

FORMER HAMMERSMITH MAGISTRATES' COURT

181 TALGARTH ROAD, LONDON, W6 8DN

PRIME FREEHOLD DEVELOPMENT OPPORTUNITY



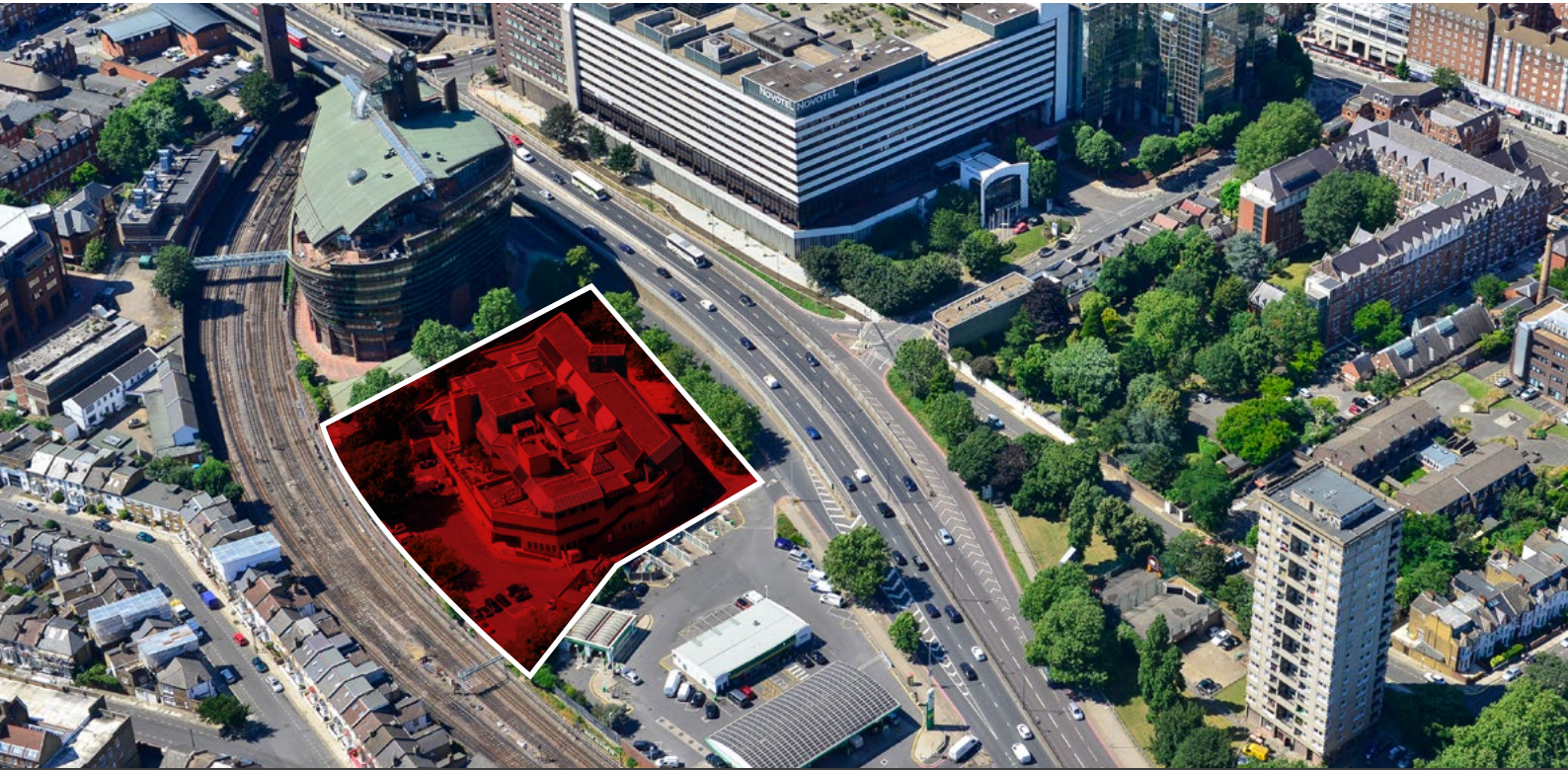
CGI of indicative high rise residential-led scheme

