



# ASSEMBLY: SMITHS SQUARE FAIRRIERS YARD FOUNDRY



FOUNDRY  
ASSEMBLY LONDON

ASSEMBLY IS WHERE IT ALL COMES TOGETHER. AT ITS CENTRE, YOU'LL FIND FOUNDRY. A NEW HQ OFFICE WITH 46,836 SQ FT AVAILABLE IN UNITS FROM 11,000 SQ FT WITH LARGE SINGLE FLOORPLATES OF 23,000 SQ FT.

# A PLATFORM FOR BUSINESS, CREATIVITY AND WELLBEING

Foundry is the pivotal component of the Assembly estate; a three acre site featuring state-of-the-art offices, retail and food outlets and some of the best on-site amenities in the area.

## ON-SITE FACILITIES



36 FOLDING BIKE LOCKERS



161 BIKE RACKS



44 BASEMENT CAR PARKING SPACES



10 CAR CHARGING POINTS



SQUASH COURT



SHOWERS, LOCKERS & DRYING ROOM



MODERN ROOF TERRACE



CENTRAL ATRIUM (WITH CAFE)



RETAIL (PIDE & EAT 17)

## DESIGNED FOR MODERN BUSINESS



PLATINUM CYCLING SCORE



PLATINUM WIRED SCORE



BREEAM EXCELLENT



EPC B RATING



OCCUPANCY DENSITY





FOUNDRY FRONT ELEVATION



[01]



[02]

- 01. Reception
- 02. Spaces lounge & café
- 03. Communal atrium



[03]

## UNIQUE ON-SITE FACILITIES

From the daily commute to lunchtime workouts, Foundry provides the means to stay healthy and happy.

In the basement you'll find a squash court, with shower and changing facilities to freshen up after your game. There is also a 2,800 sq ft roof terrace for relaxing, socialising or events.

Cyclists are also well catered for at Foundry, thanks to lockers and changing rooms, a drying room, bike maintenance areas and 161 secure cycle storage spaces.

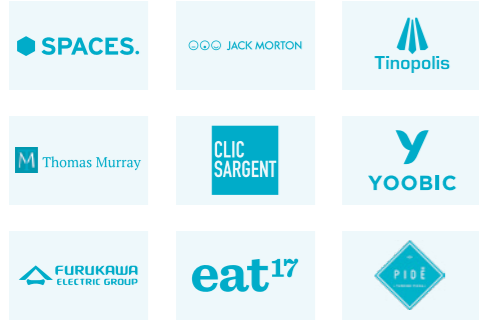
Assembly also offers Brompton's exciting new cycle hire scheme. There are two sets of lockers with the bicycles readily available.



- 01. Squash court
- 02. Roof terrace
- 03. Changing rooms & lockers
- 04. Bike storage

# A CREATIVE COMMUNITY

Foundry is the heart of the Assembly and is fast becoming the premier business hub in Hammersmith providing on-site retail and leisure facilities. Businesses already attracted to the Assembly estate include:



[02]



[03]



[01]



[04]



[05]

- 01. Smiths Square frontage
- 02. Smiths Square
- 03. eat17
- 04. Pide Turkish Restaurant
- 05. Jack Morton fit-out

