

**1st QUARTER 2019** Welcome to the first update of 2019, giving you an up-to-date view of commercial property in West London. Featured in this issue: the Market Summary, Take-Up, Planning Consent for London Olympia & Hammersmith Town Hall and the launch of One Ariel Way, White City

market update Q1

## MARKET SUMMARY

### TAKE-UP

#### In HAMMERSMITH & FULHAM



Gweneth Paltrow in R & R

Ralph & Russo

Office take-up in the Borough was 150,000 sq ft, a good start to the year despite the political uncertainty. **80,000 sq ft** of this take up was for replacement Council offices. They are decanting from the old Town Hall extension in King Street before it is demolished to make way for the new Town Hall redevelopment that was consented this quarter. The Council took **25,000 sq ft** at Frost Meadowcroft client, *Westbrook & Stone Real Estate's Clockwork Building* in Ravenscourt Park (which is now fully let), **8,300 sq ft** next door at **41 Beavor Lane** and **46,000 sq ft** at the **Shortlands Building** in Hammersmith Road.

Also in the Borough, fashion company, *Ralph & Russo*, leased **25,000 sq ft** at **Media Works**, one of the redeveloped former *BBC Buildings* in White City and *Navico*, a marine technology company, took **10,600 sq ft** at *Axa IM's Foundry Building* in the **Assembly** in Fulham Palace Road. Frost Meadowcroft client *Vacation Rentals* leased **5,000 sq ft** at **The Triangle** in Hammersmith Grove in Hammersmith town centre.

#### In CHISWICK

*Starbucks* leased **60,000 sq ft** at *Blackstone's Building 7*, **Chiswick Park**. Despite this letting Chiswick supply still increased from **8.4%** to **8.9%** as tenants such as *Ericsson* marketed substantial surplus space in Chiswick Park.

#### In PADDINGTON

The **242,000 sq ft Brunel Building** developed by *Derwent*, is now fully pre-let just prior to completion. *Splunk Services*, which is a US company that produces software for searching, monitoring and analysing machine-generated big data signed for **49,600 sq ft** and *Paymentsense* took **33,000 sq ft**. *Paymentsense* produces payment technology for businesses.

## AT A GLANCE SUPPLY & RENTS WEST OF WEST END

### OFFICE SUPPLY

Down or the same except in **Hammersmith & Fulham** and **Chiswick**.

- **Hammersmith & Fulham** up from 8.3% to 8.7%
- **Kensington & Chelsea** remained at 2.3%
- **Chiswick** up from 8.4% to 8.9%
- **Paddington** down from 5.7% to 4.2%
- **Wandsworth** down from 2.4% to 2.3%

### OFFICE RENTS

- **Hammersmith & Fulham** range from £39.50 to £58.00 per sq ft
- **Chiswick** range from £32.50 to £47.50 per sq ft
- **Paddington** range from £60 to £77 per sq ft
- **Kensington & Chelsea** range from £40 to £70 per sq ft

## Q1 HEADLINES

### ONE ARIEL WAY LAUNCH



This quarter Frost Meadowcroft client, *Unibail Rodamco Westfield (URW)* completed the construction of **One Ariel Way**, a new office building overlooking the new square that forms part of the extension to **Westfield London** on Wood Lane. The new mixed-use scheme features four floors of highly specified office space, two of which are being occupied by *URW*, having relocated from their HQ in **Mid-City Place**, Holborn. Frost Meadowcroft are marketing the top two floors, both of which have roof terraces with panoramic views of White City and London.



Also this quarter *URW* leased one of the **34,000 sq ft Dimco Buildings** to *Broadwicklive*, a festival and venue company, who also run the *Printworks* in Canada Water. The hospitality venue '**Exhibition London**', opening in late 2019, will hold corporate, fashion and music events. The Victorian structure was completed in 1899 and was originally built as an electricity generating station for the London Underground. It was also used as the *Acme Factory* in the 1988 film '*Who Framed Roger Rabbit*'.



# PLANNING CONSENT GRANTED HAMMERSMITH TOWN HALL



CGI of King Street, new square & Hammersmith Town Hall regeneration

The London Borough of Hammersmith & Fulham were granted planning consent this quarter for their transformational plans, which will see the creation of a civic hub at **Hammersmith Town Hall** together with the building of a new mixed-use scheme.

The proposal, which also incorporates the refurbishment and extension of the Grade II listed **Town Hall**, is a joint venture between **A2 Dominion** and the **London Borough of Hammersmith and Fulham**.

Four new buildings reaching eight-storeys in height will be made-up of 204 residential units (including 50% affordable), office space, affordable workspace, retail/restaurant units, cinema and a public plaza. They will sit on land that is currently occupied by the 1970s **Town Hall Extension**, the **Quaker Meeting House** (who will be relocating), **Register Office**, **181-187 King Street** and the former **Cineworld**.