VARIETY OF POTENTIAL USES ■ OFFICE ■ RESIDENTIAL ■ HOTEL ■ STUDENT

(SUBJECT TO OBTAINING NECESSARY CONSENTS)

ON BEHALF OF:





OPPORTUNITY SUMMARY

- **Prime West London development opportunity** extending to approximately 1.67 acres (0.67 hectares)
- **Freehold** with Vacant Possession
- Opportunity to create a landmark building on this highly-visible **gateway site** located adjacent to London's principal east-west arterial route (A4)
- Hammersmith is a **well-establish London sub-market** which will support office, residential, student and hotel-led schemes amongst other uses
- **Excellent public transport provision**, with access to four London Underground lines, 17 bus routes, London Overground line and the local road network providing swift access to Heathrow International Airport and the M25
- Existing building is a 1980s purpose-built Magistrates' Court comprising a GIA of approximately **72,571 sq ft over ground and three upper floors**
- Opportunity to significantly increase the massing on the site given **precedent for tall buildings** in the immediate locality
- Potential for significant additional income generation via highly visible **digital advertising screens**
- Positive pre-application feedback from both LBH&F and GLA
- Offers are invited for our client's freehold interest on an informal tender basis

RETAIL & LEISURE

- 1 Eventim Apollo
- 2 The Lyric Theatre
- 3 Kings Mall Shopping Centre
- 4 Broadway Shopping Centre

