

227 Shepherd's Bush Road

Hammersmith,
London W6 7AS

Flexible workspace in the heart of Hammersmith

Need
Space?

The NEEDSPACE? difference

Our purpose is to provide the best quality space for our customers at an affordable price.

We own and manage our buildings so that we can achieve this. Our on-site manager is able to respond quickly to any problems but more importantly is here to make your life easier. Whether it be taking your deliveries or booking a meeting room, we are here to help.

Needspace? can offer your business a range of offices, workshops, studios or small industrial units available across our portfolio. Our flexible and easy to understand licence agreement allows you to be with us from 3 months to an eternity. Not only is our licence flexible but so are our workspaces.

Whilst we can provide office furniture our preference is not to. Why? - Because we know that each and every business we serve is different. You can furnish your space to suit your own particular needs, not only that, you can also decorate the unit as you like. All we ask is that you return the space as you found it when you leave - How great is that!

We understand that the biggest concern for every small business is cost so our aim is to provide cost certainty. We guarantee that we will not increase your licence fee in the first 12 months of your stay. Thereafter we will review your licence fee on an annual basis but, here's the thing, we promise that licence fees will only increase at or around inflation so as to avoid any nasty surprises.

Backed by the security of the Wates Group

Needspace? is part of the Wates Group, a family company established in 1897 that has grown into one of the UK's largest construction, development and property services businesses. Wates is one of the most financially secure companies in the construction sector, and with their backing we continue to expand our portfolio of quality business centres throughout Greater London and the South East.



227 Shepherd's Bush Road

227 is located just a few minutes' walk from Hammersmith tube station which is served by the Circle, District, Hammersmith & City and Piccadilly Lines which makes getting around London a doddle. Want to get out of London? Hammersmith is right next to the A4 if you like to drive and only ten stops by tube from Heathrow airport.

The building itself has recently been refurbished to create contemporary air-conditioned workspace with fabulous natural light. All our units benefit from high speed internet access that allows your business immediate plug and play connectivity.

The building is open 24/7 with an on-site manager to support your business during office hours. Other facilities include a welcoming reception, kitchenette, meeting room, cycle racks and shower.

Extensive range of office sizes

Suitable for office teams of 3 + with options to accommodate larger requirements.

24 Hour Access

Access to the building 24 hours a day, 7 days a week. Come and go as you please.

Onsite Centre Manager

Full support to all our clients is provided by our Centre Manager.

Flexible Terms

Our office terms are flexible to suit you. We can offer a short 3 month licence or a 3 year lease - whichever you require.

Fixed Pricing

Once we agree a price, it is fixed for 12 months even if you take a lesser term.

Fully Managed IT Provision

The very best of Managed IT services are available to you and are included in the monthly office fee.



In the area

Hammersmith is an exciting and vibrant area which has benefitted from significant inward investment over the last few years. Whether it be eating and drinking, performing arts or working out at the gym, Hammersmith has it all. If it's retail therapy that you need then where better to go than Westfield London – the largest shopping centre in Europe, just two tube stops away at Shepherd's Bush.



The Hammersmith Apollo This entertainment venue and Grade II listed building hosts an array of events from concerts, variety and stand-up comedy.



PureGym Located just over the road there are over 200 pieces of kit making it perfect for a pre-work, lunchtime or post-work session and they also do a mean sports massage, ouch!



The Lyric Theatre The local theatre is known for its original and ground breaking productions. It's also available to hire for events and there's a bar and grill with a stunning roof garden overlooking Lyric Square.



The Gate A short hop away The Gate serves up vegan & vegetarian gourmet dining which also has a garden terrace open when the weather permits.



The Swan Located opposite the station. This traditional London pub serves seasonal specialities and mouth-watering favourites in time honoured style.

