

FARRIERS YARD



FORGE



FOR SALE

TWO BUILDINGS WITH
REDEVELOPMENT
POTENTIAL
IN HAMMERSMITH

FARRIERS YARD & FORGE

ASSEMBLY LONDON
77 FULHAM PALACE ROAD
HAMMERSMITH W6 8JA

GUIDE PRICE

Farriers Yard **£15 million**
Forge **£2 million**

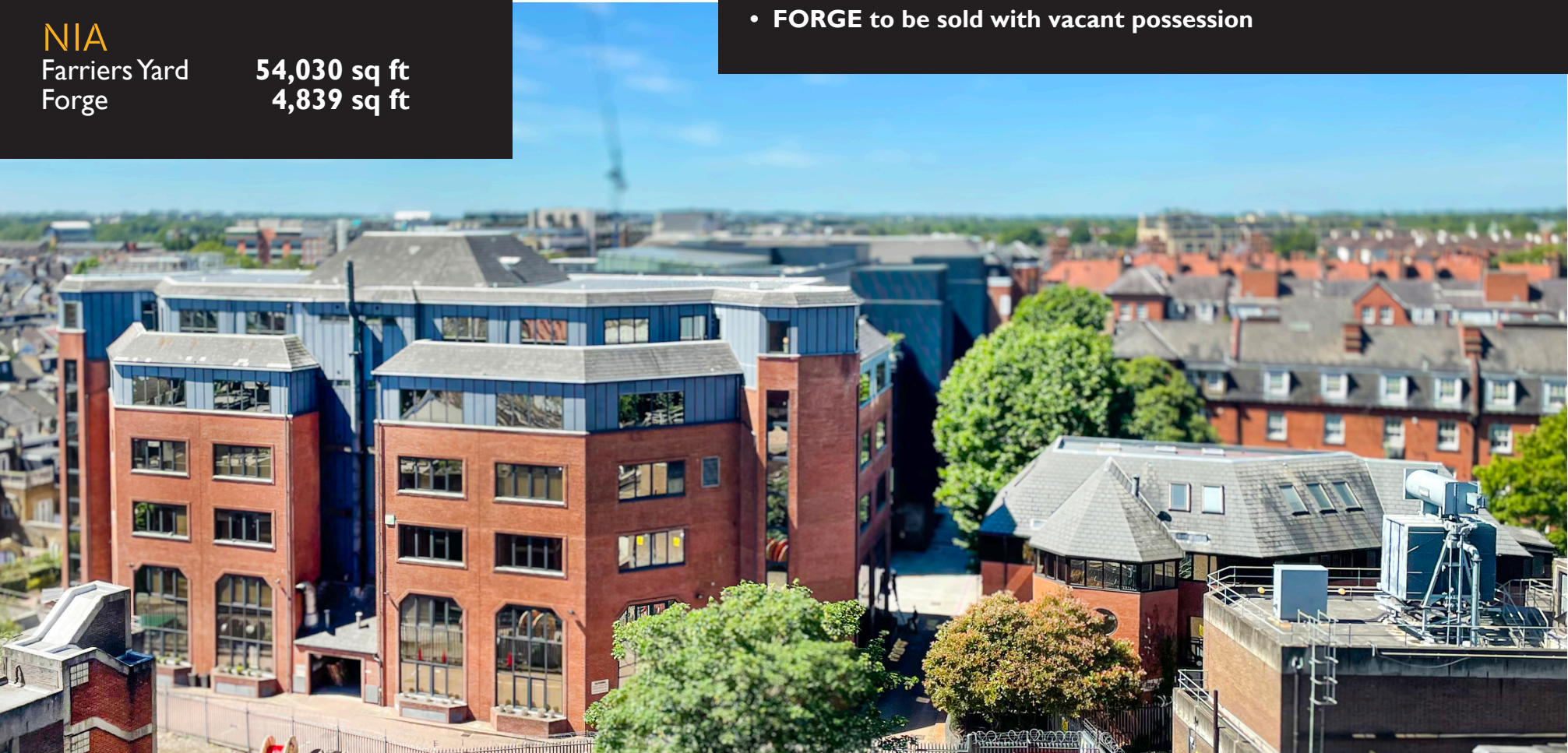
NIA

Farriers Yard **54,030 sq ft**
Forge **4,839 sq ft**

EXECUTIVE SUMMARY

Two central Hammersmith office buildings with redevelopment / alternative use potential to be sold separately or jointly