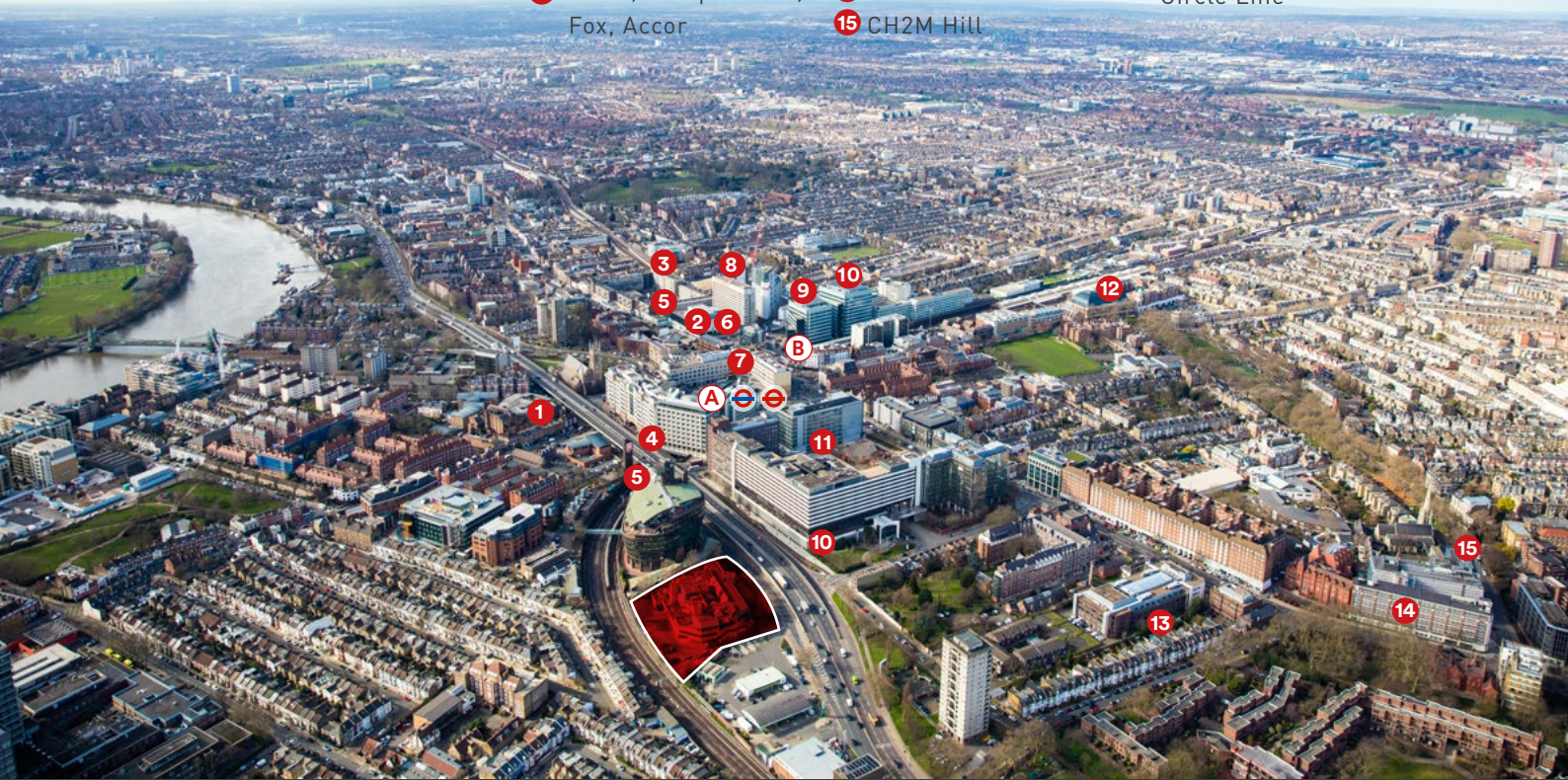
OCCUPIERS

- 5 GE
- 6 Fox, Accor
- 7 A+E Networks
- 8 The Office Group
- 9 UKTV, Philip Morris, Fox, Accor

- 10 Medidata, Perform
- 11 L'Oreal
- 12 Dunnhumby
- 13 Liberty Global
- 14 Immediate Media
- 15 CH2M Hill

TRANSPORT

- A Hammersmith Broadway Piccadilly / District Line & Bus Interchange
- B Hammersmith & City/ Circle Line



1.67 ACRE DEVELOPMENT SITE WITHIN CENTRAL

Hammersmith provides a vibrant mix of restaurants and entertainment venues including The Lyric Theatre and Eventim Apollo.

The Borough benefits from extensive river frontage which provides excellent amenity to both residents and the business community.



HAMMERSMITH

181 TALGARTH RD, LONDON W6 8DN

CLICK TO ENTER SECTION:

LOCATION & TRANSPORT



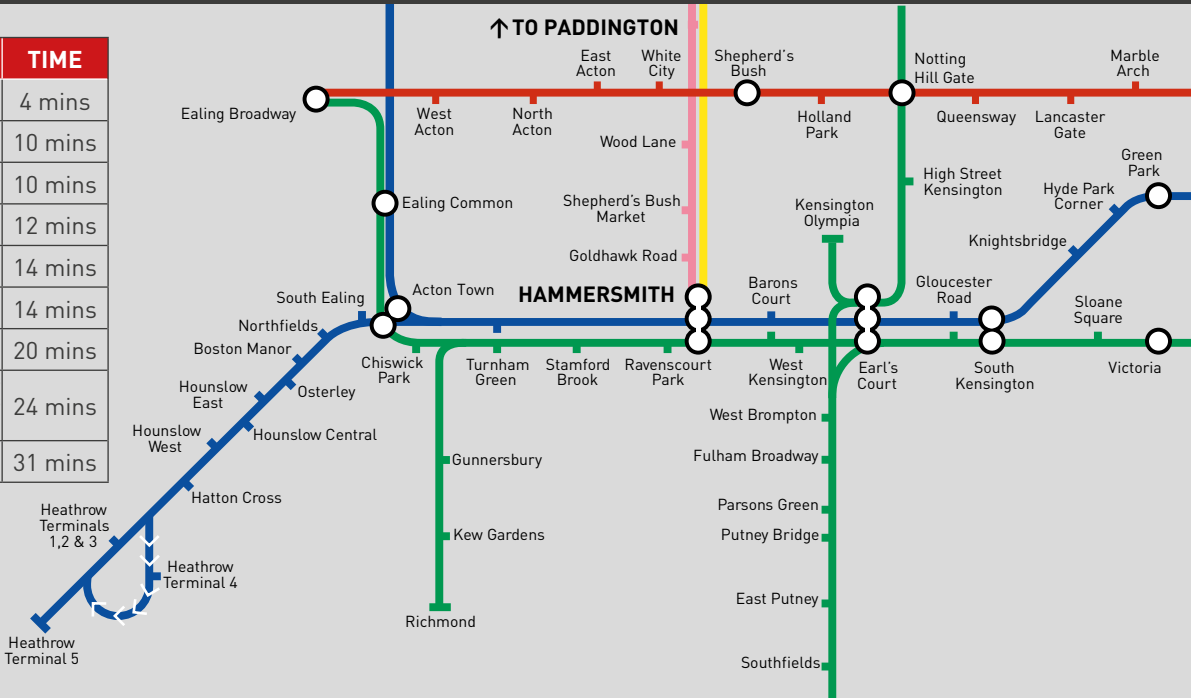
TRANSPORT

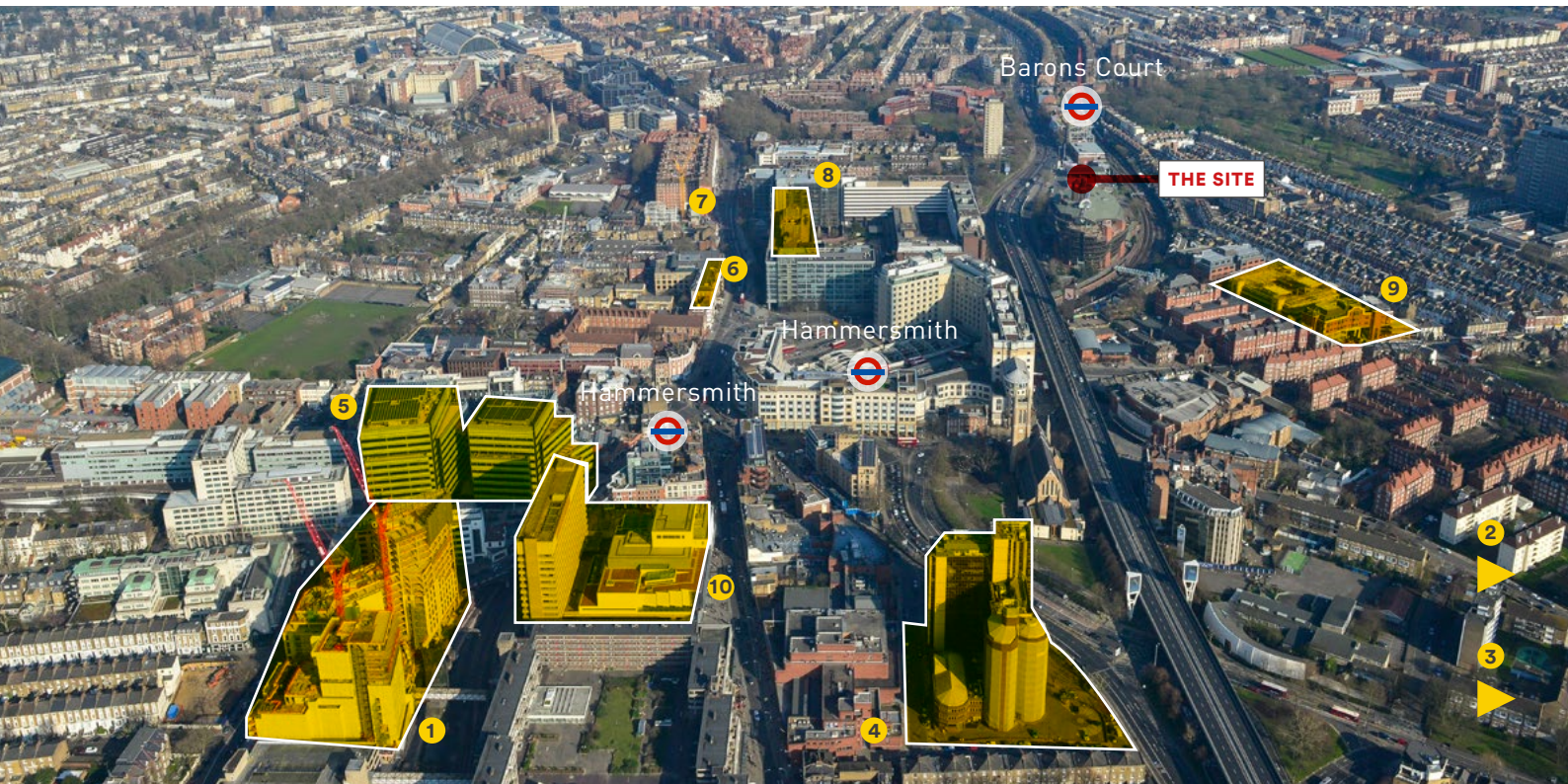
Hammersmith is a major transport hub and one of the best connected locations in central London, benefitting from:

- Four Underground lines (Piccadilly Line, Hammersmith and City Line, District Line and Circle Line)

- Major bus interchange with 17 bus routes
- Kensington Olympia London Overground station (less than ¾ mile to the north east of the site)
- Direct access to the motorway network (M4)
- Heathrow easily accessible by both road and rail

STATION	TIME
Earl's Court	4 mins
Knightsbridge	10 mins
White City	10 mins
Paddington	12 mins
Green Park	14 mins
Victoria	14 mins
Holborn	20 mins
King's Cross St Pancras	24 mins
Heathrow Airport	31 mins





CHANGING HAMMERSMITH

Hammersmith continues to attract considerable capital investment. A number of important development projects have recently completed or currently underway.

- 1 Sovereign Court (Berkeley Group):** 418 unit scheme under construction with completion due for Q1 2018. Latest pricing averages circa £1,100psf.
- 2 Fulham Reach (Berkeley Group):** 735 unit riverside scheme. Final phase under development and due for completion in Q4 2017. Latest pricing averages circa £1,450psf.
- 3 Queens Wharf (A2 Dominion):** 165 unit scheme fronting the river adjacent to Hammersmith Bridge. Construction to complete Q4 2017 and latest pricing averages circa £1,400psf.
- 4 Landmark House (E&O):** consent has been achieved in July 2017 for a 22-storey mixed use development.
- 5 10/12 Hammersmith Grove:** Award-winning office development, 110,000 sq ft 10 HG is fully let, considerable tenant interest in 170,000 sq ft at 12 HG.
- 6 202 Hammersmith Road:** 14,850 sq ft office refurbishment of former West London Hospital delivering unique space to the CBD
- 7 Kings House:** new, 58,100 sq ft self-contained Grade A office building, available now.
- 8 245 Hammersmith Road:** major new 240,000 sq ft headquarters building, under construction, to complete late 2018.
- 9 The Foundry:** comprehensive repositioning of collection of commercial buildings to include 110,000 sq ft Assembly building (completion Sept 2017)
- 10 Kings Mall:** revitalisation of Hammersmith principal shopping centre to include remodelling of office 1 Lyric Square.