# LOCAL AMENITIES

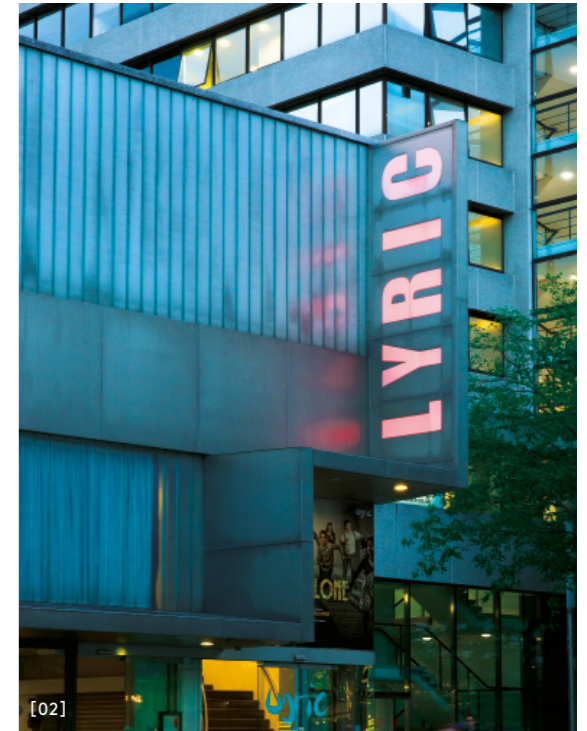


**AMENITIES**

- |                             |                                |                              |                                |
|-----------------------------|--------------------------------|------------------------------|--------------------------------|
| 01. Eventim Apollo          | 17. Hammersmith Pharmacy       | 33. Broadway Shopping Centre | 42. The Lric Theatre           |
| 02. Honest Burgers          | 18. Heaven Scent Florist       | - Starbucks                  | 43. M&S                        |
| 03. Antipode Coffee         | 19. Reun Thai                  | - Tesco Metro                | 44. Byron Burger               |
| 04. Truth Coffee            | 20. Café Barca                 | - Boots                      | 45. Bills Restaurant           |
| 05. Hooked Fish Bar         | 21. Kenta Japanese             | - Pret a Manger              | 46. Novotel London West        |
| 06. Ebi Sushi               | 22. Half Moon Café             | - Paul                       | 47. M&S                        |
| 07. Duke of Cornwall Pub    | 23. Tesco Express              | - Costa Coffee               | 48. BP Station                 |
| 08. Ringo Pizza             | 24. Café Flora                 | - McDonalds                  | 49. Kings Mall Shopping Centre |
| 09. Simple Foods            | 25. Pizza Express              | 34. The Vurger               | - H&M                          |
| 10. eat 17                  | 26. Fitness Space Gym          | 35. The Old City Arms        | - Patisserie Valerie           |
| 11. Pide Turkish Restaurant | 27. Harris & Hoole             | 36. The Blue Anchor          | - Primark                      |
| 12. The Distillers Pub      | 28. Brasseire Blanc            | 37. The Rutland              | - Wilko                        |
| 13. Tops Pizza              | 29. The Blue Boat              | 38. Holiday Inn Express      | - WH Smith                     |
| 14. Pizzeria da Mariano     | 30. The Chancellors            | 39. The Plough & Arrow       | - NatWest                      |
| 15. Old Suffolk Punch       | 31. Café Plum                  | 40. Argos                    | - Sainsburys                   |
| 16. Cozco Latte             | 32. Sam's Riverside Restaurant | 41. TK Maxx                  | - HSBC                         |



[01]



[02]



[03]



[04]

- 01. Eventim Apollo (Map No.01)
- 02. Lyric Theatre (Map No.42)
- 03. eat 17 (Map No.10)
- 04. The Distillers Pub (Map No.12)





[01]



[03]



[02]



[04]

- 01. The Blue Anchor Pub
- 02. Riverside
- 03. Riverside Bars & Restaurants
- 04. Brasserie Blanc

## LOCATED FOR BUSINESS

With convenient transport links, a vibrant local culture and an attractive riverside location, it's no surprise that Hammersmith is already home to many global brands. Key areas for business throughout London, the UK and – via Heathrow Airport – the world, are easily accessible.

### 0–5 MIN WALK

The Walt Disney Company  
Capcom  
L'Oréal  
GE Capital  
Tinopolis  
Spaces  
Jack Morton  
Betfair  
A+E Networks  
Chivas Brothers  
Agoda  
IATA  
CE Europe  
Virgin Hotels  
British Safety Council

### 6–10 MIN WALK

UKTV  
Accor Hotels  
Fox International Channels  
Neptune Investments  
Winton Capital Management  
Creative Artists Agency  
Kambi Sports  
AETN International  
DHX Media  
Victoria Beckham  
Philip Morris  
Medidata  
Perform Media Services  
Shazam  
Dunnhumby  
Virgin Media  
Harrods



## KEY TRANSPORT FACTS



### MINUTES TO THE WEST END

The West End, a globally recognised destination for retail, dining, theatre and nightlife, is just a short journey on the tube via the Piccadilly Line.



