



Metro Building

Hammersmith

Freehold West London refurbishment opportunity



Executive Summary

An exciting repositioning opportunity in central Hammersmith.

Indicative Business Plan

- Refurbish the 41,531 sq ft of vacant office space.
- All existing leases are outside the Landlord & Tenant 1954 Act, giving the owner full control at imminent lease events.
- Flexibility to secure vacant possession of the remainder of the building or explore regears with existing tenants.
- Adopted Supplementary Planning Document (SPD) supports both an increase in massing and alternative use of the site.
- Low site coverage of 32% provides opportunity to substantially increase massing STP.
- Explore mixed use on site incorporating higher value alternative living uses.

Indicative Returns

- Adopting a conservative leasing strategy, the building provides the potential to drive passing rents from c.£2.627 million per annum to £3.850 million per annum, reflecting an attractive running yield of 18.00%.
- Indicative financial returns, adopting a refurbishment of the building without any increase in massing provides the following potential returns:
 - Ungearing IRR 15.00%+
 - Equity Multiple 1.65x
 - Peak Running Yield 18.00%

Investment Summary

The Metro Building presents an exceptional opportunity to reposition and enhance the existing building whilst also exploring the potential for a range of alternative uses.

- Freehold.
- Prominent location in the heart of Hammersmith, opposite Hammersmith Broadway.
- Significant 0.96 acre/ 0.38 hectare site providing low site coverage of 32%.
- Excellent transport infrastructure.
- The building comprises 105,237 sq ft (9,776.8 sq m) NIA arranged over ground and ten upper floors.
- Flexible floor plate of c.11,500 sq ft split between 2 wings and accessed via a main central core.
- Multi-let to five tenants over eight floors (63,250 sq ft).
- Annual contracted income of £2,627,106 per annum, reflecting a low £25.07 per sq ft.
- Short WAULT of 6 years to expiry and 1.30 years to breaks on contracted income facilitating immediate refurbishment.
- Current planning policy is supportive of increased density and mixed use on site.
- Feasibility studies carried out by Alchemy Asset Management and EPR Architects identify the potential to substantially increase massing up to 362,000 sq ft for office and mixed use schemes.
- Positive written responses received from Hammersmith & Fulham to formal pre-application meetings.

On behalf of Fixed Charge Receivers, we are instructed to seek offers in excess of **£20,000,000** for the freehold interest, subject to contract and exclusive of VAT. This reflects a **capital value per sq ft of £190** and a **NIY of 12.30%** assuming purchasers costs of 6.80%.



THE LOCATION



Apollo Theatre

Livat Shopping Centre

King Street

Lyric Hammersmith

Broadway Shopping Centre

245 Hammersmith Road

Novotel

Hammersmith ●●

Hammersmith ●●



A4

Central london →

Location

Hammersmith is the main western gateway to Central London approximately 3.5 miles from London's West End, bordered by Fulham, Kensington Olympia and Shepherd's Bush and only 10 miles east of Heathrow Airport.

Hammersmith is a well-established commercial and cultural hub in West London. The local environment combines riverside lifestyle appeal with a wide range of amenities, including bars, restaurants, and retail offerings at Kings Mall and Broadway Shopping Centre. With a growing focus on mixed-use regeneration.

Strategically located, the area has long been favoured by major international occupiers as HQ destination, these include:



PHILIP MORRIS
INTERNATIONAL



Local Amenities

Leisure

- 1 Lyric Square Market
- 2 Flat Iron
- 3 Turtle Bay
- 4 Bills
- 5 Faber
- 6 Fitness First
- 7 Boomcycle & Reformcore
- 8 Hammersmith Fitness and Squash Centre

Retail

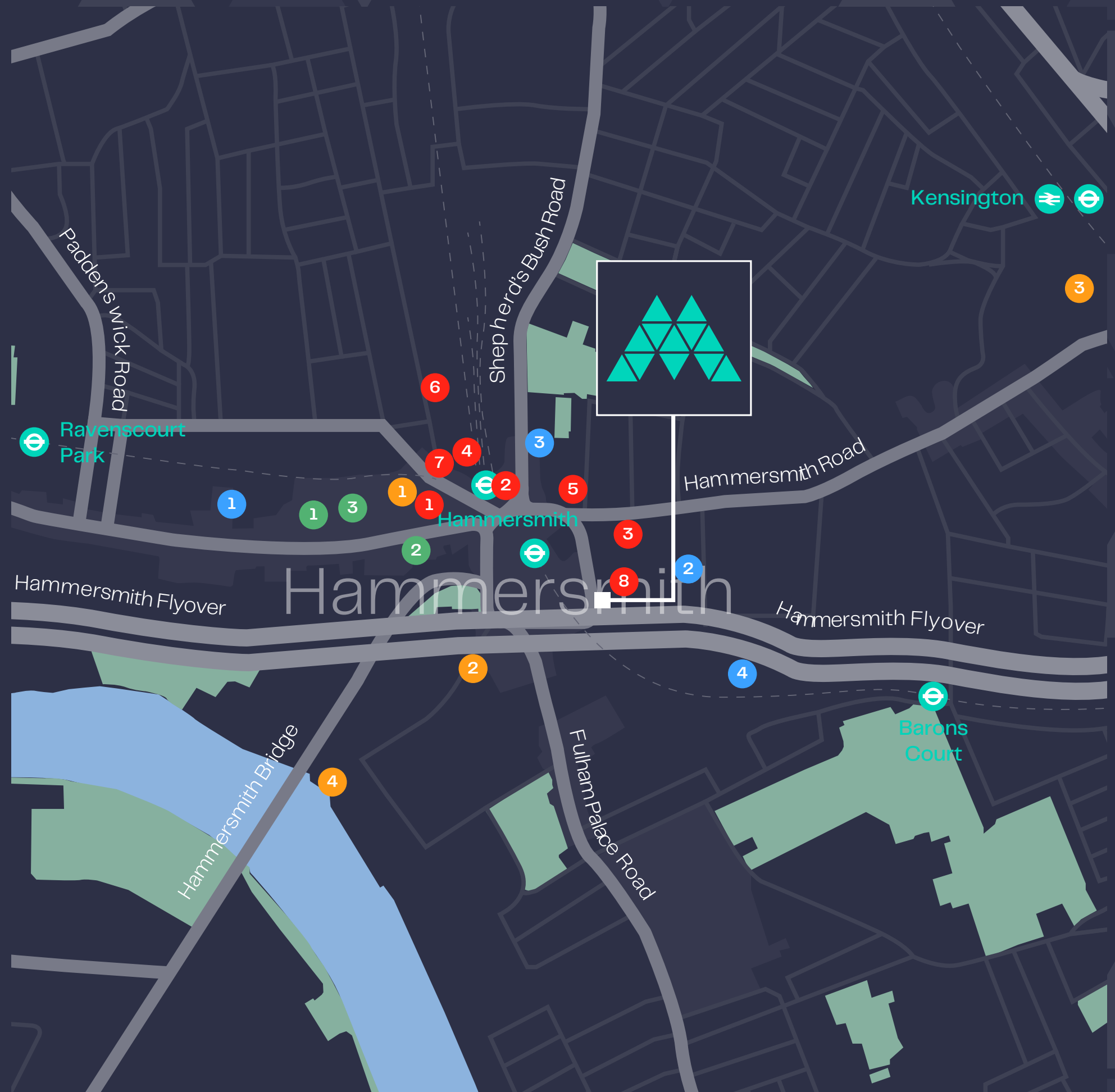
- 1 Livat Hammersmith
- 2 Marks & Spencer Department Store
- 3 Kings Mall