THE SITE

The site comprises a purpose built courthouse extending to c.68,472 sq ft GIA over ground and two upper floors, as well as extensive roof space providing a further c.4,099 sq ft GIA. The remainder of the site is made up of hardstanding and car parking with vehicular and pedestrian access from Talgarth Road to the north.

A copy of the measured survey and floor plans of the existing building are available on the dataroom.

GO TO DATAROOM

EXISTING	GIA	
	SQ M	SQ FT
GROUND FLOOR	2,711	29,184
FIRST FLOOR	2,241	24,121
SECOND FLOOR	1,409	15,167
THIRD FLOOR ROOF	381	4,099
TOTAL	6,742	72,571

SITE AREA

The existing site extends to approximately 1.67 Acres (0.67 Hectares).

TENURE

The site is held Freehold, registered with the Land Registry under Title Number: BGL16146. The Registered Proprietor is the Secretary of State for Communities and Local Government.



PLANNING

THE SITE IS SUITABLE FOR A VARIETY OF ALTERNATIVE USES INCLUDING OFFICE, RESIDENTIAL, STUDENT HOUSING, HOTEL AND RETAIL

- The site lies within the administrative boundary of the London Borough of Hammersmith & Fulham
- The building currently comprises court use with ancillary office accommodation (Use Class D1)
- Benefits from a Public Transport Accessibility Level (PTAL) of 6a (highest available)
- The site does not lie within a Conservation Area and the building is not Listed
- The site falls within Hammersmith Town Centre and Riverside Regeneration Area which is a focus for major regeneration and growth in the borough
- Further detailed planning information is available to download from the dataroom, including a detailed planning report undertaken by JLL, pre-application submission documents and formal pre-application responses from LBHF & GLA

PRE-APPLICATION PROCESS

A pre-application meeting was held with Officers from LBHF on 15 May 2017 and with Officers from the GLA on 24 May 2017.

Both LBHF and GLA were supportive of the principle of demolition of the existing Magistrates' Court building and redevelopment for alternative uses. Acceptable alternative uses could include office, residential, hotel, retail and reprovided community floorspace.

Full pre-application submissions and responses are available to download from the dataroom.

ENVIRONMENTAL

A Phase 1 preliminary risk assessment and a Phase 2 environmental site investigation were carried out in November 2016 by RPS. The consultant (RPS) considers there to be a low likelihood of environmental liability associated with the current use and form of the site. A copy RPS's full report is available to download from the dataroom.

CGI of indicative office scheme



CGI of indicative residential scheme



THE DEVELOPMENT SUMMARY

THE SITE'S CHARACTERISTICS AND THE PRECEDENT FOR TALL BUILDINGS IN THE IMMEDIATE LOCALITY PROVIDE AN EXCELLENT OPPORTUNITY TO CREATE A LANDMARK BUILDING

Detailed feasibility studies for both office and residential redevelopment of the site have been prepared by architects Flanagan Lawrence. These schemes have been presented to both London Borough of Hammersmith & Fulham (LBHF) and the Greater London Authority (GLA). Copies of the pre-application submission and formal pre-application responses from both LBHF & GLA are available to download from the dataroom. A brief summary of the pre-application schemes are set out on the following pages.

COMMERCIAL OPTION

The proposed scheme fits efficiently within the site boundary and builds on the commercial use of the adjacent Ark building.

The scheme compliments The Ark in design, and by creating an iconic building, underlines the comprehensive regeneration of Hammersmith and its status as an established commercial location. Its prominence from the Hammersmith Flyover creates a gateway to London served by the extensive road network to the west as well as Heathrow airport.

Typical floors of 26,354 sq ft (GIA) arranged around a central core are intended to provide efficient, highly flexible and divisible floor plates with excellent natural light. The upper floors will be cut back to provide an opportunity to incorporate south-facing outside space which will greatly enhance the working environment. Given low-lying buildings to the east, the building will benefit from outstanding views across central London.

