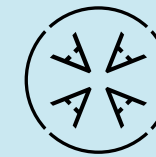




# ASSEMBLY: SMITHS SQUARE FAIRRIERS YARD FOUNDRY



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



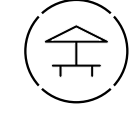
10 CAR CHARGING POINTS




SQUASH COURT




SHOWERS, LOCKERS & DRYING ROOM



MODERN ROOF TERRACE




CENTRAL ATRIUM (WITH CAFE)




RETAIL (PIDE & EAT 17)


## DESIGNED FOR MODERN BUSINESS



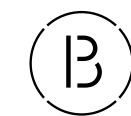
PLATINUM CYCLING SCORE




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:


 SPACES.


 JACK MORTON


 Tinopolis


 Thomas Murray

 CLIC SARGENT

 YOOBIC

 FURUKAWA ELECTRIC GROUP

 eat17

 PIDE



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



LOCAL AMENITIES



- AMENITIES
01. Eventim Apollo

02. Honest Burgers

03. Antipode Coffee

04. Truth Coffee

05. Hooked Fish Bar

06. Ebi Sushi

07. Duke of Cornwall Pub

08. Ringo Pizza

09. Simple Foods

10. eat 17

11. Pide Turkish Restaurant

12. The Distillers Pub

13. Tops Pizza

14. Pizzeria da Mariano

15. Old Suffolk Punch

16. Cozco Latte

17. Hammersmith Pharmacy

18. Heaven Scent Florist

19. Reun Thai

20. Café Barca

21. Kenta Japanese

22. Half Moon Café

23. Tesco Express

24. Café Floral

25. Pizza Express

26. Fitness Space Gym

27. Harris & Hoole

28. Brasseire Blanc

29. The Blue Boat

30. The Chancellors

31. Café Plum

32. Sam’s Riverside Restaurant

33. Broadway Shopping Centre

– Starbucks

– Tesco Metro

– Boots

– Pret a Manger

– Paul

– Costa Coffee

– McDonalds

34. The Vurger

35. The Old City Arms

36. The Blue Anchor

37. The Rutland

38. Holiday Inn Express

39. The Plough & Arrow

40. Argos

41. TK Maxx

42. The Lric Theatre

43. M&S

44. Byron Burger

45. Bills Restaurant

46. Novotel London West

47. M&S

48. BP Station

49. Kings Mall Shopping Centre

– H&M

– Patisserie Valerie

– Primark

– Wilko

– WH Smith

– NatWest

– Sainsburys

– 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]



[02]



[03]



[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

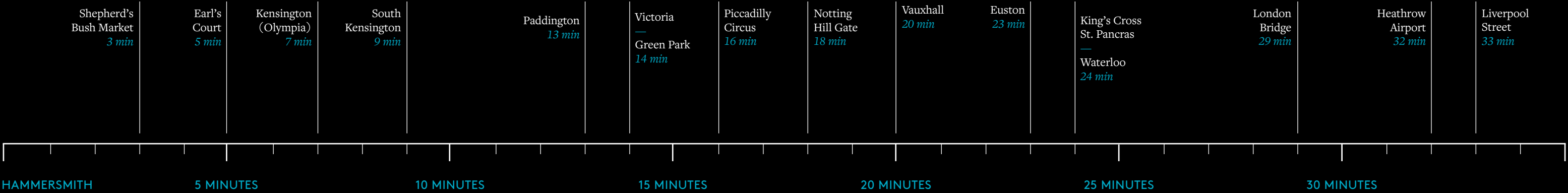
Global connections are crucial to modern business. At only 12 miles away from Heathrow, Foundry provides a clear advantage.



