



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 AVAILABILITY FOR A SINGLE FLOORPLATE OF 23,409 SQ FT OR PART FLOORPLATE OF 11,000 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.

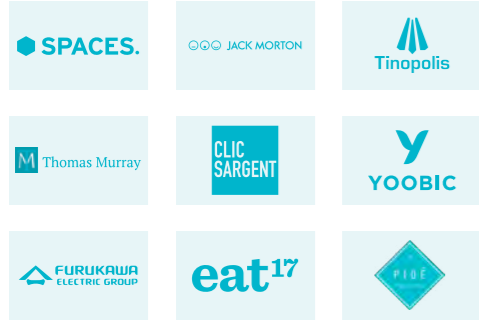
Assembly also offers Brompton's exciting new cycle hire scheme. There are two sets of lockers with the bicycles readily available.



- 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:



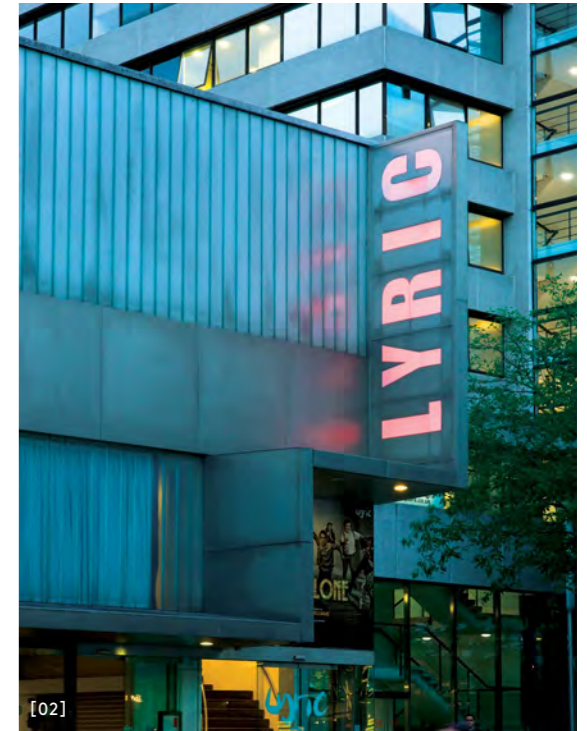
- 01. Smiths Square frontage
- 02. Smiths Square
- 03. eat17
- 04. Pide Turkish Restaurant
- 05. Jack Morton fit-out

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 Floral | - 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. 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]