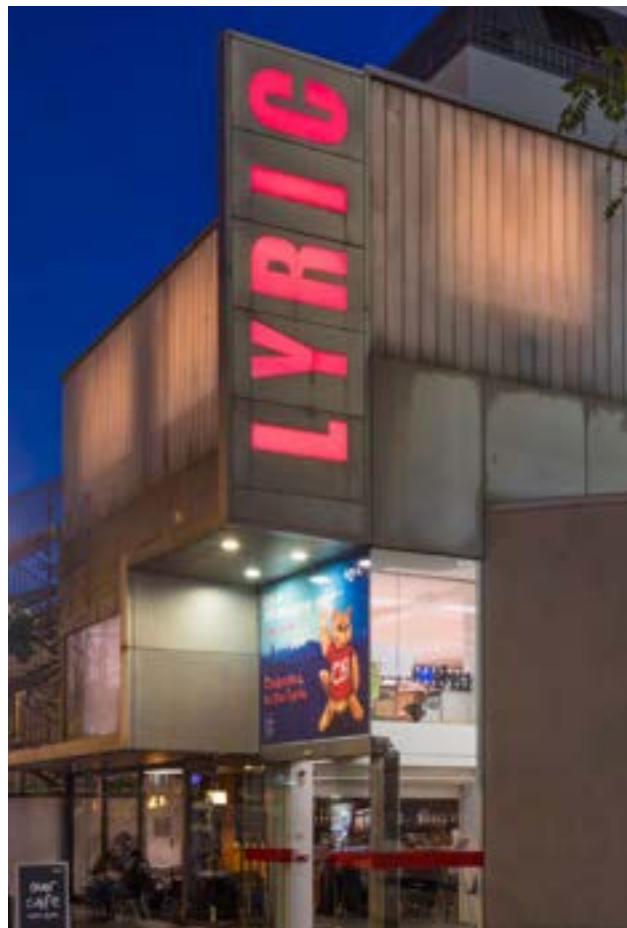
Hotel

- 1 Holiday Inn Express
- 2 Novotel
- 3 Premier Inn
- 4 Premier Inn

Culture

- 1 Lyric Theatre
- 2 Hammersmith Apollo
- 3 Kensington Olympia
- 4 Riverside Studios





Unrivalled Connectivity

Metro Building benefits from access to excellent transport links being less than 150 meters from Hammersmith Underground and Bus station.

Hammersmith offers direct access to four underground lines and a wide range of bus routes and the national road network.



Bus

The property is immediately adjacent to Hammersmith Broadway, one of the largest and busiest bus interchanges in London with 19 routes providing access Central London.



Cycle

There are multiple Santander Cycle hubs within proximity to the building as well as easy access to the cycle superhighway.



Road

The property is situated adjacent to the A4/M4 Hammersmith Flyover providing access to Central London (3.5 miles) to the east and M25 to the west, which in turn provides access to the wider national motorway network.



Air

Heathrow Airport is located approximately 10.5 miles to the west and can be accessed via the London Underground (Piccadilly line) or the A4/M4 in 30 minutes.