- **FARRIERSYARD** is part let. A tenancy schedule is available upon request. Short term vacant possession achievable
- **Total current rents reserved £550,940 per annum exclusive (short term income)**
- **FORGE** to be sold with vacant possession
- **999 year leases at peppercorn ground rent**
- **VAT is applicable to the sale of the entire property**



SITUATION

Farriers Yard & Forge are positioned in the centre of Hammersmith on the east side of Fulham Palace Road, on the Assembly office and retail campus at 77 Fulham Palace Road, just 0.2 miles (3-minute walk) south of Hammersmith Underground station.

The restaurants, bars and waterside attractions of the river are a short walk to the south west.



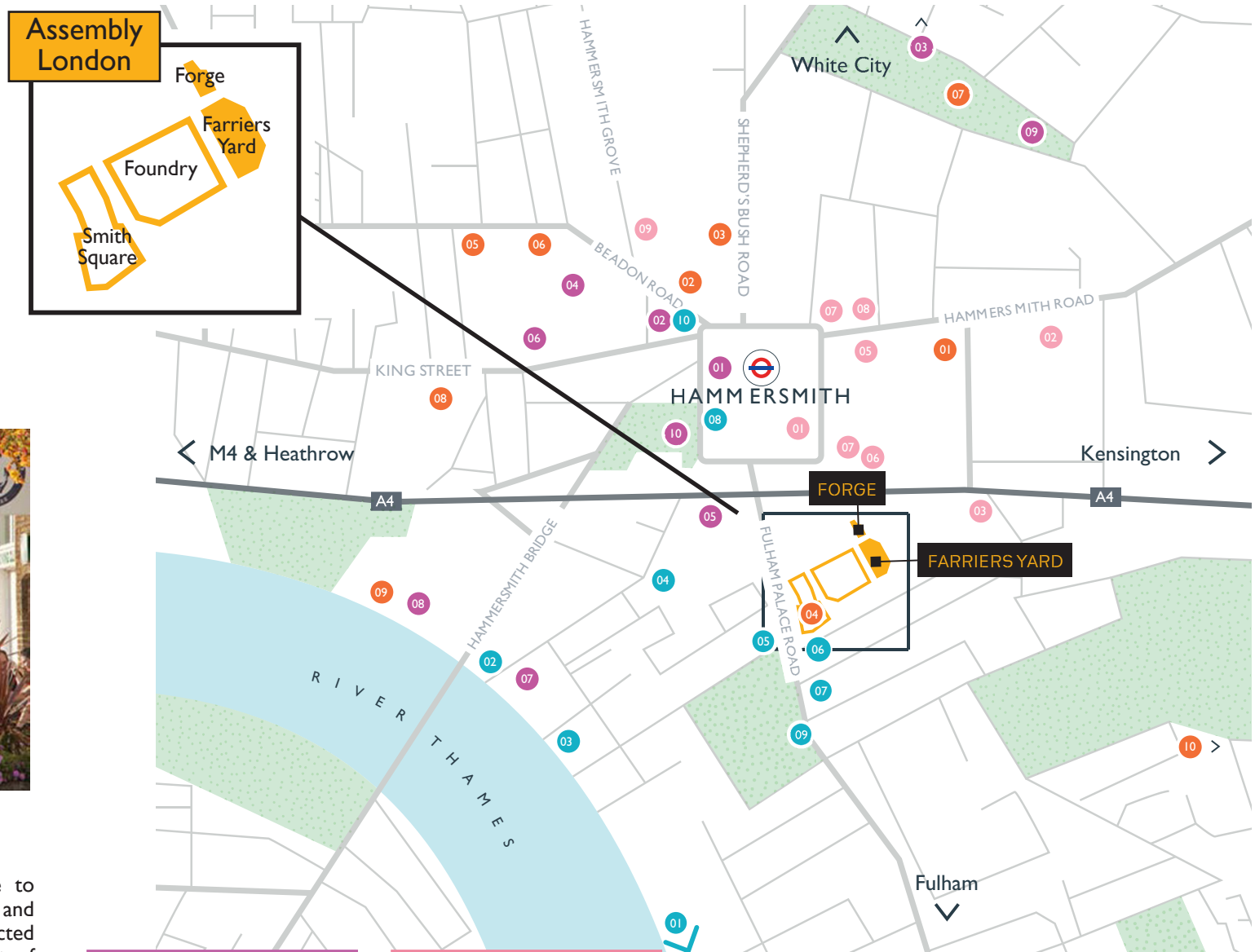
Hammersmith Broadway is the main transport hub and provides excellent public transport links for Hammersmith, with access to the underground and bus networks.

