq ft

First: 1,348 sq ft



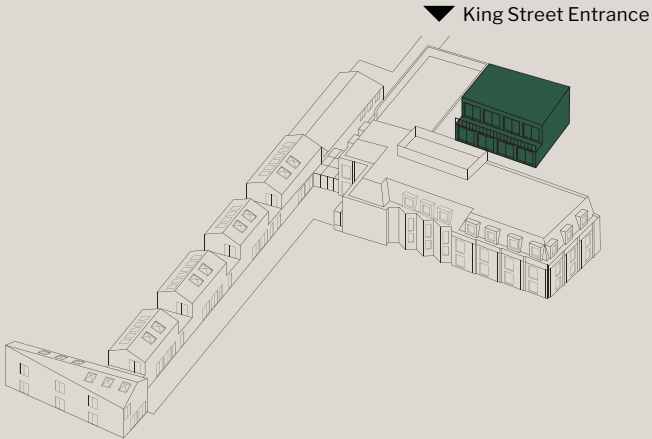
Cambridge Grove Entrance





# The Kiln

5,629 sq ft





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



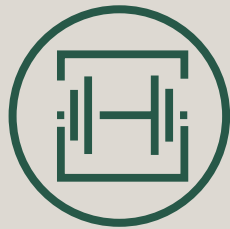
1:8 sq m occupancy



Minimum 2.75m floor to ceiling height



VRF Fan coil air conditioning



On-site gym



Bike storage & car parking



Showers and changing room facilities



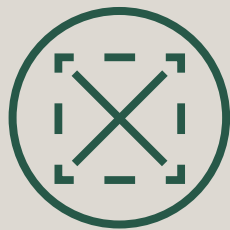
Feature staircase



Landscaped courtyard



Outdoor kitchen



Highly flexible floor plates