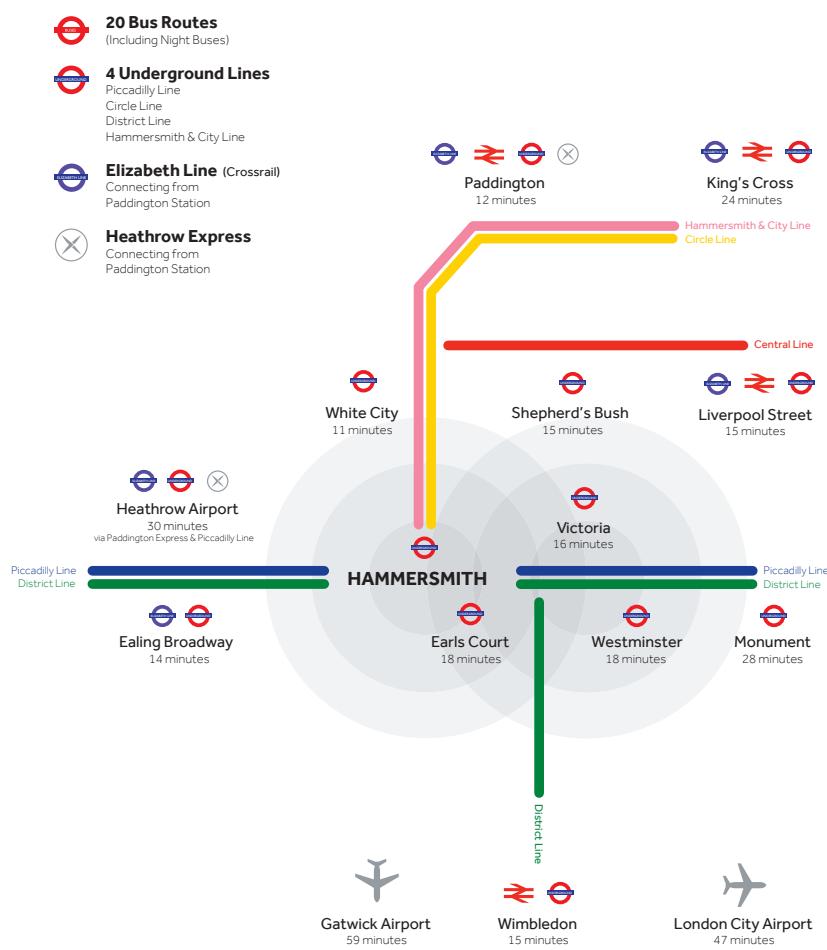


Wagamama One of many chains in the area and located just across the road from the offices, Wagamama serves up a variety of healthy Japanese food including ramens, teppanyaki, curries and salads.



Draft House Our local. This large boozer has a light and airy conservatory and outside seating. It serves up great pub grub including burgers, hot dogs, fish & chips and salads.

Travel & Connectivity



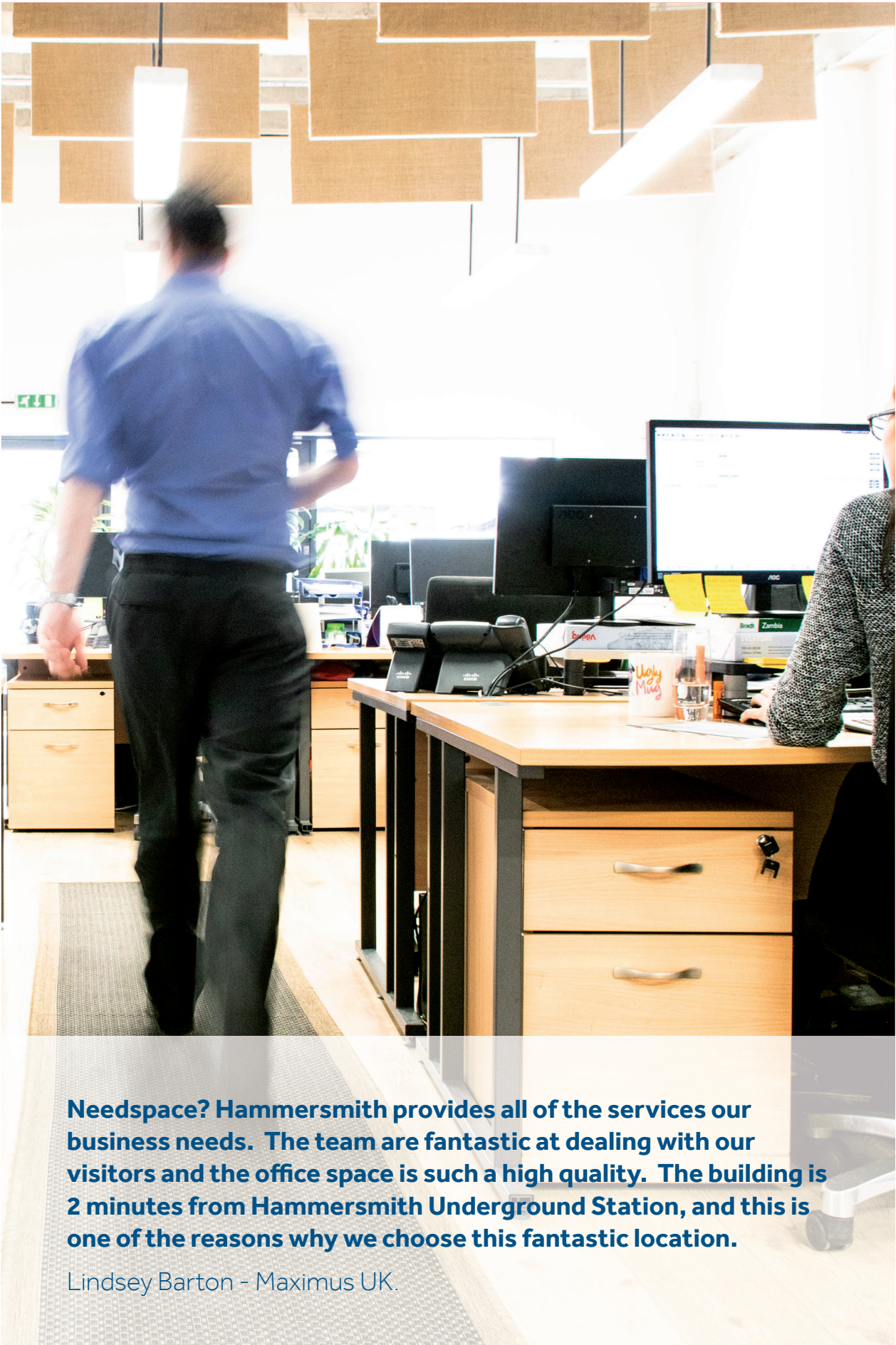
UNDERGROUND
227 Shepherd's Bush Road is positioned within 2 minutes' walk north of Hammersmith London Underground station. The underground lines serving Hammersmith are the District, Piccadilly, Hammersmith & City and Circle.