The proposed design will create a dynamic, landscaped road frontage with an extensive pedestrian forecourt and cycle facilities.

- Basement + Ground + Mezzanine + Nine upper storey building
- 1,810 sq m (19,483 sq ft) GIA of replacement D1 (community) floor space is provided at ground and lower ground floors
- 19,496 sq m (209,856 sq ft) GIA of B1 office space across 9 upper floors



COMMERCIAL OPTION
AREA SCHEDULE

COMMERCIAL OPTION AREAS GIA			
LEVEL	USE	SQ M	SQ FT
BASEMENT	D1	1,462	15,738
	Plant	986	10,616
GROUND FLOOR	D1	348	3,745
	Reception	411	4,426
	Plant / back of house	1,494	16,081
MEZZANINE	B1	1,832	19,719
LEVEL 1	B1	2,448	26,354
LEVEL 2	B1	2,448	26,354
LEVEL 3	B1	2,448	26,354
LEVEL 4	B1	2,448	26,354
LEVEL 5	B1	2,448	26,354
LEVEL 6	B1	2,351	25,309
LEVEL 7	B1	1,824	19,629
LEVEL 8	B1	1,248	13,429
LEVEL 9 / ROOF	B1	238	2,564
TOTAL		24,434	263,026

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The scheme compliments The Ark in design, and by creating

■ Basement + Ground +
Mezzanine + Nine upper
storey building



LEVEL 3	B1	2,448	26,354
LEVEL 4	B1	2,448	26,354
LEVEL 5	B1	2,448	26,354
LEVEL 6	B1	2,351	25,309
LEVEL 7	B1	1,824	19,629
LEVEL 8	B1	1,248	13,429
LEVEL 9 / ROOF	B1	238	2,564
TOTAL		24,434	263.026



MID RISE RESIDENTIAL OPTION

The proposed mid-rise residential scheme provides two buildings of up to 15 storeys in height, connected by a ground floor podium level.

The main height is concentrated towards the north of the site closet to the town centre with the height reducing towards the south. Set back from the road at ground floor, the residential lobby and potential commercial space encloses a south facing courtyard. Two L-shaped residential buildings above are accessed via the podium and the space between the blocks creates a private landscaped space set away from the road. The buildings are designed so that homes benefit from east-west and southerly aspects and are elevated to enjoy the panoramic views across London and the River Thames.

- Basement + Ground + 14 upper floors
- Total GIA – 29,753 sq m (320,258 sq ft)
- 251 residential units



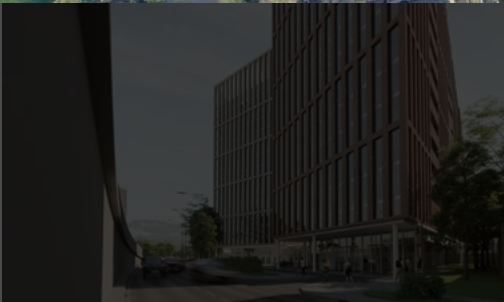
MID RISE RESIDENTIAL OPTION AREA SCHEDULE

MID RISE RESIDENTIAL OPTION AREAS - GIA			
LEVEL	USE	m ²	ft ²
BASEMENT	D1	1,867	20,098
	Residential	875	9,418
GROUND FLOOR	D1	433	4,661
	Residential	1,452	15,629
LEVEL 1	Residential	2,380	25,618
LEVEL 2	Residential	2,380	25,618
LEVEL 3	Residential	2,380	25,618
LEVEL 4	Residential	2,380	25,618
LEVEL 5	Residential	2,380	25,618
LEVEL 6	Residential	2,380	25,618
LEVEL 7	Residential	2,148	23,121
LEVEL 8	Residential	1,915	20,613
LEVEL 9	Residential	1,670	17,976
LEVEL 10	Residential	1,425	15,339
LEVEL 11	Residential	1,221	13,143
LEVEL 12	Residential	977	10,518
LEVEL 13	Residential	734	7,901
LEVEL 14	Residential	758	8,138
TOTAL		29,753	320,259

MID RISE RESIDENTIAL OPTION

The proposed mid-rise residential scheme provides two buildings of up to 15 storeys in height, connected by a ground floor podium level.