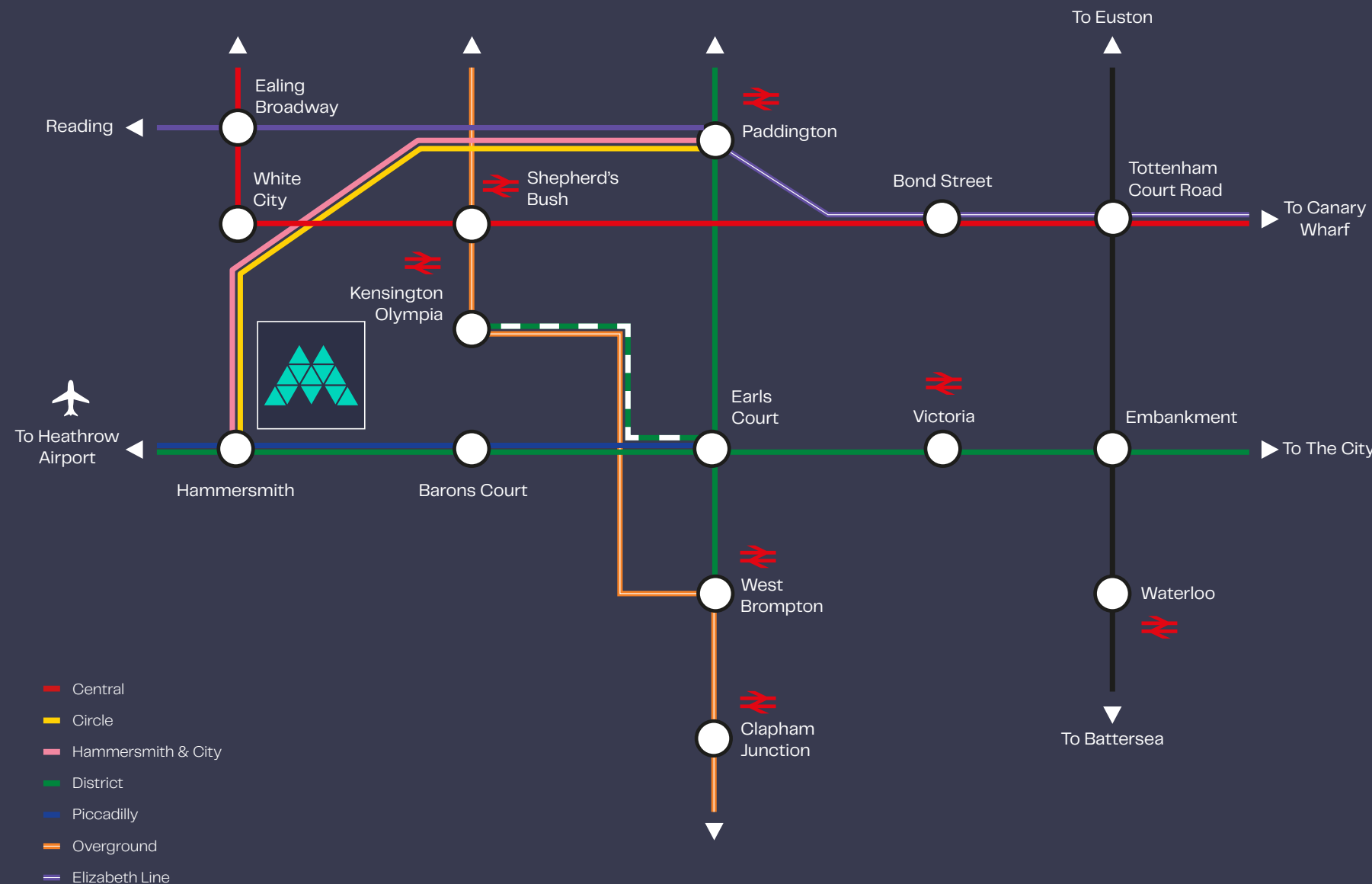
Rail

Kensington Olympia provides overground access to Clapham Junction (10 mins) to the south as well as Shepherds Bush (2 mins) and Wembley (20 mins) to the north.

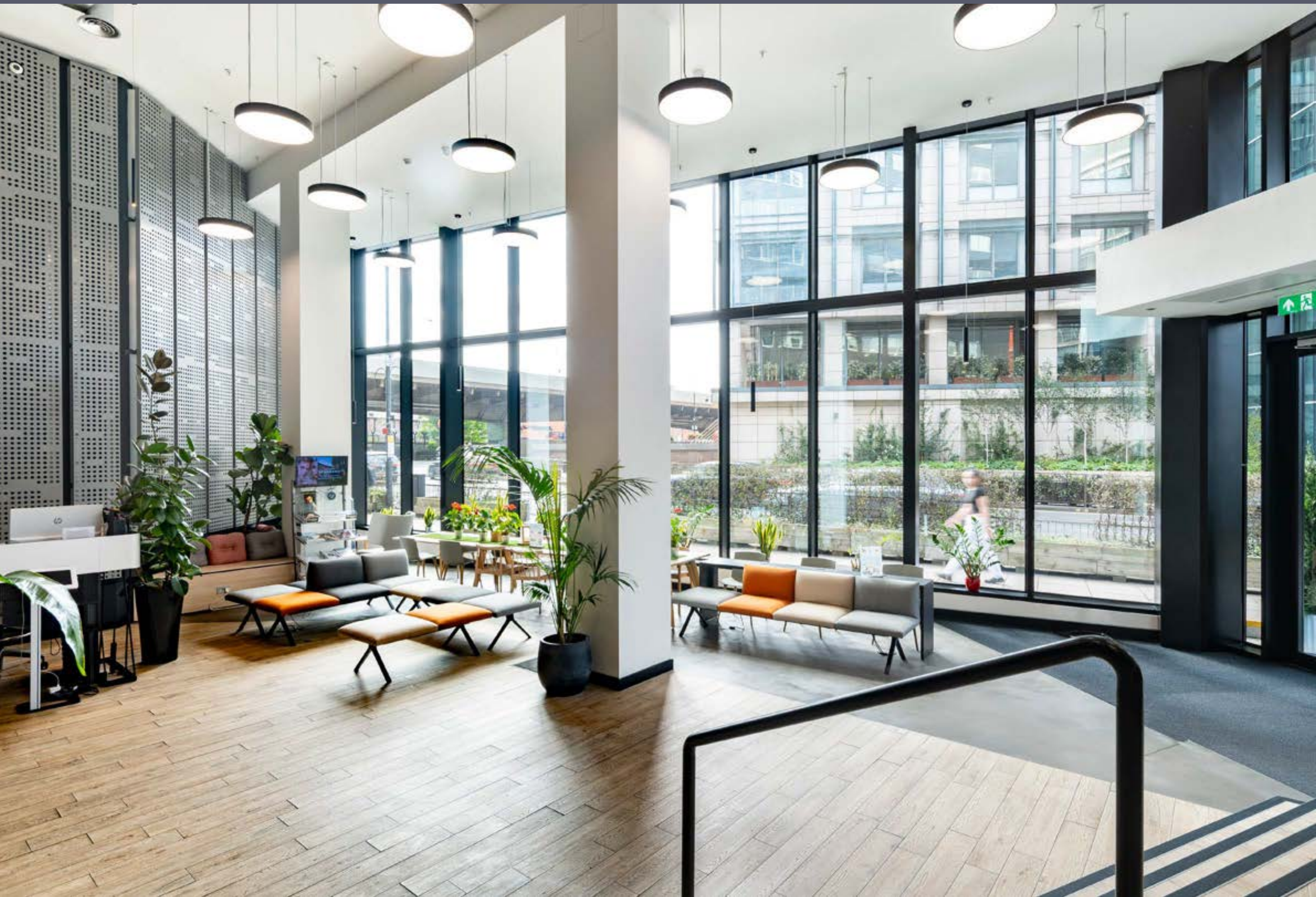


Tube

Hammersmith Underground station is on the District, Piccadilly, Hammersmith and Circle tube lines. Barons Court Underground Station (1 mile) is on the District Line and Piccadilly Lines.



THE BUILDING



The Building

The Metro Building was constructed in the late 1970’s and provides 105,237 sq ft NIA over 11 floors, each floor configured into two wings around a main central core.

The office floor configuration offers versatile space across all floors and benefits from exceptional natural light throughout.

The building is accessed via an impressive double height reception which was fully refurbished in 2020.