### UNDERGROUND LINES

Hammersmith is a true transport hub, with access to the Circle, Hammersmith & City, District and Piccadilly lines, as well as a wealth of bus routes.



### MILES TO HEATHROW AIRPORT

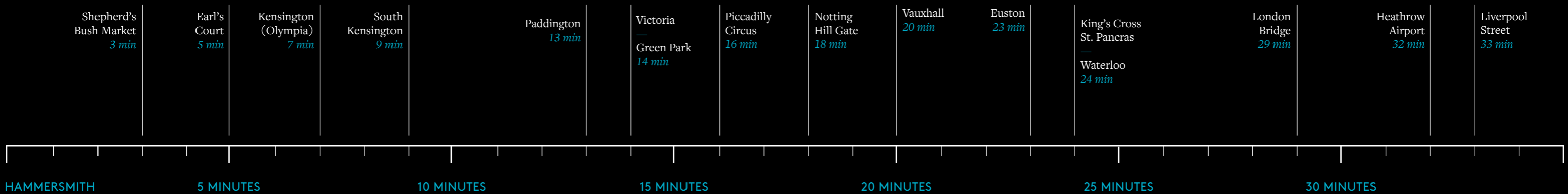
Global connections are crucial to modern business. At only 12 miles away from Heathrow, Foundry provides a clear advantage.