Planning Director, Victoria Bullock said: "The proposals will see the demolition of the ugly and locally derived 1970's **Town Hall Extension**. In its place will be a new civic square which reinstates views of the Grade II Town Hall from King Street.

The civic function of the **Town Hall** will be secured in the long-term through sensitive refurbishment of the existing building and a new

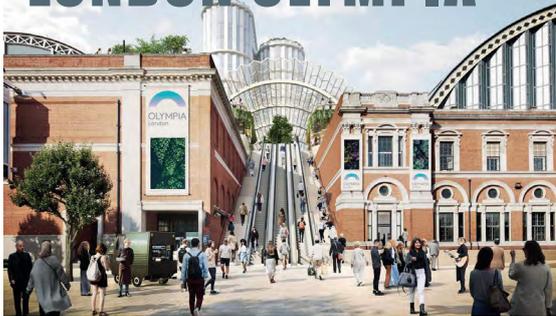
roof extension that can accommodate the modern working requirements of the Council. Hammersmith's new civic hub will be supported by a genuinely mixed-use development that will create a buzz of activity during the day and into the evening with the much sought-after cinema and footfall created by new residents". LBH&F are to move out of their current offices in King Street for a number of years whilst the new mixed use scheme in King Street is developed.

*Frost Meadowcroft* have been advising the Borough on their office elements of the new town hall site. *Frost Meadowcroft* also assisted in the Borough's decant to **The Clockwork Building** in Ravenscourt Park and to **3 Shortlands** in Hammersmith Road whilst the development ensues. The **Clockwork Building** is owned by *Frost Meadowcroft* client's *Westbrook* and *Stone Real Estate*. The **25,000 sq ft** letting to **London Borough of Hammersmith & Fulham** completes the letting programme for this property and it is now fully let. *LBH&F* have also taken **46,000 sq ft** at **3 Shortlands**, owned by *Romulus*.



CGI of glass atrium part of Hammersmith Town Hall regeneration

# The New LONDON OLYMPIA



View looking up from Olympia Way to Sky Garden

*Yoo Capital* and *Deutsche Finance* were granted planning consent in January 2019 to redevelop the iconic 133-year-old **Olympia London** site into an arts, entertainment, events and creative business quarter.

The 14-acre site will include:

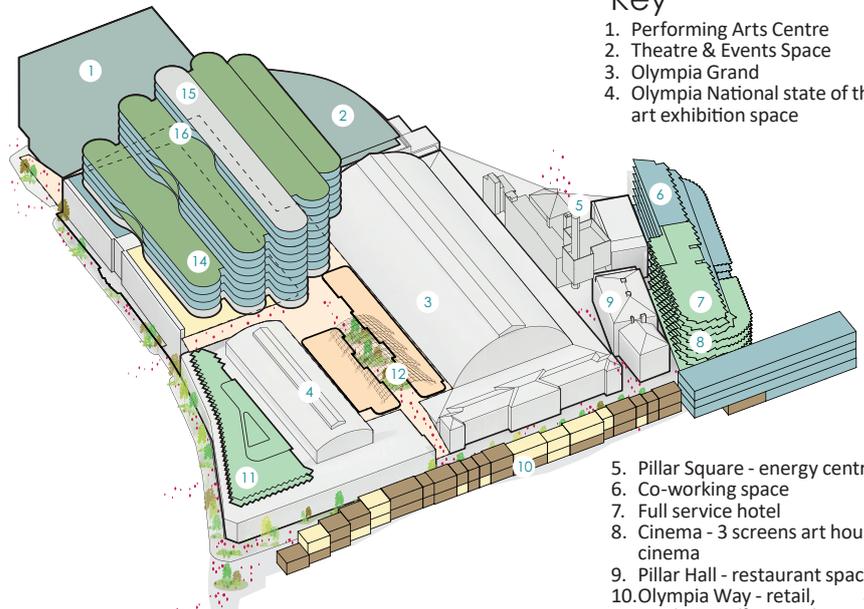
- 1,500 seat theatre
- 1,000 seat performance arts venue
- A three-screen cinema
- Two hotels, restaurants and cafés
- 670,000 sq ft of creative office space
- 2.5 acres of new public space

The £1 billion project will commence Q1 2020 and is scheduled to complete in 2023.

Olympia Way entrance Hammersmith Rd



View of Sky Garden



## Key

1. Performing Arts Centre
2. Theatre & Events Space
3. Olympia Grand
4. Olympia National state of the art exhibition space
5. Pillar Square - energy centre
6. Co-working space
7. Full service hotel
8. Cinema - 3 screens art house cinema
9. Pillar Hall - restaurant space
10. Olympia Way - retail, incubator offices and community centre
11. National Boutique Hotel
12. Sky Garden - 38 food and beverage concepts
13. Olympia Square - 2 acres of rooftop gardens and food markets
14. Olympia logistics centre
- 15.1 Olympia Square - creative offices and conference facilities
16. Public space - route underneath 1 Olympia Square to Hammersmith Road