Specification



Four 22 person
passenger lifts



10 communal
showers



18 car parking
spaces



Onsite café



24 hour access
and security



54 secure bike
spaces.

The Accommodation

The property has been measured by Plowman Craven in accordance with the RICS Code of Measuring Practice (6th Edition). A copy of the measured survey report is available on the data site and can be assigned to a purchaser.

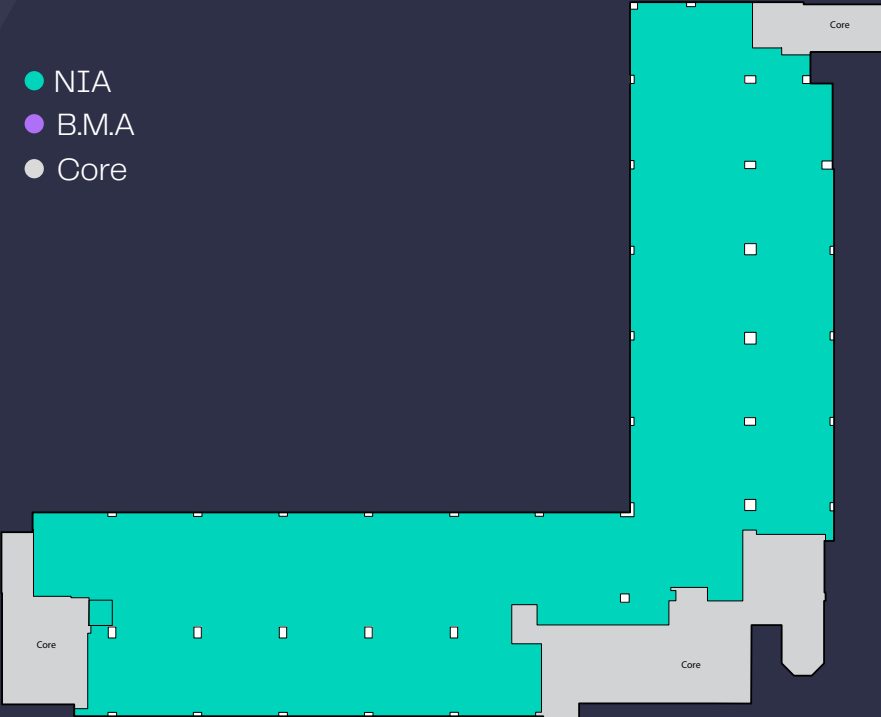
Floor	Use	NIA (sq ft)	GIA (sq ft)
Roof	Ancillary	–	2,925
10	Office	5,719	13,022
9	Office	11,100	14,116
8	Office	11,239	14,103
7	Office	11,213	14,076
6	Office	11,259	14,106
5	Office	11,446	14,123
4	Office	11,189	14,155
3	Office	11,410	14,145
2	Office	11,080	14,079
1	Office BMA	5,775 185	10,152
Ground	Office BMA	3,351 271	10,877
Total		105,237	149,879





Floor Plans

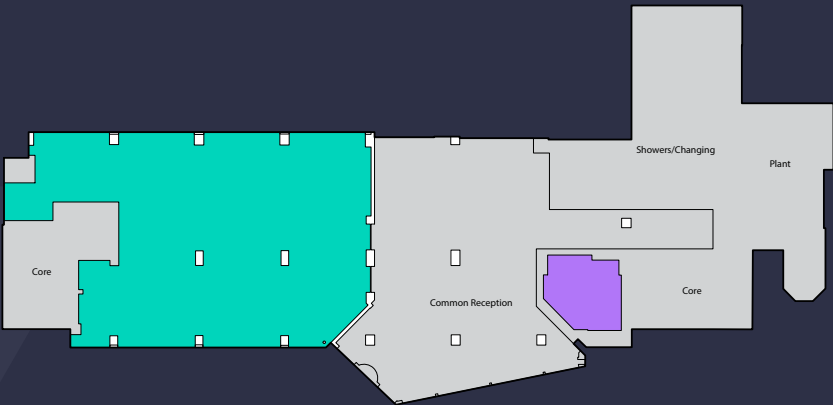
- NIA
- B.M.A
- Core



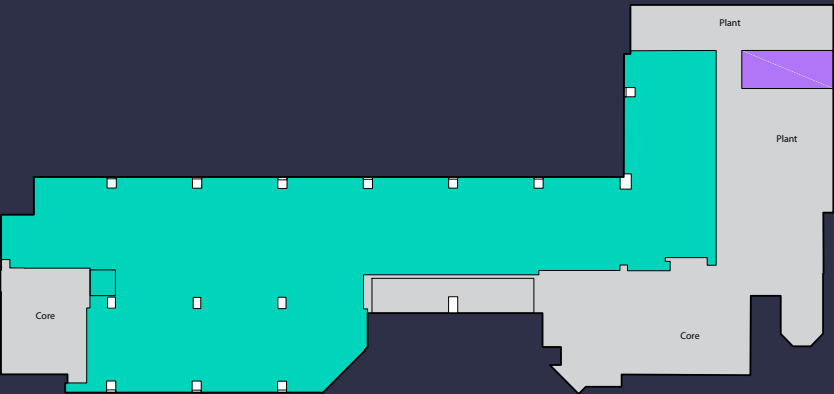
Typical Upper Floor



Tenth Floor



Ground Floor



First Floor

North Wing

East Wing

		Weber Stephen Products Expiry: April 2024 Break: (Rolling Tenant) subject to 30 days notice
10th	N/A	
9th	Vacant	Vacant
8th	Metro Shared Office Space Ltd Expiry: Dec 2036 Break: (Rolling Landlord) subject to 9 months notice	
7th	Metro Shared Office Space Ltd Expiry: Dec 2036 Break: (Rolling Landlord) subject to 9 months notice	
6th	Metro Shared Office Space Ltd Expiry: Dec 2036 Break: (Rolling Landlord) subject to 9 months notice	
5th	Vacant	Vacant
4th	Vacant	Vacant
3rd	Assala Energy Expiry: Jan/Feb 2028	
2nd	Vacant	OE Europe Expiry: Dec 2026
1st	Hansen Corporation Expiry: Nov 2029 Break: May 2026	
G	Hansen Corporation Expiry: Nov 2029	

