

**ONE  
QUEEN  
CAROLINE  
STREET  
W6**

**Landid**

# SUPER URBAN

## Super

(adverb) especially, particularly.  
(adjective) informal. very good;  
first-rate; excellent.

## Urban

(adjective) of, pertaining to,  
or designating a city or town.  
characteristic of, or accustomed  
to cities; citified.



**ONE  
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STREET**

**THE HEART OF  
HAMMERSMITH**



# WHERE ZIGGY PLAYED GUITAR

In July 1973, David Bowie chose The Hammersmith Apollo to perform his legendary final concert as Ziggy Stardust, one of a long list of musical greats to have headlined at this world-famous venue.

Today, the top names of the entertainment world are following in his platform-booted footsteps. The Apollo is still a must-play venue for all the biggest and best music and comedy tours.

Hammersmith's four and a half miles of river frontage is world-renowned as the setting for the annual Oxford Cambridge Boat Race.

It provides a great local amenity and is also home to some of London's most historic pubs and inns.

# SPLASH

An aerial photograph of a rowing team in a boat on a river. The water is dark and reflects the sky. The rowers are wearing dark singlets with white trim and white shoes. They are holding yellow and black oars. The boat is a long, narrow racing shell. The background shows the dark water and the silhouettes of trees and buildings on the far bank.



# WORD OF MOUTH

The Lyric Hammersmith has long been a byword for performance theatre that is provocative, eclectic and diverse.

Recently redeveloped, it is a beacon of art and culture at the heart of the community.

# POP DOWN TO THE

**S****H****O****T****S**

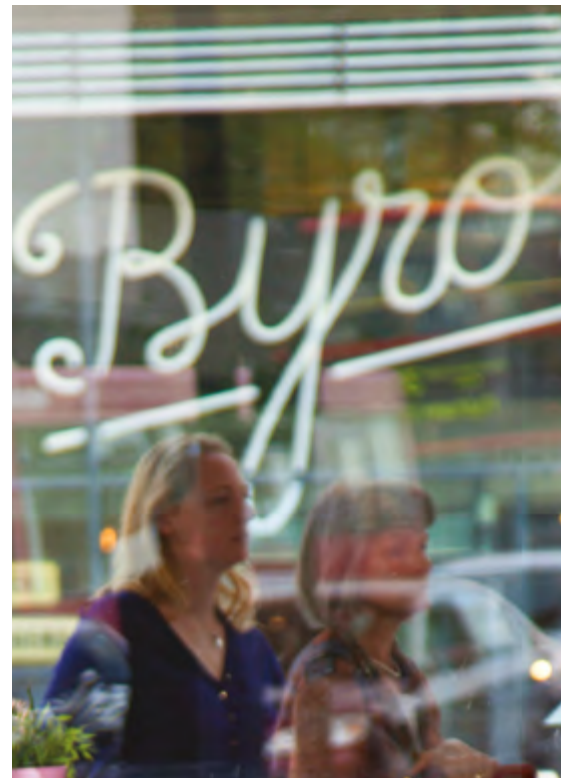
Working directly above Hammersmith Broadway Shopping Centre means you can step out of the quiet, calming office reception straight into the urban bustle. It's the perfect spot to grab a quick morning latte or a sushi lunch.

Outside, independent retailers, coffee shops and restaurants complement the nearby Kings Mall.

On Thursdays and Fridays, Lyric Square's market offers some of the best street food in the capital and the shopping mecca of Westfield London is less than 15 minutes away...



• Berton's Opal Ridge, Shiraz, Australia, 13-14%  
• Tierra Antica, Cab. Sauvignon, Chile, 13-5%  
• Bob Berton's Foundstone, Merlot, Australia  
Whites  
• Sacchetto, Pinot Grigio, Italy, 12%  
• Donna Paula, Sauvignon Blanc, Chile, 12%  
• Opal Ridge, Shiraz, Australia, 13-14%  
All at: £4.95





# W6

## 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
- 03 Lyric Square Market
- 04 Marks & Spencer
- 05 Primark
- 06 TK Maxx
- 07 Westfield