The surrounding area also boasts a number of leisure attractions such as the Lyric Theatre, the Riverside Studios and the Hammersmith Apollo, which are complemented by a wide variety of bars, restaurants and hotels.



LOCATION

Hammersmith is one of London's major commercial and business centres. Strategically located on the A4/M4, approximately 3.5 miles to the west of Central London and 10 miles to the east of Heathrow Airport, Hammersmith forms the main western gateway to Central London.



AMENITIES

1. Broadway Shopping Centre
2. Lyric Square Market
3. Westfield Shopping Centre
4. Lyric Theatre
5. Hammersmith Apollo
6. Kings Mall Shopping Centre
7. The Riverside Studios
8. The Blue Anchor
9. Brook Green
10. St Paul's Hammersmith

LOCAL OCCUPIERS

1. The Walt Disney Company
2. Virgin Media
3. GE Capital
4. Science UK
5. Baker Hughes
6. Scott Dunn
7. Mindspace
8. Victoria Beckham
9. Western Union
10. Fox International

RESTAURANTS

1. River Cafe
2. Sam's Riverside
3. Brasserie Blanc
4. Bill's
5. The Distillers
6. Salt and Plum
7. Mr Steak - Steakhouse
8. Cellar at Kindred
9. Kenta - Japanese
10. La Petite Bretagne

GYM & FITNESS

1. Virgin Active Gym
2. Fitness First
3. PureGym
4. Jett 24hr Gym
5. State of Mind Fitness
6. Frame Gym
7. Brook Green Tennis & Café
8. Lumi Power Yoga
9. Auriol Kensington Rowing Club
10. Queens Tennis Club

Hammersmith is home to a number of global and local occupiers, attracted to the area as a result of its exceptional connectivity, relatively low occupational costs and rich amenity provision, which includes 4.5 miles of river frontage, an excellent retail/restaurant offering and cultural centres.

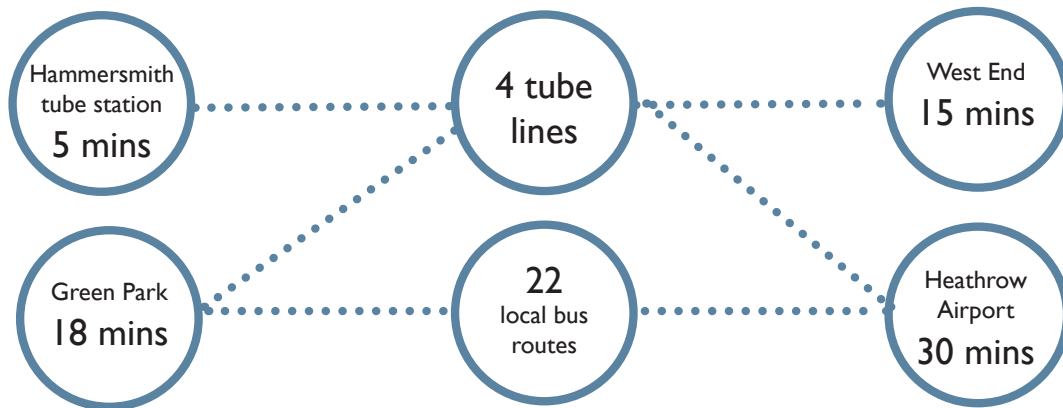


GETTING AROUND



Farriers Yard and the Forge are exceptionally well connected...