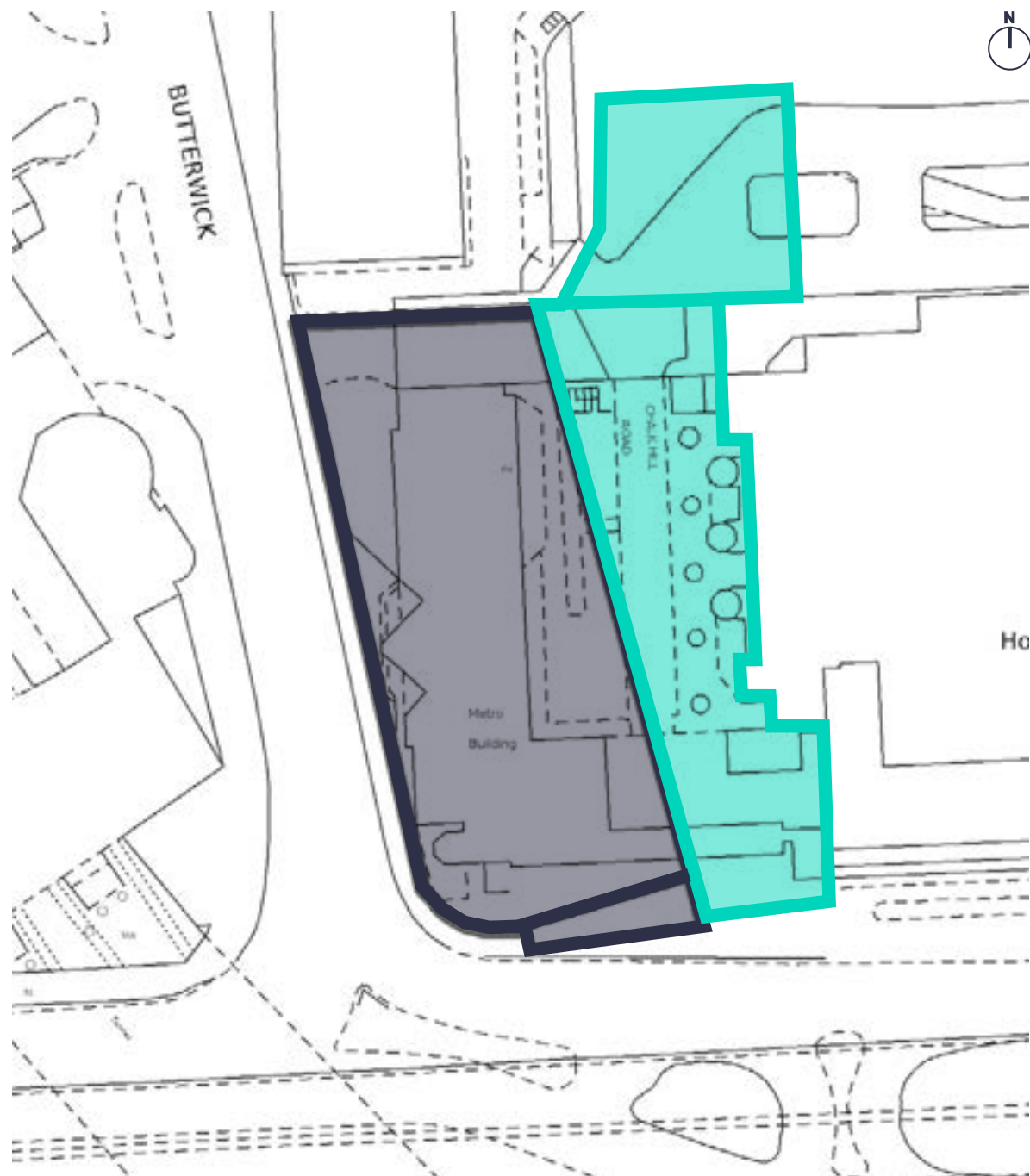


Tenure

The Metro Building is held freehold under the following title numbers:

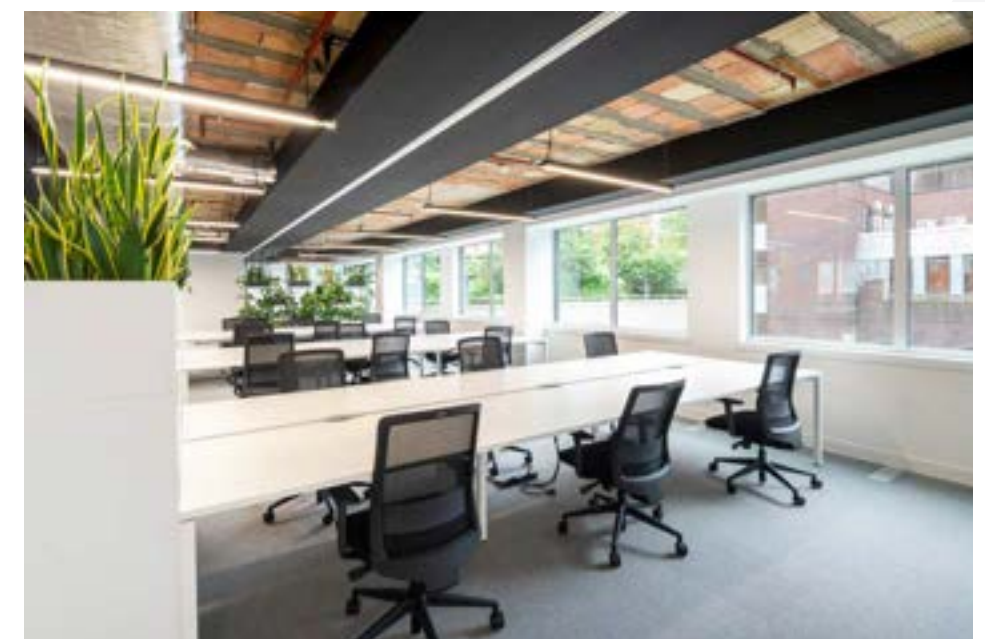
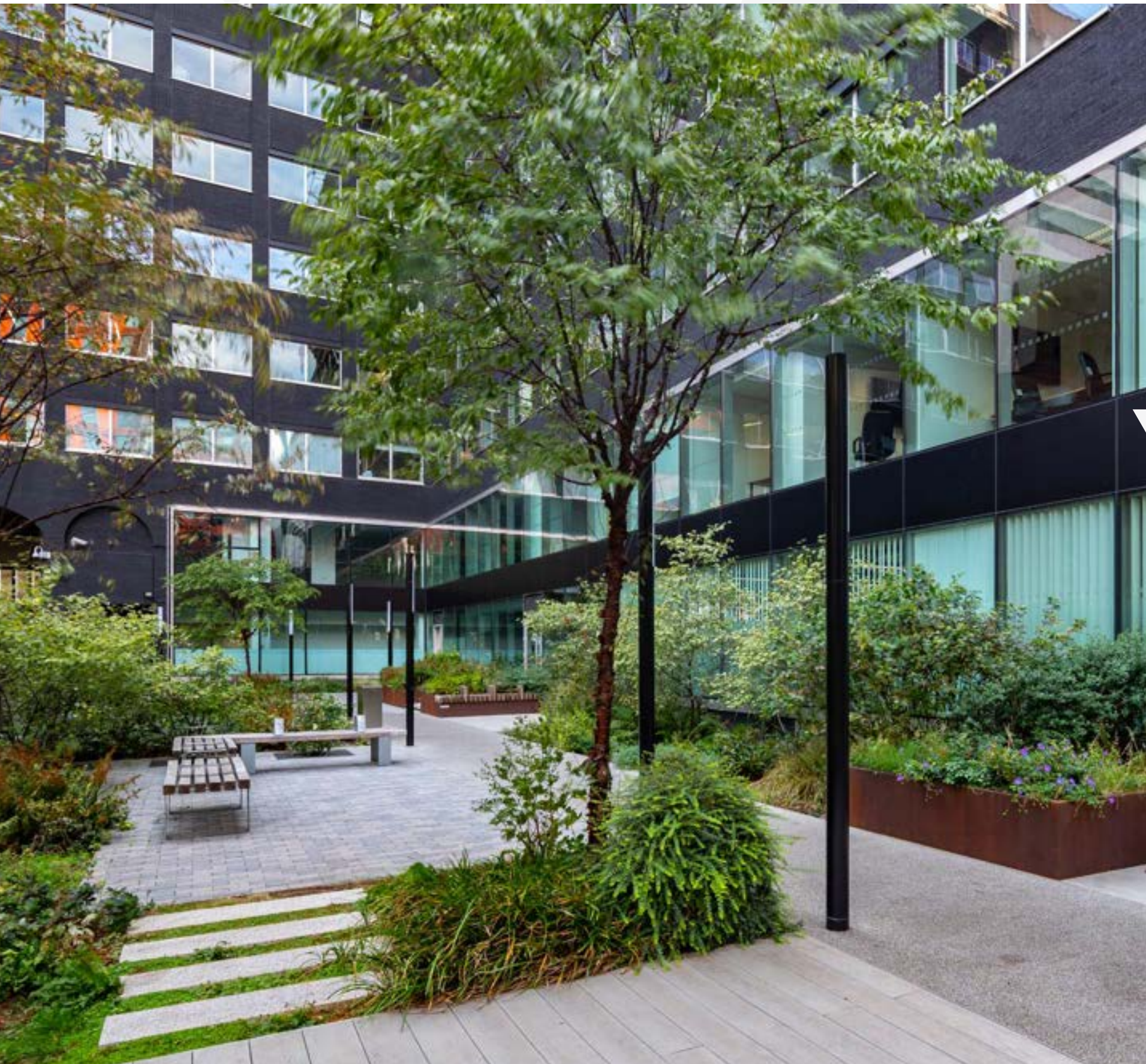
- BGL103802
- BGL146811

Further information is contained within the title documents held on the datasite.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.





Tenancy Schedule

Unit	Tenant	Floor Area (sq ft)	Term Start Date	Term End Date	Break Date	Passing Rent £per annum	Rent £psf	Comment
10th Floor East	Weber-Stephen Products (UK) Limited	5,719	07/10/2025	06/04/2026		£286,700	£50.13	Rolling tenant break subject to 30 days notice.
9th Floor North	Vacant	5,589				£-	£-	
9th Floor East	Vacant	5,511				£-	£-	
6th, 7th & 8th Floor	Metro Shared Office Space Limited (Lease)	33,711	02/12/2019	01/12/2036	Mutual break should Management Agreement be terminated	£1,140,000	£33.82	The lease is a Joint Venture between the Landlord and Mindspace.
	Mindspace London Limited (Management Agreement)		13/07/2020	12/07/2035	Rolling mutual break subject to 9 months notice.			Income reflects the amount paid to the Landlord (via Metro Shared Office Space Limited) for the financial year 2024.
5th Floor	Vacant	11,446				£-	£-	
4th Floor North	Vacant	5,304				£-	£-	
4th Floor East	Vacant	5,885				£-	£-	
3rd Floor North	Assala Energy UK Limited	11,410	23/02/2018	22/02/2028		£326,312	£56.70	
3rd Floor East	Assala Energy UK Limited		23/01/2019	22/01/2028		£320,633		
2nd Floor North	Vacant	5,580				£-	£-	
2nd Floor East	C E Europe Limited	5,500	21/12/2016	20/12/2026		£319,290	£58.05	
1st Floor Suite 2	Vacant	2,216				£-	£-	
1st Floor Suite 1	Hansen Corporation Europe Limited	3,559	13/05/2025	30/11/2029	13/05/2026	£103,110	£28.97	
Ground Floor	Hansen Corporation Europe Limited	3,351	07/12//2023	30/11/2029		£131,061	£39.11	The passing rent is due to increase to £131,061 on the 07/10/2025.
Ground Floor Café	508 Coffee Ltd							Occupy under a management agreement
Office Sub Total:		104,781				£2,627,106	£25.07	

Tenant Overview



CE Europe Limited (Capcom)

Established in 1979, Capcom is a Japanese video game company, developing a number of critically acclaimed, multi million copy selling game franchises.

The parent company is listed on the Japanese stock exchange (TYO: 9697).

Mindspace

Metro Shared Office Space Limited (Mindspace)

Operating in 25+ cities around the world including London, Miami and Berlin. Mindspace provide premium serviced office accommodation from private office space to a full coworking environment.



Assala Energy UK Limited

Assala Energy is an oil exploration and production company operating predominately out of Gabon.



Weber-Stephen Products (UK) Limited (Weber Inc.)

Established in 1952, Weber Inc. is an American manufacturer of charcoal, gas, and electric outdoor grills with related accessories. It also owns a number of restaurants and has offices in 40+ countries.