## Dining

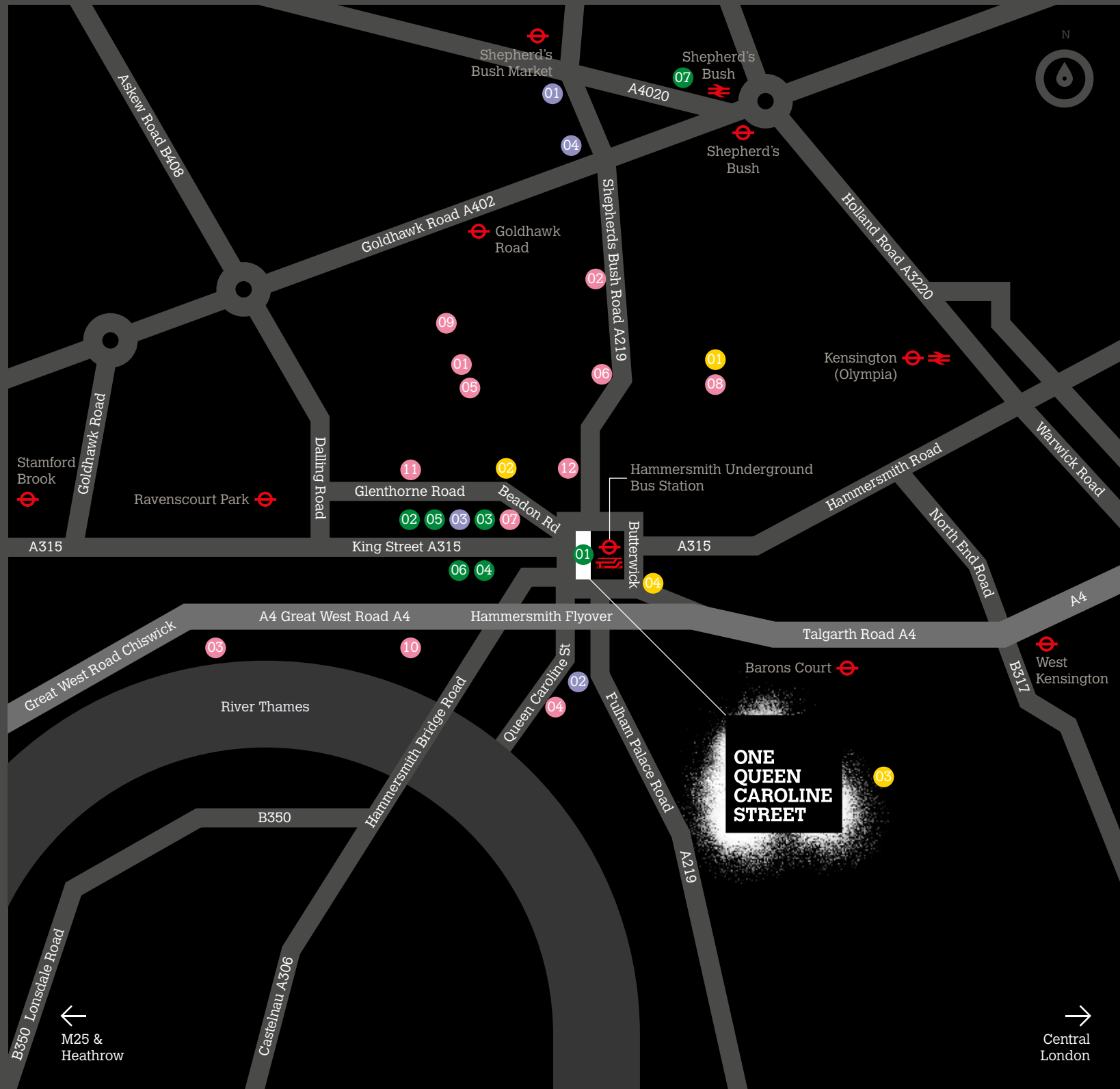
- 01 Bertotti
- 02 Café Rouge
- 03 The Dove
- 04 The Gate
- 05 The Grove
- 06 Kerbisher and Malt
- 07 La Petite Bretagne
- 08 Queen's Head
- 09 Raoul's
- 10 The Rutland & Blue Anchor
- 11 The Stonemason's Arms
- 12 Wagamama

## Leisure

- 01 Bush Theatre
- 02 Hammersmith Apollo
- 03 Lyric Theatre
- 04 O2 Shepherd's Bush Empire

## Health

- 01 Brook Green Tennis Courts
- 02 Fitness First
- 03 Queen's Club
- 04 Virgin Active





L'ORÉAL



Disney

RAPP

betfair.com

Great West Road  
A4

Hammersmith  
Bridge



PHILIP MORRIS INTERNATIONAL

FOX International Channels



# 11 STOPS TO 180 GLOBAL DESTINATIONS



With direct access to the Piccadilly Line, you can go from your desk to Heathrow's international departure lounges in just 32 minutes.