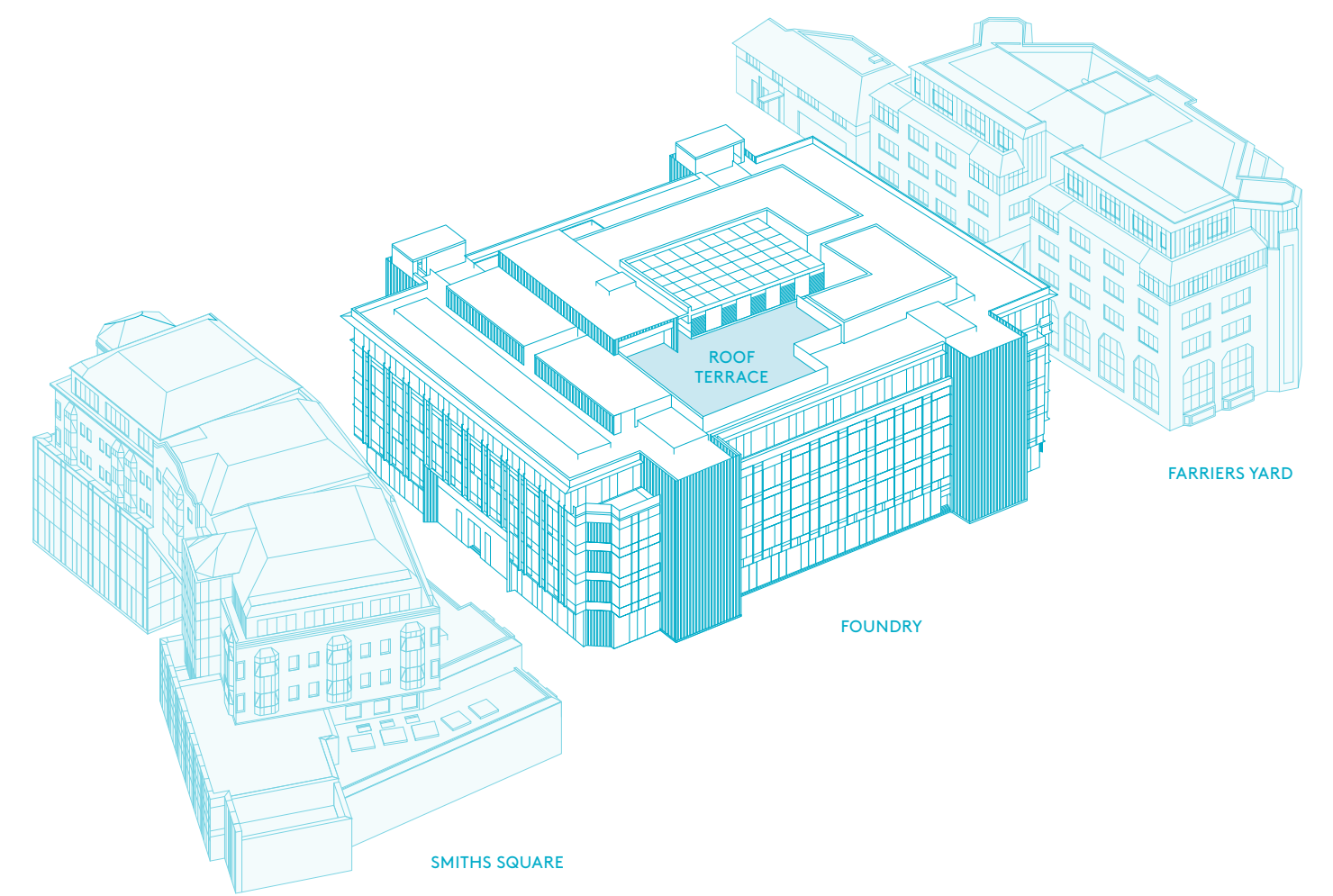
MINUTES TO PADDINGTON

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







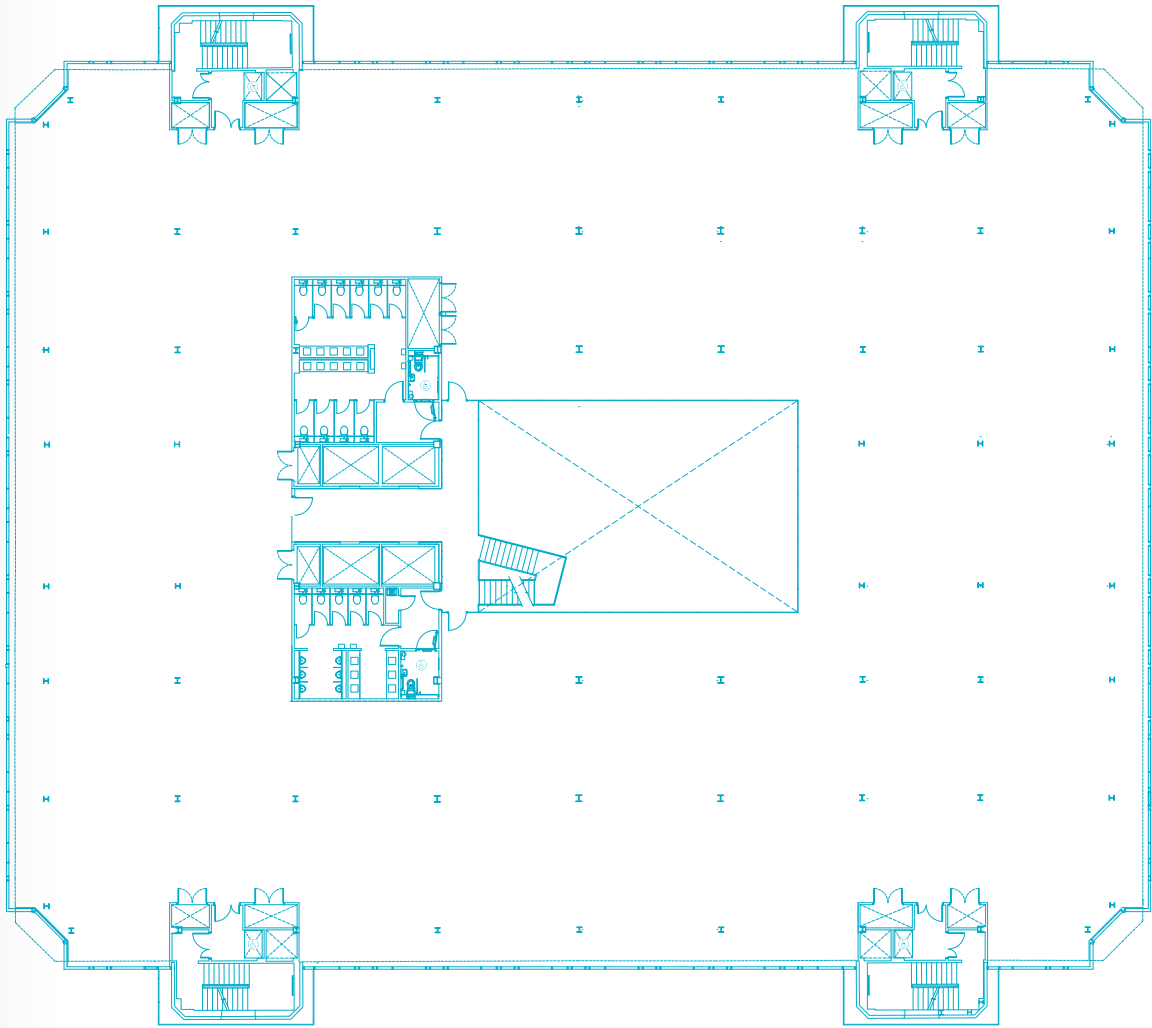
FOUNDRY

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	–	–
TOTAL		46,836	4,351
ROOF TERRACE		2,793	259
Approximate net internal areas			

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.

<b>RECEPTION AND ATRIUM</b> Double height reception, with feature desk & lighting Full-height central atrium	<b>WCs &amp; SHOWERS</b> Ground floor visitors WCs Male & female WCs on each floor Showers, drying room and changing facilities in the basement	<b>LANDSCAPING</b> Large landscaped roof terrace Extensive public realm and new high quality estate landscaping
<b>FLOORS AND CEILINGS</b> 130mm (nominal) full access raised floor 2.65m floor to ceiling height Metal ceiling tiles	<b>MECHANICAL SERVICES</b> 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	<b>SUSTAINABILITY</b> BREEAM 'Excellent' rating EPC 'B' rating Cycling Score 'Platinum' rating
<b>LIFTS</b> 4 x 17 person passenger lifts car park and ground level	<b>ELECTRICAL SERVICES</b> LED lighting Digital lighting control system Daylight dimming & PIR Control Central Building Management System	<b>ADDITIONAL BENEFITS</b> 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
<b>WIRED SCORE PLATINUM RATED</b> 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.	<b>PARKING SPACES AND ACCESS</b> 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	



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.

<b>BE LEAN</b> 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.	<b>KEY SUSTAINABILITY INITIATIVES</b> 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.	<b>ECO CREDENTIALS</b> BREEAM rating 'Excellent' EPC rating of 'B'  <b>MANAGEMENT</b> 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.  <b>HEALTH AND WELLBEING</b> 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.
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