HANSEN

Hansen Corporation Europe Limited (Hansen Technologies)

Hansen technologies is a global provider of software and services to the energy & utilities and communications & media industries, operating in more than 80 countries.

The parent company is listed on the Australian stock exchange (ASX:HSN).

THE POTENTIAL

The Potential



Refurbish 41,531 sq ft of vacant offices to materially improve an already attractive initial yield.



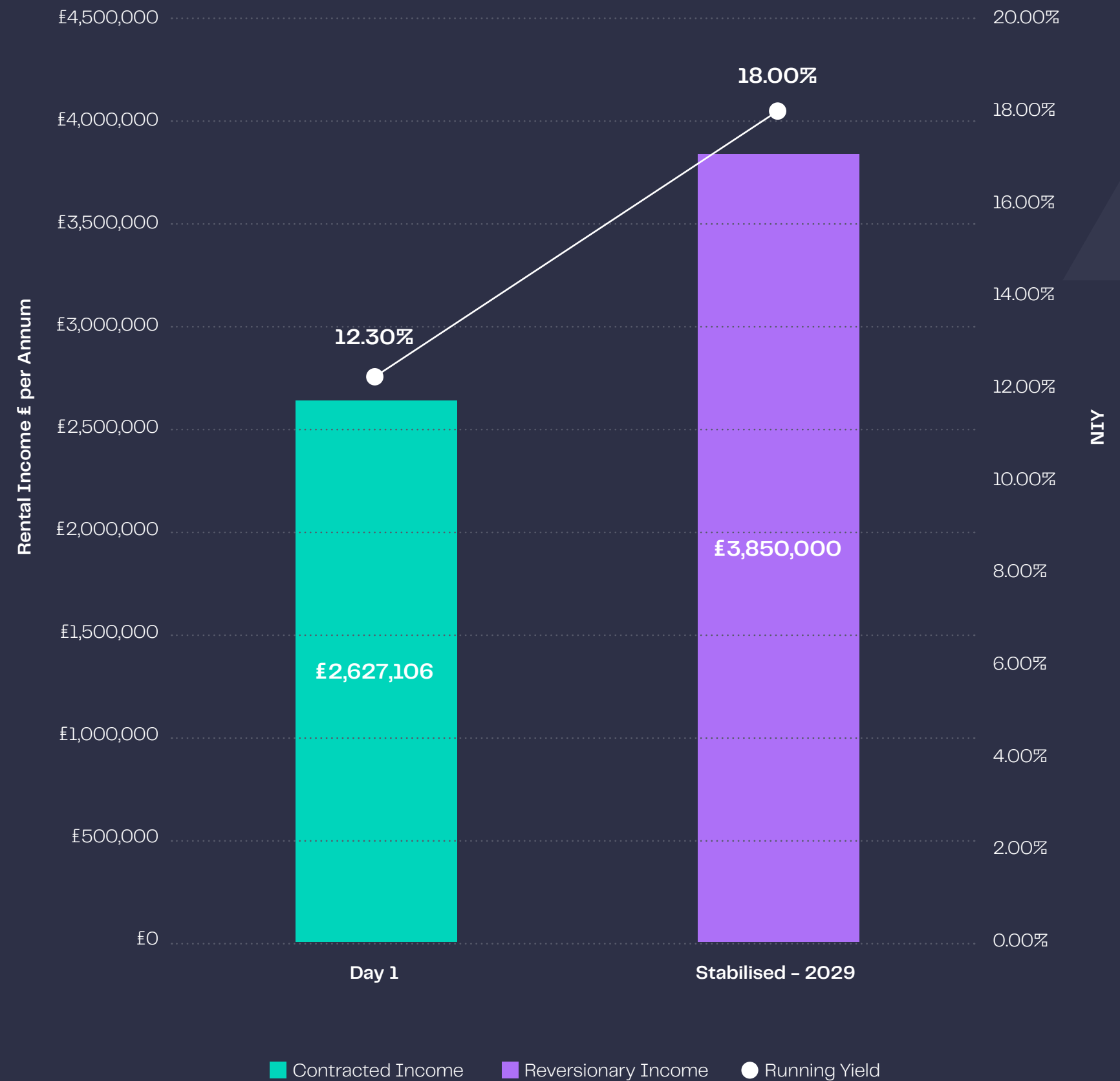
All existing leases outside the Landlord & Tenant 1954 Act, providing the owner with the flexibility to secure vacant possession of the remainder of the building at imminent lease expiries or explore lease regears with existing tenants.



Progress existing feasibility studies and secure planning permission for higher density mixed use scheme.



Scope to commence a full MEP upgrade strategy from day one, improving the ESG credentials and operational efficiency of the building.



Hammersmith Office Market

Compelling market dynamics showing recovery from cyclical market low.

Occupational Market

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113 Live occupier requirements above 2,250 sq ft are considering Hammersmith.
- 

Significant discount. Prime rents in Hammersmith trade at a 56% discount to the average prime West End rent across all submarkets.
- 

Improving take up. 10 comparable deals completed above c.£45 psf within 350m of the property within the last 18 months.

Leasing Comparables

Address	Date	Floor	Area (sq ft)	Tenant	Term (Years)	Rent (£psf)
245, Hammersmith Road, W6	May-25	part 6th	12,700	Insulet International	12	£55.00
	Feb-25	5th	8,388	Mustard Systems	6	£54.00
	Jun-24	5th	5,796	Accor Invest	5	£61.00
	Dec-24	8th	13,753	OF Partners	12	£57.00
The Ark, 201 Talgarth Road, W6	Feb-25	2nd floor	17,581	Thermo Fisher	10	£44.50
	Oct-24	3rd floor	6,960	Qantas	10	£45.00
	Jun-24	3rd floor	1,551	Starlight	5	£50.00
1 Hammersmith Broadway, W6	Nov-24	5th floor	13,302	Frameworks	5	£43.65
The Foundry, 77 Fulham Palace Road, W6	Nov-23	3rd floor	23,412	Closer Still Media	10	£49.50

Investment Market

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The average £psf rate of a transaction since 2022 is c.£400 psf, a c.48% discount to the pre pandemic average of £770 psf.
- 

Great liquidity for larger buildings. Over 35% of transactions in Hammersmith over the past 2 years have been over 75,000 sq ft.
- 

Alternate investor/ developers driving investment liquidity.
- 

In excess of £250 million has traded over the last 2 years.