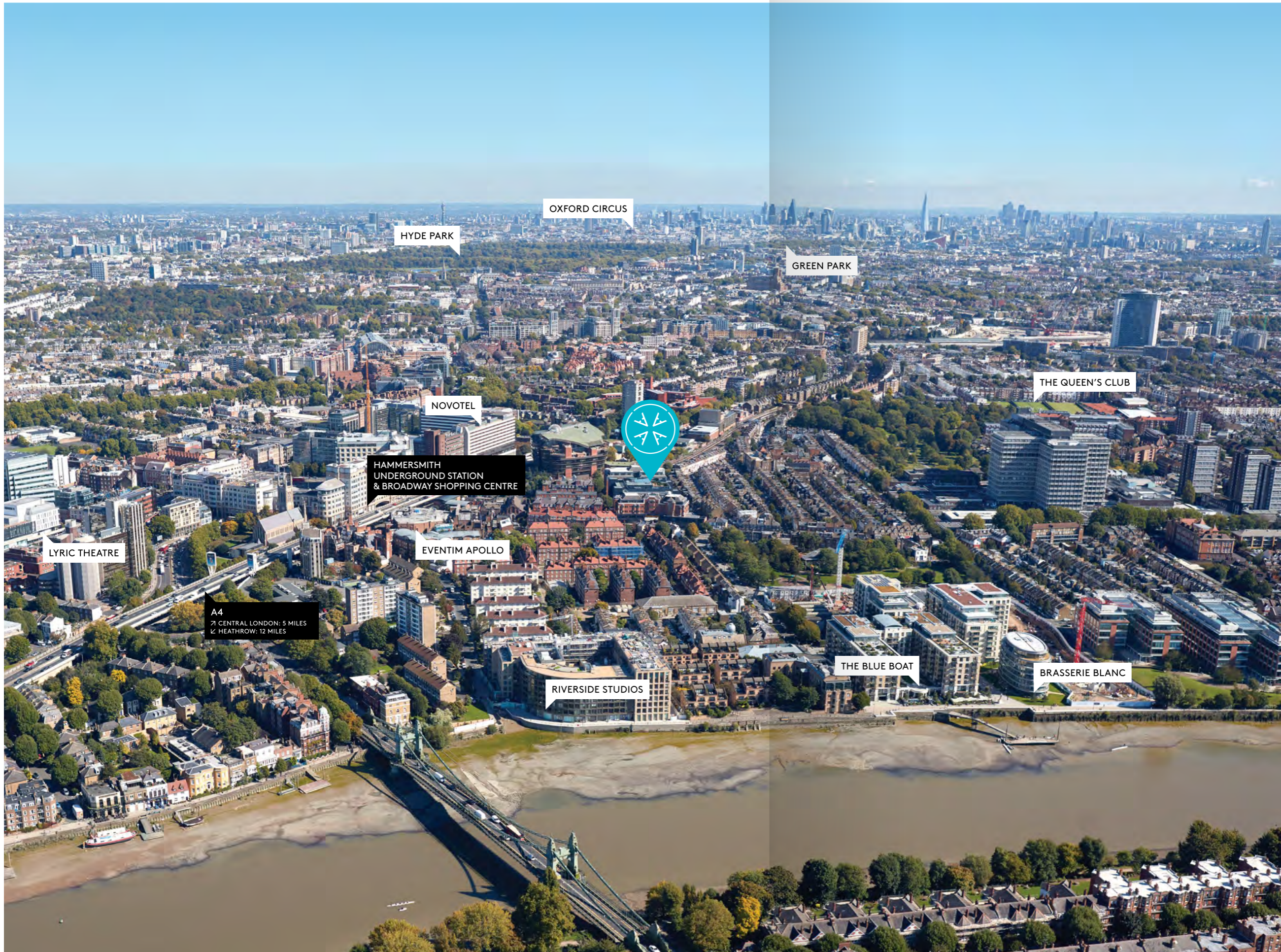


[02]



[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

OXFORD CIRCUS

HYDE PARK

GREEN PARK

THE QUEEN'S CLUB

NOVOTEL

HAMMERSMITH UNDERGROUND STATION & BROADWAY SHOPPING CENTRE



LYRIC THEATRE

EVENTIM APOLLO

A4
71 CENTRAL LONDON: 5 MILES
12 HEATHROW: 12 MILES

THE BLUE BOAT

BRASSERIE BLANC

RIVERSIDE STUDIOS

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

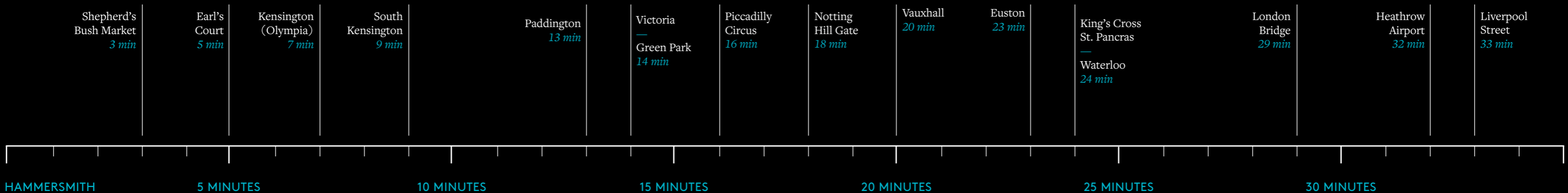
Global connections are crucial to modern business. At only 12 miles away from Heathrow, Foundry provides a clear advantage.