The world is on your doorstep.



# YOU-TUBE SENSATION

Only two London stations have more lines, so wherever you're going, this is the perfect place to start. The Piccadilly, Circle, District and Hammersmith & City Lines all connect at Hammersmith Underground.

One Queen Caroline Street has a PTAL (Public Transport Accessibility Level) rating of '6b' which is classified as 'Excellent'.



## TRAVEL TIMES FROM HAMMERSMITH





# CATCH THE TUBE OR BUS WITHOUT LEAVING THE BUILDING

One Queen Caroline Street sits on top of one of London's most connected transport hubs.

You can jump on the tube at Hammersmith Underground without even stepping outside, or head to the bus terminus – both options give you fast, easy access to all corners of the capital.

This well-established office location occupies a landmark site right at the heart of Hammersmith, overlooking one of the capital's main arterial routes.

With more than 100,000 vehicles passing the building daily at ground and elevated levels, the valuable high-profile branding opportunities are clear to see.

And, in addition, some 38 million people use Hammersmith tube station every year.





## Cool and calm

CGIs

The Queen Caroline Street entrance and the fully remodelled reception interior





## You're welcome

CGIs

The Broadway Shopping Centre entrance  
and the fully remodelled reception interior





Where would  
you like to sit?

CGIs

Exposed services office  
space and lift lobby



## Urban oasis

CGIs

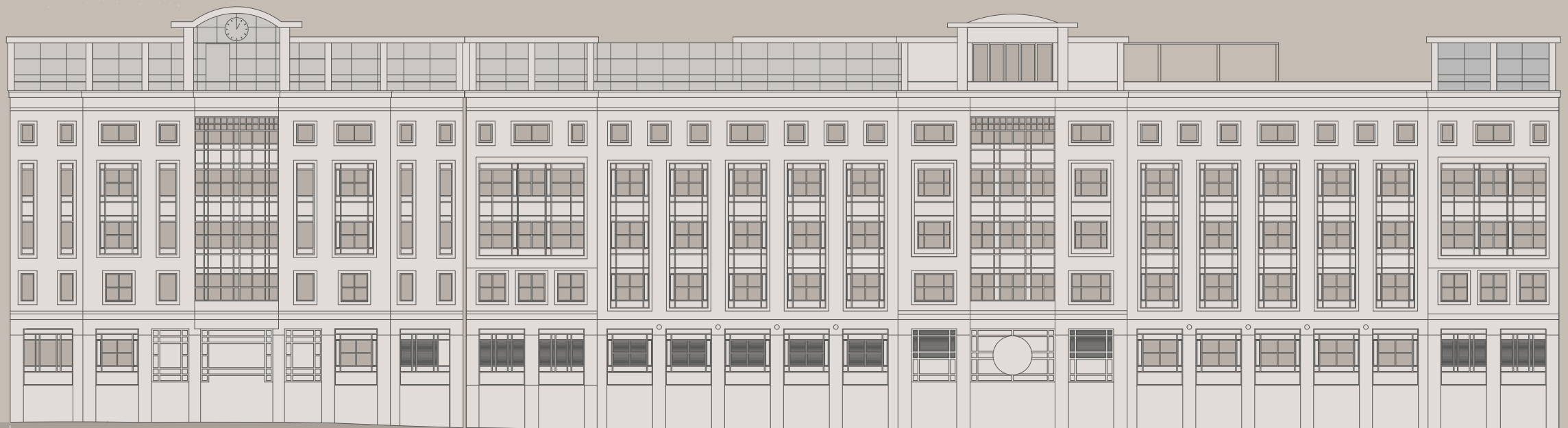
The roof garden adjacent to the 6th floor office accommodation



# THE SPACE

## Net Internal Areas

6th floor	178 sq m	1,911 sq ft
5th floor	1,864 sq m	20,059 sq ft
4th floor	1,863 sq m	20,053 sq ft
3rd floor	1,863 sq m	20,050 sq ft
2nd floor	1,852 sq m	19,938 sq ft
Ground (Reception)	138 sq m	1,481 sq ft
<b>Total</b>	<b>7,758 sq m</b>	<b>83,492 sq ft</b>
Basement	48 car parking spaces, bicycle racks, showers and locker area	