Investment Transactions

Address	Date	Price	Cap val £psf	NIY	Purchaser
One Lyric Square, W6	Aug-25	£57,920,000	£560	9.07%	Iroko
Forge & Farriers Yard, Fulham Palace Road, W6	Apr-25	£15,000,000	£255	VP	Indigo Scott
Lyric House, 149 Hammersmith Road, W14	Sep-24	£8,800,000	£348	8.67%	Private
The Assembly, 77 Fulham Palace Road, W6	Apr-24	£52,000,000	£230	17.50%	KFIM
Liberty House, 76 & 80 Hammersmith Road, W6	Jun-23	£50,500,000	£562	VP	McAleer & Rushe

Development Potential

EPR Architects and Alchemy Asset Management have carried out two feasibility studies, both identifying the potential to substantially increase massing of the building through either full redevelopment or partial infill.

2019 Office Feasibility Study

This study was informed by three pre-application meetings with Hammersmith & Fulham. The proposed schemes focused on office use with ancillary retail, integrating with the podium's public space. The feasibility study explored options to increase massing up to 362,000 sq ft—a 345% uplift.

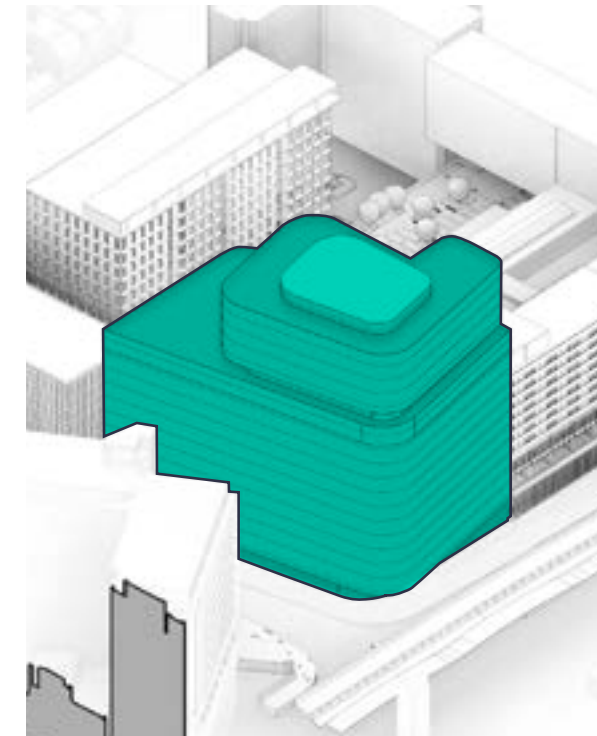
Both the study and the written pre-app responses are available on the data site.

2024 Mixed Use Feasibility

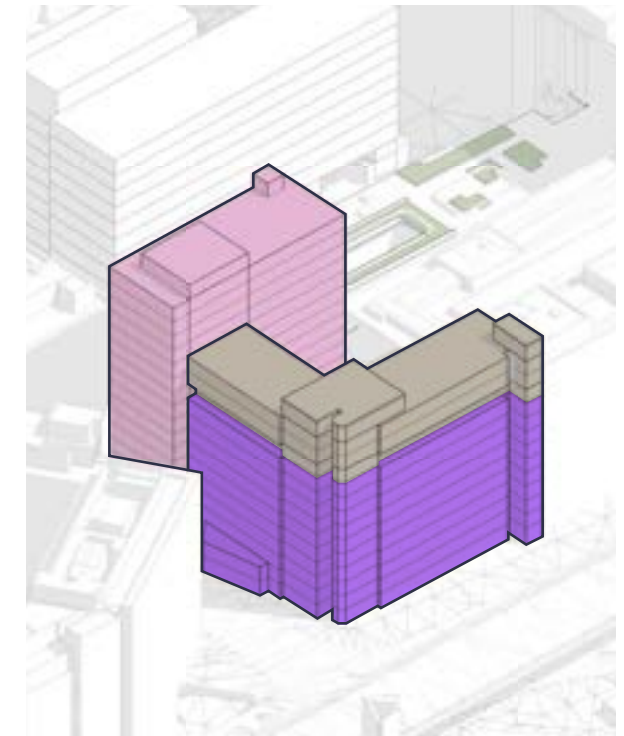
A subsequent study for a high density, mixed use, infill scheme was carried out in 2024. This scheme shifted from the wholesale redevelopment proposed in a 2019 pre-app to a strategy focused on retaining much of the existing structure while optimising the site's potential. Two options were explored and have been discussed Hammersmith Council:

- Option 1 proposes a retrofit and upward extension of the current office space with student housing is delivered via new build. Increasing massing by 87,697 sq ft.
- Option 2 involves a new office building with student housing being delivered through a conversion of the existing building. Increasing massing by 90,797 sq ft.

Office scheme – wholesale redevelopment



Infill scheme



- New build living accommodation
- Office Extension
- Retention of existing
- Office Redevelopment

All information contained in the drawings are approximate based on a design stage model and may not reflect the final as-built areas achievable on the project.

Planning

Daniel Watney have provided a detailed note setting out the key planning considerations relevant to the repositioning of the building. Their note states the following:

- Current Planning policy is supportive of additional floorspace through either retrofit and extension, or redevelopment of the building.
- Planning officers have not raised issue with the principle of additional floorspace for this building during the pre-application processes in 2019 and 2024.
- The current planning policies also support the mixed use enhancement, or intensification of employment sites where they are underutilised, subject to the satisfactory retention of or replacement of employment use.
- Approximately 40% of the building is currently vacant and this will form part of the evidence that will be needed to justify a reduction in employment floorspace.
- The case could be made for the introduction of housing, co-living, student and hotel accommodation as part of a mixed- use scheme.



Further Information

Planning

The property is situated within the London Borough of Hammersmith & Fulham. The property is not listed or within a Conservation Area.

Dataroom

Access to an online dataroom containing further information is available on request.

VAT

The property has been elected for the purposes of Value Added Tax and will be treated as TOGC.

EPC

The property has an Energy Performance Certificate (EPC) rating of D.

Further information is located within the dataroom.

Proposal

On behalf of Fixed Charge Receivers, we are instructed to seek offers in excess of **£20,000,000** for the freehold and long leasehold interests, subject to contract and exclusive of VAT. This reflects a **capital value per sq ft of £190 and a NIY of 12.30%** assuming purchasers costs of 6.80%.

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