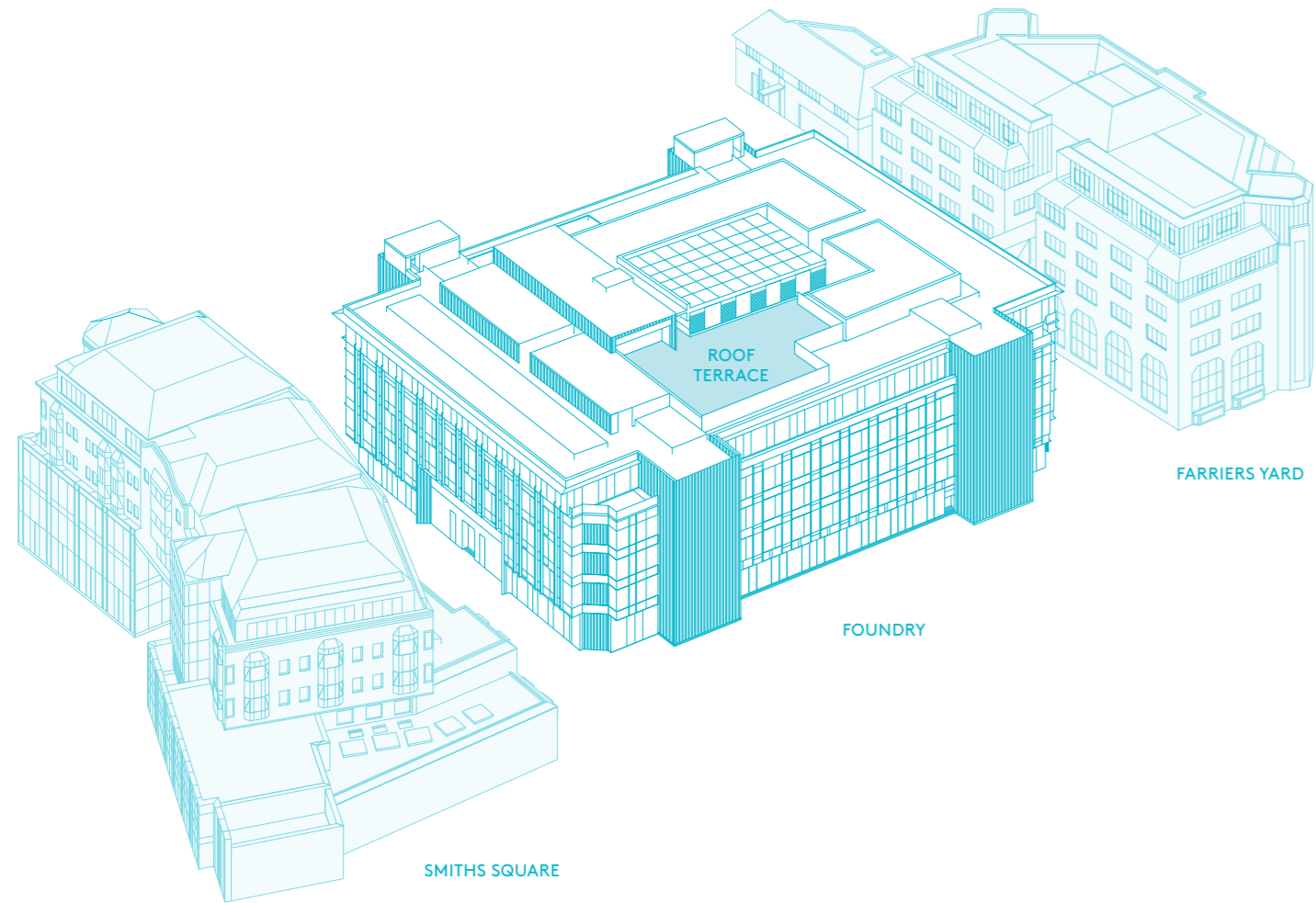


MINUTES TO PADDINGTON

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





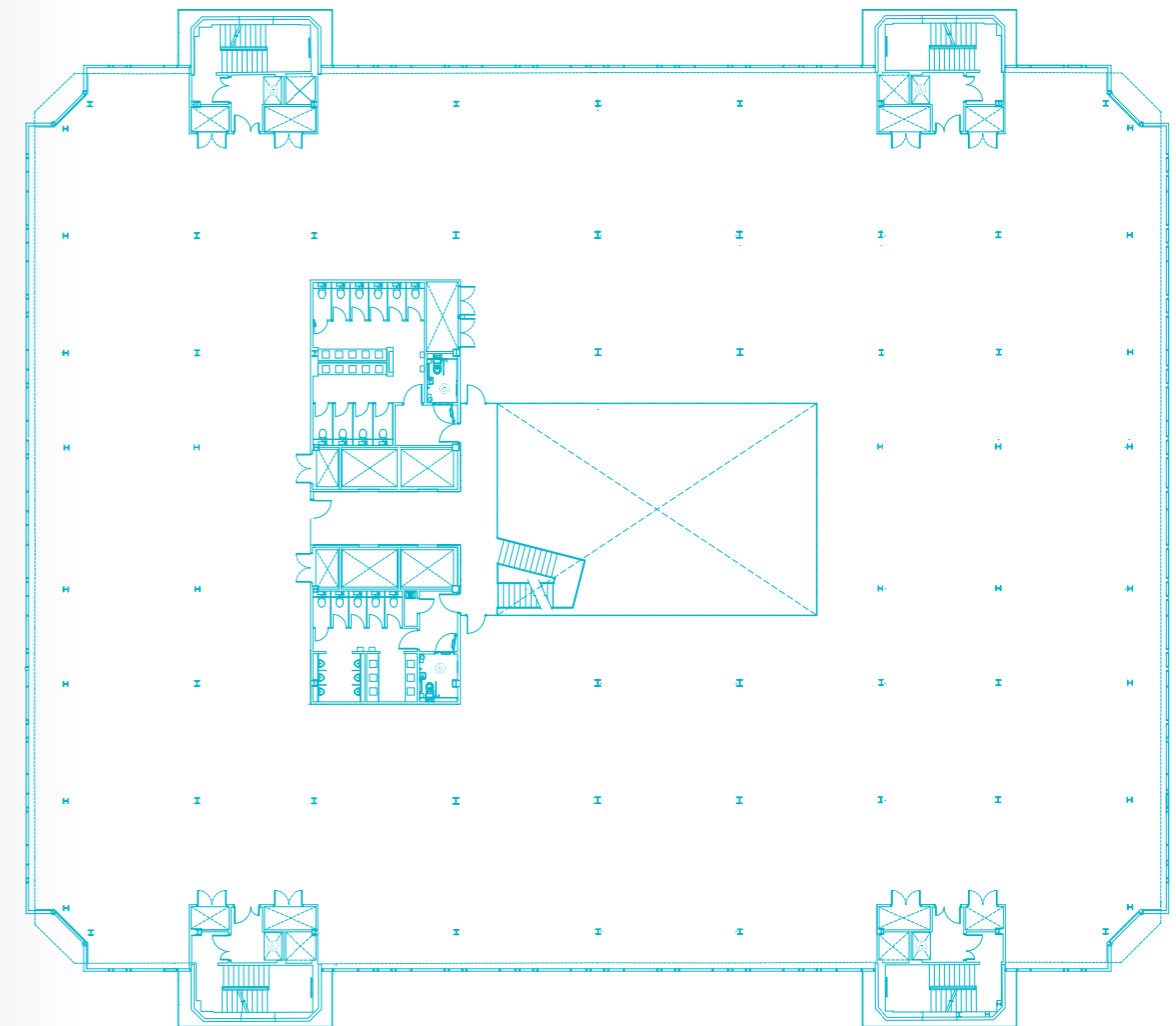
FOUNDRY

SCHEDULE OF AREAS

AREA	AVAILABILITY	SQ FT	SQ M
FOURTH FLOOR (PART)	LET TO JACK MORTON	-	-
FOURTH FLOOR (PART)	LET TO FITFLOP	-	-
THIRD FLOOR	LET TO CLOSERSTILL	-	-
SECOND FLOOR	AVAILABLE	23,409	2,175
FIRST FLOOR	LET TO SPACES	-	-
GROUND FLOOR	LET TO SPACES	-	-
TOTAL		23,409	2,175
ROOF TERRACE		2,793	259
<i>Approximate net internal areas</i>			

SECOND FLOOR

2ND FLOOR - 23,409 SQ FT / 2,175 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 & 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 CO² 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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