Hammersmith Road

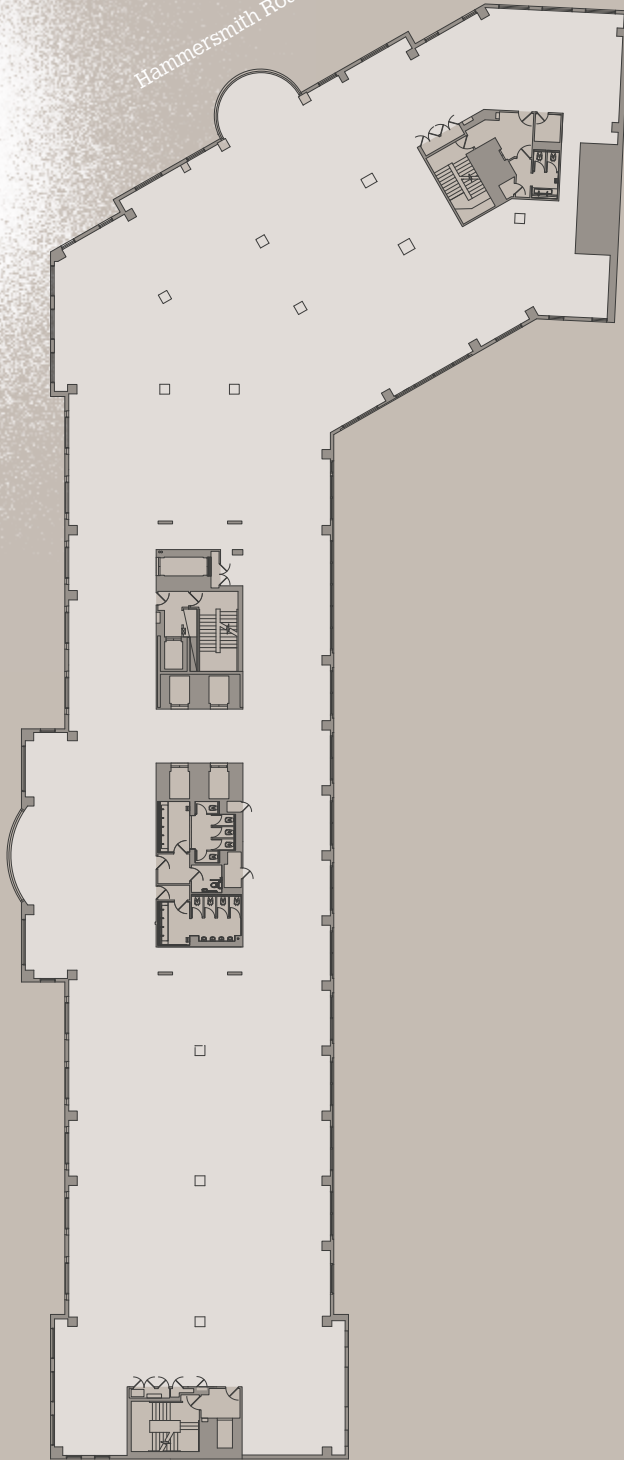
Queen Caroline Street

# TYPICAL FLOORS (2ND-5TH)

20,053 SQ FT (1,863 SQ M)