Fresh air filtration

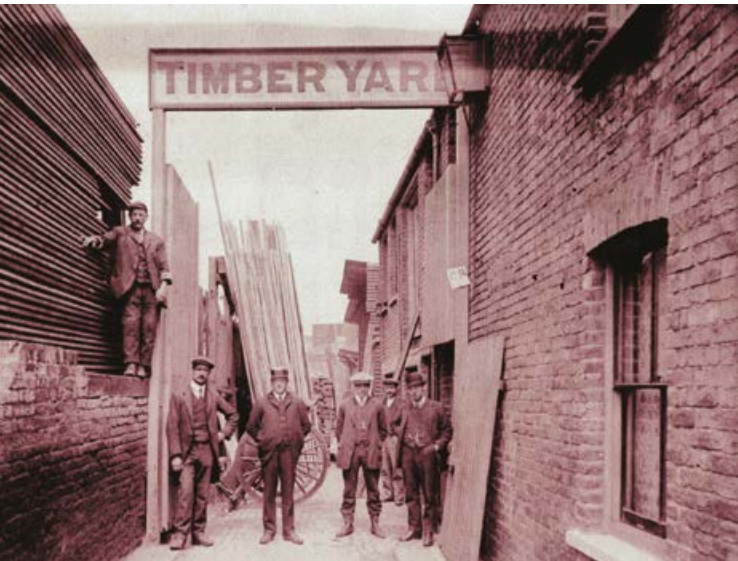


13-person passenger lift





# 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

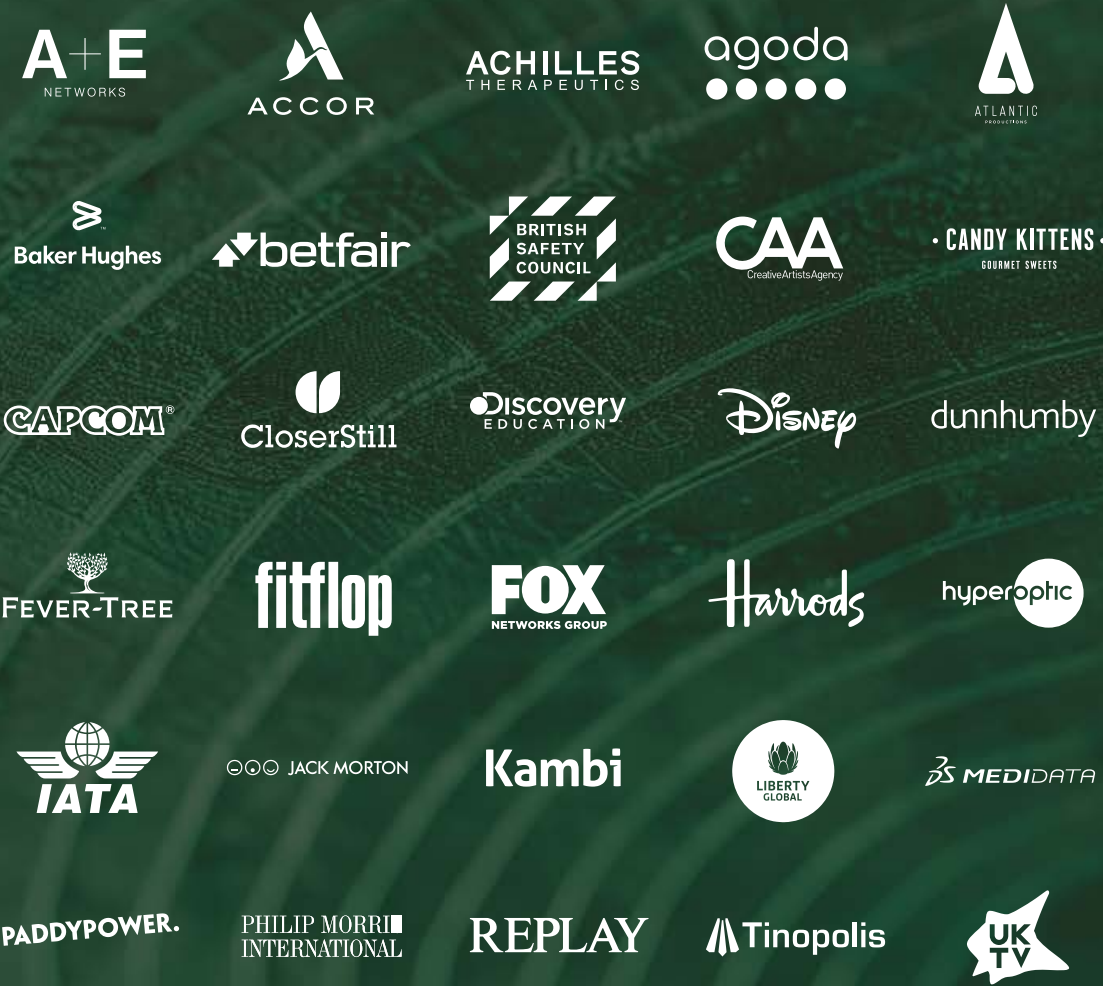
Embracing innovation and building upon the legacy of the site, this remarkable regeneration project rejuvenates a erstwhile forgotten set of buildings into a discreet landmark.





# 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 Sam's Riverside
- 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 River Café