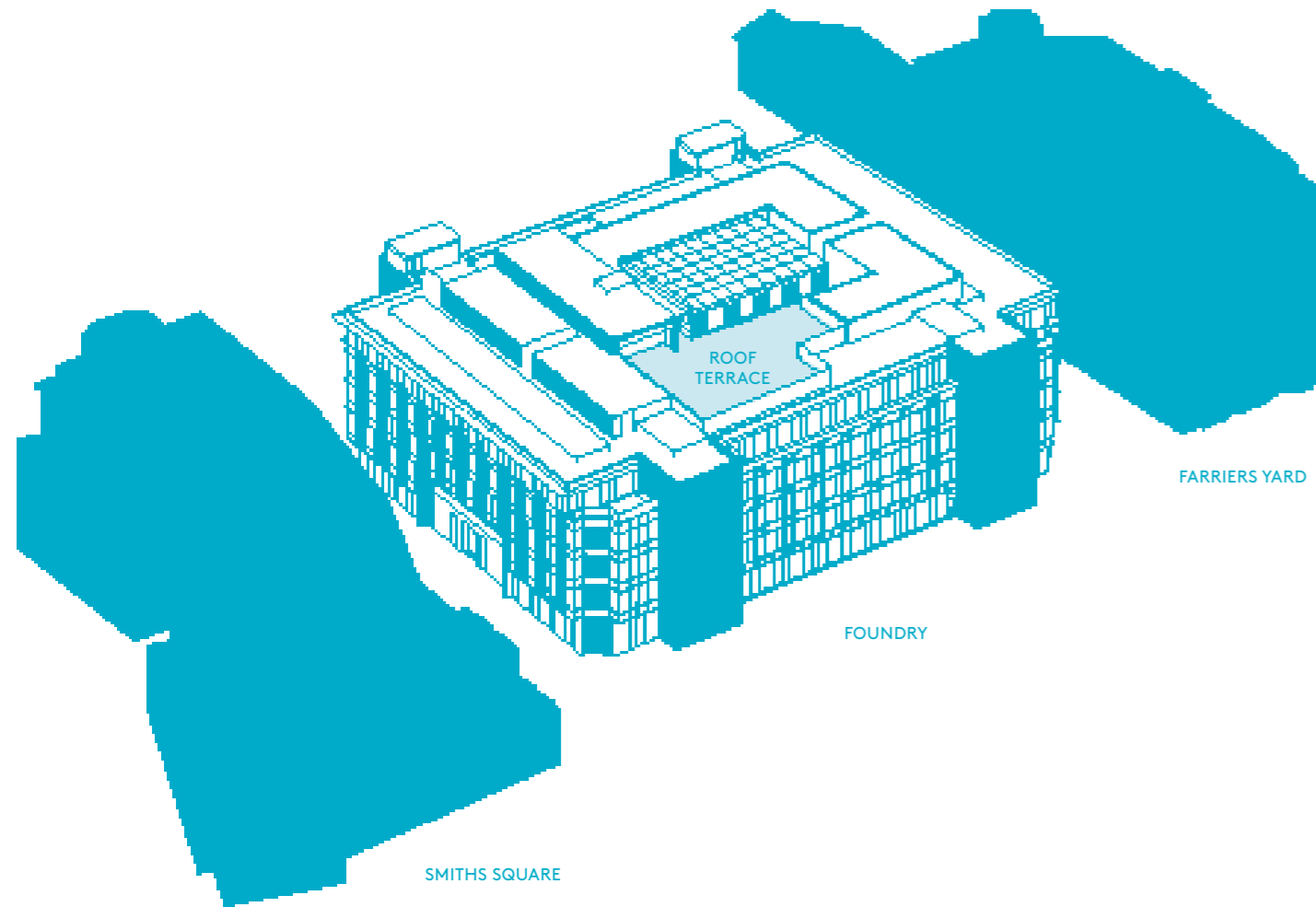


### MINUTES TO PADDINGTON

Paddington Station, for links to major destinations west of London, can be reached within minutes on the Hammersmith & City and Circle lines.