HAMMERSMITH STATION TO:

Paddington	12 minutes
Piccadilly Circus	19 minutes
Kings Cross St. Pancras	24 minutes
Bank	28 minutes
Liverpool St	15 minutes
Heathrow Airport	30 minutes

BUS
The Hammersmith Broadway bus station (situated adjacent to the Underground station) is one of the largest and busiest bus interchanges in London with 20 bus routes passing through the main interchange providing access throughout London. Seven of the bus routes run 24 hours a day.

ROAD
Hammersmith's road network converges into a gyratory system which is a key element of West London's road infrastructure. 227 Shepherd's Bush Road is located approximately 300m to the north of this system which feeds directly into the M4/A4, providing access to the national motorway network.

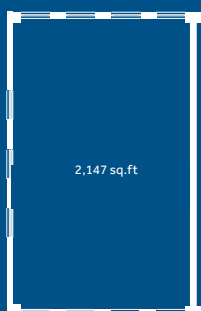


Needspace? Hammersmith provides all of the services our business needs. The team are fantastic at dealing with our visitors and the office space is such a high quality. The building is 2 minutes from Hammersmith Underground Station, and this is one of the reasons why we choose this fantastic location.

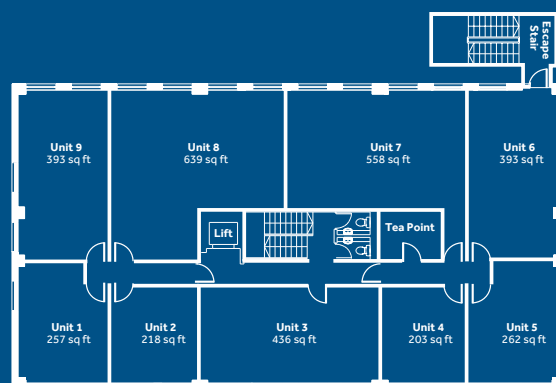
Lindsey Barton - Maximus UK.

227 Shepherd's Bush Road

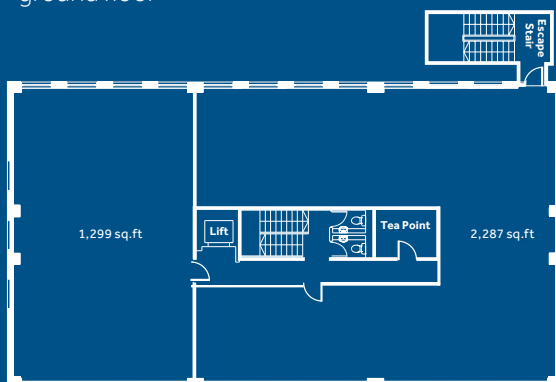
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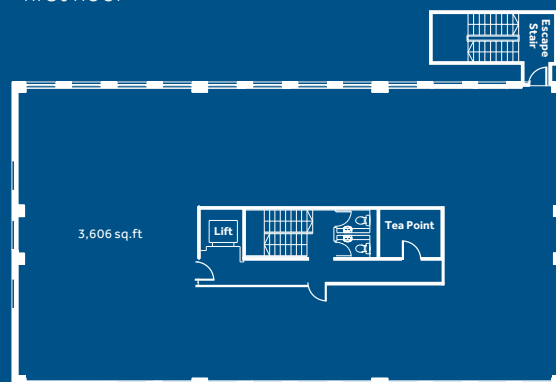
ground floor



first floor



second floor



third floor



Call us on: 020 3142 7000

to discuss requirements or arrange a visit
www.needspace.co.uk
enquiries@needspace.co.uk

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