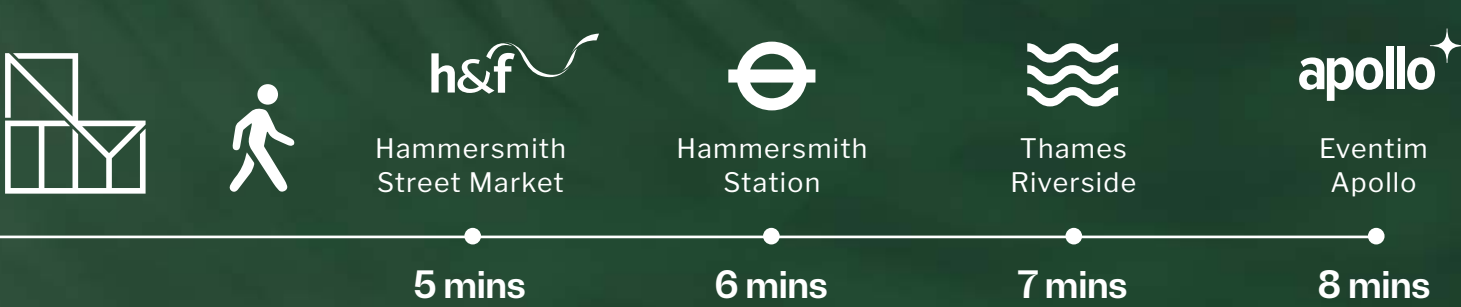
## Wellbeing

- 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

## Walking Distances

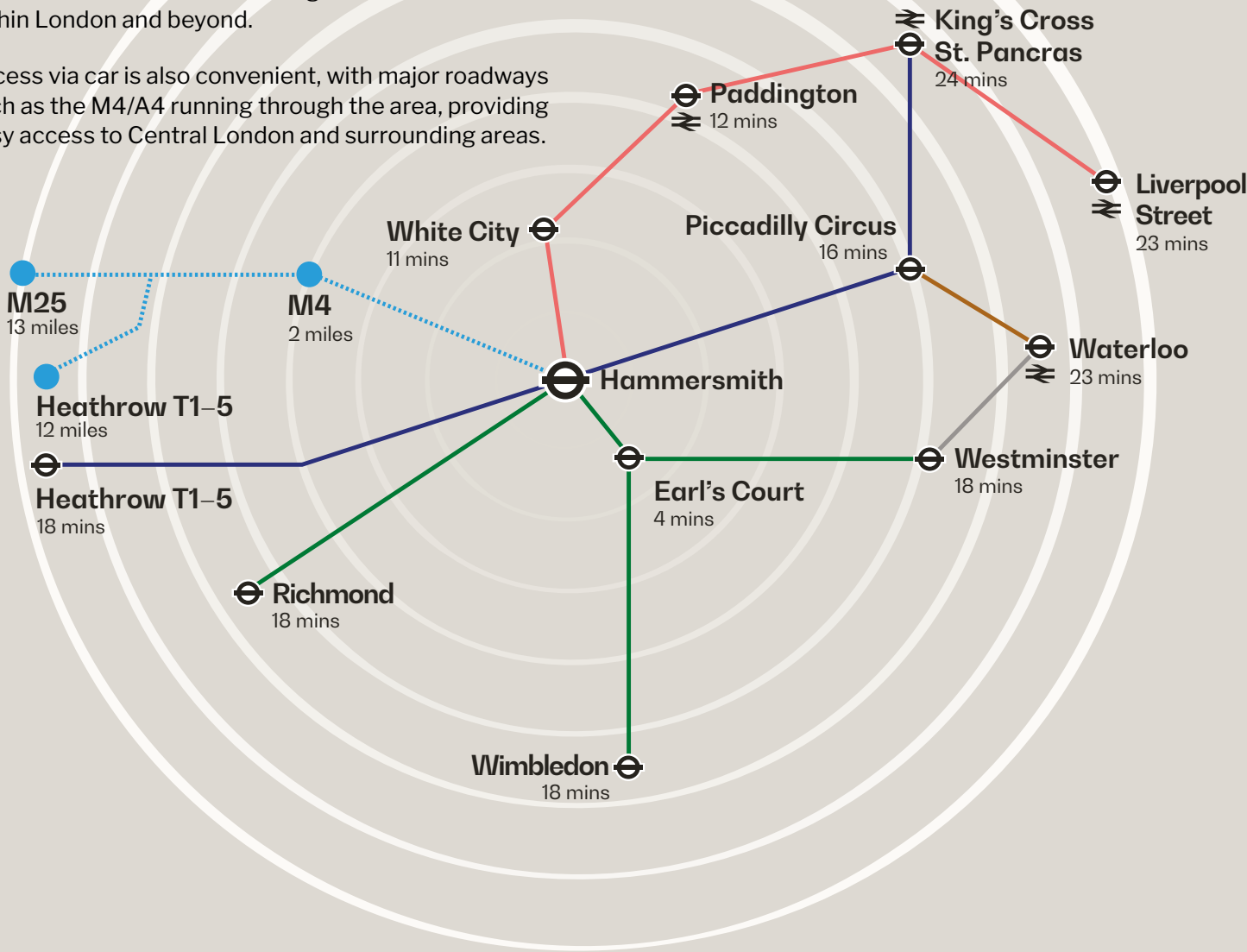




# Connectivity

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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