## TRAVEL TIMES FROM HAMMERSMITH STATION





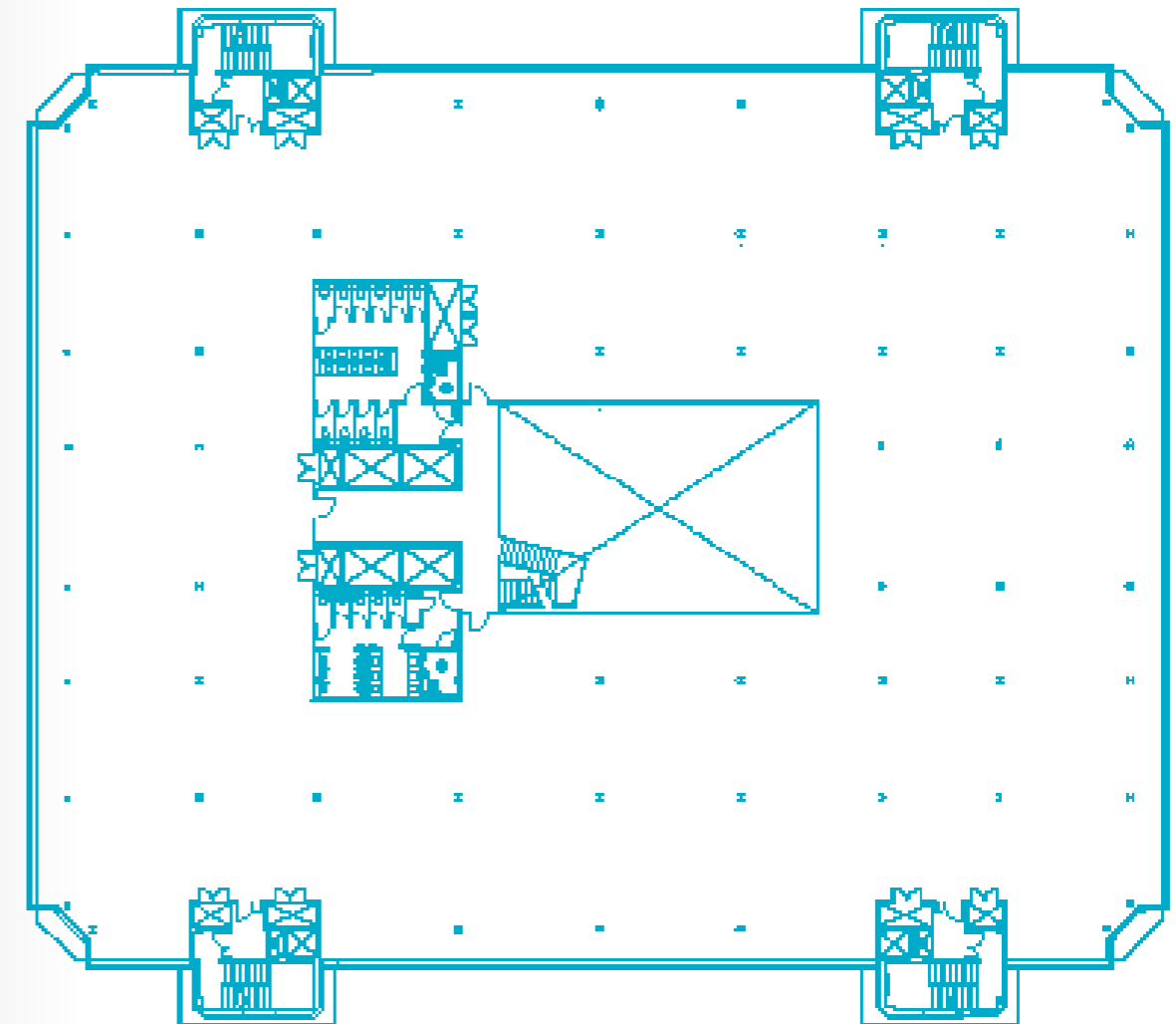
## FOUNDRY

### SCHEDULE OF AREAS

AREA	AVAILABILITY	SQ FT	SQ M
FOURTH FLOOR (PART)	LET TO JACK MORTON	-	-
FOURTH FLOOR (PART)	LET TO FITFLOP	-	-
THIRD FLOOR	AVAILABLE	23,427	2,176
SECOND FLOOR	AVAILABLE	23,409	2,175
FIRST FLOOR	LET TO SPACES	-	-
GROUND FLOOR	LET TO SPACES	-	-
<b>TOTAL</b>		<b>46,836</b>	<b>4,351</b>
ROOF TERRACE		2,793	259
<small>Approximate net internal areas</small>			

## SECOND & THIRD FLOORS

2ND FLOOR - 23,409 SQ FT/2,175 SQ M  
3RD FLOOR - 23,427 SQ FT/2,176 SQ M



## SPECIFICATION

Foundry has been designed with meticulous attention to detail. Every component has been carefully considered to help businesses boost productivity with an efficient working environment in which employees can thrive. Whether you're a new or established business, Foundry provides the space you need to grow, with the flexibility you want.

## RECEPTION AND ATRIUM

Double height reception, with feature desk & lighting  
Full-height central atrium

## FLOORS AND CEILINGS

130mm (nominal) full access raised floor  
2.65m floor to ceiling height  
Metal ceiling tiles

## LIFTS

4 x 17 person passenger lifts  
car park and ground level

## WIRED SCORE PLATINUM RATED

Foundry has been awarded a Wired Score Platinum Rating, placing it in the top 15% of commercial buildings in the country for internet connectivity and infrastructure.

## WCs &amp; SHOWERS

Ground floor visitors WCs  
Male & female WCs on each floor  
Showers, drying room and changing facilities in the basement

## MECHANICAL SERVICES

Four pipe fan coil air conditioning system  
Internal design conditions 23°C +/- 2°C (summer), 21°C +/- 2°C (winter)  
Mechanical ventilation with heat recovery  
Occupancy density 1:8 sq m

## ELECTRICAL SERVICES

LED lighting  
Digital lighting control system  
Daylight dimming & PIR Control  
Central Building Management System

## PARKING SPACES AND ACCESS

44 basement car spaces  
161 bike racks, including  
36 folding bike lockers  
8 Brompton bikes in lockers  
Brompton Public Hire dock with further 8 bikes on the estate  
10 electric car spaces and charging points

## LANDSCAPING

Large landscaped roof terrace  
Extensive public realm and new high quality estate landscaping