Queen Caroline Street

Hammersmith Road



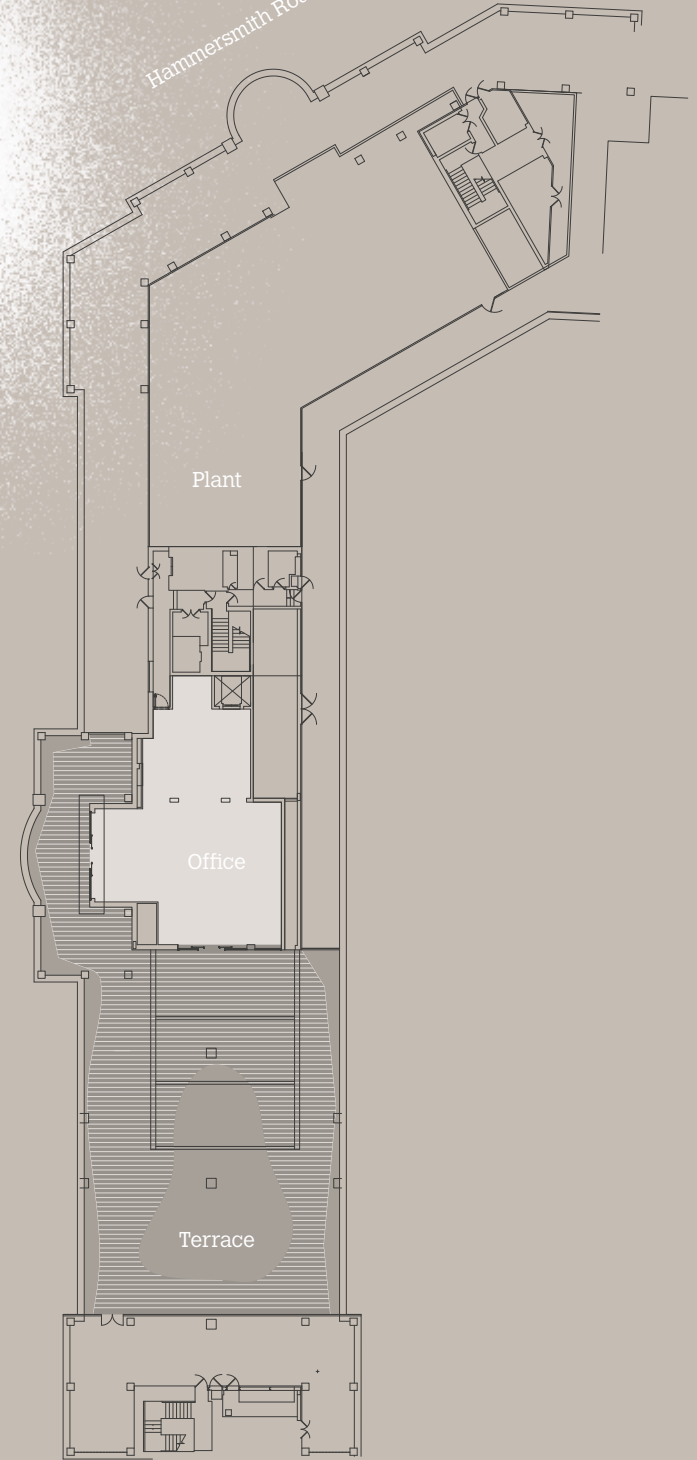
Plan not to scale –  
for indicative purposes only.

# 6TH FLOOR

1,911 SQ FT (178 SQ M)

Queen Caroline Street

Hammersmith Road



Plan not to scale –  
for indicative purposes only.



# WIFI IS THE NEW BLACK

One Queen Caroline Street's unique specification lies within the detail. From the new mechanical and electrical services throughout, to the 100 MB/s ready-to-go WIFI, the building promises to exceed the quality expected by London's most demanding occupiers.

- BREEAM – targeted 'Very Good'
- EPC – targeted 'B'
- Flexible open floor plates
- Occupancy density – 1 person / 8m<sup>2</sup>
- Toilets – 1 person / 10m<sup>2</sup>
- Contemporary exposed ceilings with suspended LED lighting and high efficiency 4 pipe fan coil system
- Raised floor – 200mm O/A
- Raised floor to exposed soffit – 3,650mm
- Large part double height reception with feature desk and lights
- Portico lifestyle service provider
- Large landscaped roof terrace
- Broadband fibre connectivity to the building
- Low operating costs
- 48 basement car park spaces
- 112 cycle spaces
- Shower facilities with locker and drying space
- Digital building management system
- Direct access to shopping mall and transport hub at ground floor
- Floor loadings – 2.5 + 1.0kN/m<sup>2</sup>
- Small power – 20W/m<sup>2</sup>
- Lighting – 15W/m<sup>2</sup>
- Additional tenant risers and tenant plant space



**BROCKTON**  
CAPITAL

Building upon previous successes, Landid and Brockton Capital have in partnership assembled a unique portfolio of office buildings from Hammersmith stretching west to Uxbridge and out to Reading.

Working with a team of creative designers, they are repositioning each building with the highest standards of contemporary design, sustainability, amenity and integration within the community.



**The Thames Tower**  
Reading



**The Charter Building**  
Uxbridge



**The Urban Building**  
Slough



**One Valpy**  
Reading

A Landid development in partnership with Brockton Capital



oneqcs.com

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The facts contained in this brochure are correct to the best of our knowledge, but (legally) please make sure you don't take our word for it.

2015



At Landid, we take all available steps to look after the environment, which is why this brochure is printed on paper from renewable sources.

[landid.co.uk/development-philosophy](http://landid.co.uk/development-philosophy)

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