■ Basement + Ground + 14 upper floors



LEVEL 9	Residential	1,670	17,976
LEVEL 10	Residential	1,425	15,339
LEVEL 11	Residential	1,221	13,143
LEVEL 12	Residential	977	10,518
LEVEL 13	Residential	734	7,901
LEVEL 14	Residential	758	8,138
TOTAL		29,753	320,259



HIGH RISE RESIDENTIAL OPTION

The proposed high-rise residential scheme is made up of a lower eight storey building and a taller 22 storey tower connected by a ground floor podium level.

The tower is located towards the north east corner of the site to deliberately create an elegant entrance marker to a regenerated Hammersmith.

Set back from the road at ground floor, the residential lobby and potential commercial space encloses a south facing courtyard. The space between the tower and lower courtyard block creates a private landscaped space between them set away from the road. The buildings are designed so that homes benefit from east-west and southerly aspects and the tower will provide spectacular panoramic views across London and the River Thames.

- Basement + Ground + 21 upper floors
- Total GIA – 35,029 sq m (377,047 sq ft)
- 290 residential units



HIGH RISE RESIDENTIAL OPTION
AREA SCHEDULE

HIGH RISE RESIDENTIAL OPTION AREAS - GIA					
LEVEL		LOW RISE (m²)	TOWER (m²)	TOTAL (m²)	(ft²)
BASEMENT	Residential			4,291	46,188
GROUND FLOOR	D1			2,048	22,044
	Residential			991	10,667
LEVEL 1	Residential	1,792	535	2,327	25,048
LEVELS 2 (TYP)		1,792	731	2,523	27,157
LEVELS 3-7		8,960	3,655	12,615	135,787
LEVEL 8 (TYP)			731	731	7,868
LEVELS 9-21			9,503	9,503	102,289
TOTAL		12,544	15,155	35,029	377,048



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The proposed high-rise residential scheme is made up of a lower eight storey building and a taller 22 storey tower connected by a ground floor podium level.

■ Basement + Ground + 21 upper floors



(ft²)

,188

,044

,667

,048

,157

5,787

,868

2,289

7,048



PREVIOUS

NEXT



DIGITAL ADVERTISING

THE PROMINENT POSITION OF THE SITE PROVIDES AN EXCELLENT OPPORTUNITY FOR DIGITAL MARKETING (SUBJECT TO NECESSARY CONSENTS)

Ultra high profile, adjacent to the A4, London's principle east-west arterial road which carries more than 90,000 vehicles a day in and out of central London (Source: London Borough of Hammersmith and Fulham (2014) Hammersmith Fly Under Feasibility Study).

PRECEDENT ADVERTISING:

A4



Shepherds Bush



Hammersmith Flyover



FURTHER INFORMATION

DATAROOM

Further technical, legal and planning information is available to download via the .

For dataroom access please contact:

TENURE

The site is held Freehold, registered with the Land Registry under Title Number: BGL16146. The Registered Proprietor is the Secretary of State for Communities and Local Government.

VACANT POSSESSION

The site will be sold with vacant possession.

EPC

The existing property has an Energy Performance Certificate (EPC). The Energy Performance Rating is F (141). A copy of the certificate is available in the dataroom.

VAT

The property is not elected for VAT purposes and therefore no VAT is payable on the purchase price.

SITE INSPECTIONS

Site inspections are strictly by appointment only. To arrange an inspection please contact Sarah Pickersgill -

SALE PROCESS

Offers are invited for our client's freehold interest on an informal tender basis.

OVERAGE / CLAWBACK

Please see the bid pro forma for details, which can be found in the .

CONTACTS

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