## SUSTAINABILITY

BREEAM 'Excellent' rating  
EPC 'B' rating  
Cycling Score 'Platinum' rating

## ADDITIONAL BENEFITS

Squash court  
On site retail and restaurants in Smiths Square  
Bike maintenance area and drying room  
A total of 198 clothes lockers  
14 valuables/phone lockers

## SUSTAINABILITY

The core vision behind Foundry is to provide a flexible, forward-looking office space. To meet this commitment, the energy and sustainability strategy brings together best-practice principles with the Mayor's Energy Hierarchy, tried and tested in sustainable, high-quality office refurbishments throughout London. Maximising the opportunity to save energy, and minimising CO<sup>2</sup> emissions.

## BE LEAN

The first step of the energy strategy is to provide measures so the building requires and uses less energy. This has been achieved by focusing on substantial upgrades to façade performance to reduce energy demand through passive design measures. Further improvements to energy reduction have been made through the use of active measures, including the use of energy efficient services, systems and strategies. Examples include the use of high efficiency HVAC services and plant, and low energy lighting systems and controls.

## BE GREEN

The strategy has considered the full range of renewable energy technologies appropriate to the development. While restrictions and challenges associated with available space, air quality and the refurbished nature of the scheme preclude the use of some technologies, a substantial array of photovoltaic panels have been installed at roof level.

## KEY SUSTAINABILITY INITIATIVES

The re-use of the existing building structure.

Retention of the full-height atrium to allow daylight into the core of the building.

The provision of a new high performance façade to reduce heat loss, control efficiently solar gains and hence lowering cooling loads.

New efficient building services for space heating and cooling and a new lighting scheme with daylight dimming control.

Roof mounted photovoltaic panels to reduce carbon emissions.

161 new cycle spaces in a secure store in the basement, together with 36 folding bike lockers and new changing facilities.

10 electric car charging points plus provision for a further 10 if required in the future.

Energy metering and sub metering.

Minimisation of internal potable water consumption through the installation of water efficient fittings and sanitary ware, reduced volume dual flush toilet cisterns, low-pressure spray taps, and showers with flow regulators.

New hard and soft landscaping, enhancing the area around the building and introducing native plant species to promote biodiversity.

## ECO CREDENTIALS

BREEAM rating 'Excellent'  
EPC rating of 'B'

## MANAGEMENT

Commissioning and Seasonal Commissioning in-line with best practice.

Responsible construction practices and minimisation of construction site impacts.

Provision of a simple building user guide for staff and facilities management.

## HEALTH AND WELLBEING

Best practices lighting levels, occupant control and zoning.

Optimisation of internal air quality, through good ventilation and low VOC finishes.

Thermal comfort; internal comfort levels designed in-line with best practice CIBSE guidance.

Compliance with best practice acoustics standards.



ALL ENQUIRIES

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Roddy Abram

M: +44 (0)7899 001 028

T: +44 (0)20 7861 1280

Roddy.Abram@knightfrank.com

Andy Nixon

M: +44(0)7973 924 947

T: +44 (0)20 7861 1541

Andy.Nixon@knightfrank.com

www.knightfrank.com

Luke Hacking

M: +44 (0)7951 224 060

T: +44 (0)20 7182 2169

Luke.Hacking@cbre.com

Peter York

M: +44 (0)7880 737 182

T: +44 (0)207 182 3280

Peter.York@cbre.com

www.cbre.com

Tracy Collins

M: +44 (0)7831 420 528

T: +44 (0)20 7866 8627

Tracy.Collins@montagu-evans.co.uk

Katie Stewart

M: +44(0)7818 012 422

T: +44 (0)20 7866 8692

Katie.Stewart@montagu-evans.co.uk

www.montagu-evans.co.uk

A DEVELOPMENT BY

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FOUNDRY  
NO.2 SMITHS SQUARE, 77 FULHAM PALACE ROAD,  
HAMMERSMITH, LONDON, W6 8BB

[ASSEMBLYLONDON.UK.COM](http://ASSEMBLYLONDON.UK.COM)