Hammersmith offers direct access to four tube lines and a wealth of bus routes, ensuring swift connections to the West End and further afield. With Heathrow Airport just 10 miles away, Assembly offers a clear advantage to businesses with international clients and global connections



LONDON UNDERGROUND

Hammersmith is one of only eight Underground stations that is served by four or more lines, with the Hammersmith & City, District, Circle and Piccadilly lines. Quick convenient access to:

Heathrow Airport.....	30 minutes
Mayfair	14 minutes
The City	26 minutes
Eurostar links at King's Cross St Pancras	24 minutes
Paddington	12 minutes
Victoria.....	14 minutes



NATIONAL RAIL

National Rail and International rail services are available from Kensington Olympia directly or from King's Cross St Pancras, Paddington and Victoria via the District, Piccadilly and Hammersmith & City lines.



BY BUS Hammersmith Broadway bus station, situated less than 5-minute walk to the north of the property with 22 bus routes.



BY ROAD Situated on Fulham Palace Road which connects Hammersmith Road, Shepherds Bush Road and Talgarth Road with the A4/M4 giving easy access to Central London just 3.5 miles to the east. The M4 to the west, provides access to the M25 London orbital motorway.



BY AIR Heathrow Airport is located approximately 10 miles to the west, and can be accessed from Hammersmith via either London Underground or the adjacent A4/M4 motorway.

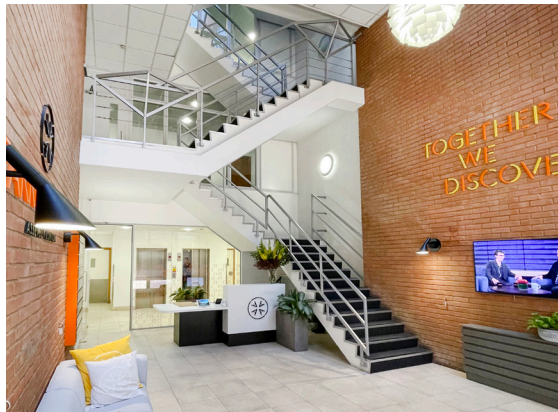
FARRIERS YARD

Farriers Yard is located at the rear of the Estate and was originally constructed in 1989/1990. Farriers Yard is arranged over ground and five upper office floors totalling 54,030 sq ft (5,019 sq m). The building sits above the two-level basement car park shared with the neighbouring Foundry office building. 40 spaces allocated adjacent to the property externally and in the basement,

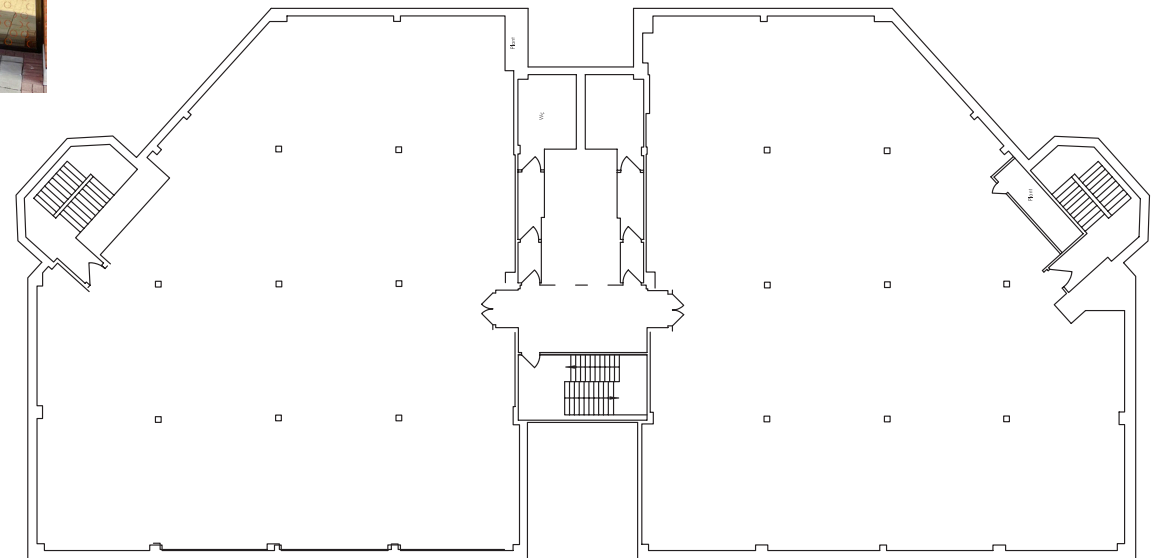
The property is of steel framed construction with brick elevations and double glazed fenestration. The property is linked via an enclosed footbridge with Foundry, which was originally installed when both buildings were occupied by the same tenant.



Double height reception



typical floor plan (1st floor)
9,771 sq ft / 908 sq m



accommodation

FLOOR	USE	NIA sq ft
5th Floor	Office	6,567
4th Floor	Office	9,111
3rd Floor	Office	9,352
2nd Floor	Office	9,366
1st Floor	Office	9,771
Ground	Office	9,436
Reception	Reception	427
TOTAL		54,030

FORGE

The Forge is situated at the north-east corner of the Estate and is the smallest of the four buildings on the campus, arranged over first, second and mezzanine second floors totalling 4,839 sq ft (449 sq m). The building was constructed in 1996 and underwent a major refurbishment in 2014.

The building benefits from 6 parking spaces in the undercroft together with bike racks.



Second floor mezzanine

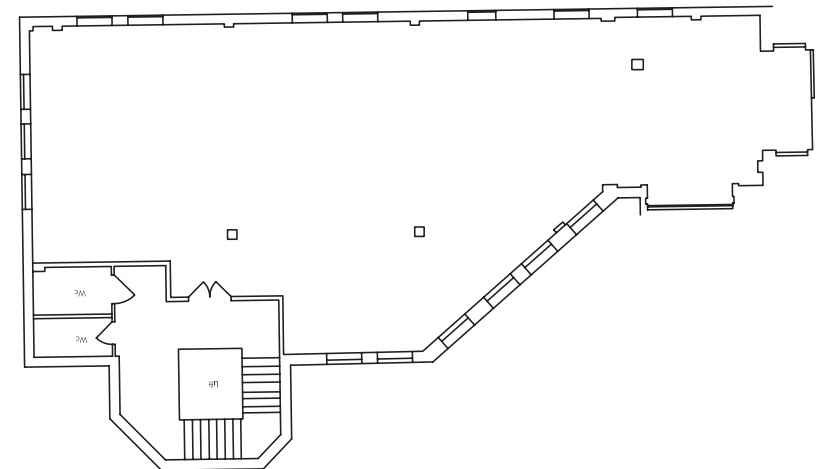


Undercroft car park



First floor

typical floor plan (1st floor)
1,992 sq ft / 185 sq m



accommodation

FLOOR	USE	NIA sq ft
2nd mezzanine	Office	849
2nd floor	Office	1,998
1st floor	Office	1,992
TOTAL		4,839

OPPORTUNITY

TENURE

Virtual Freehold: to be sold on 999 years long leasehold interest at a peppercorn ground rent

GUIDE PRICE

Farriers Yard	£15,000,000
Forge	£2,000,000

Subject to contract

VAT

Is applicable to the sale

RATES

Forge: circa £20 per sq ft

Farriers Yard: circa £16.50 - £19.50 per sq ft

To be confirmed with local authority

EPC

Farriers Yard	Rated E
Forge	Rated E

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure July 2024

FARRIERS YARD



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