


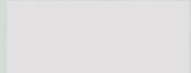
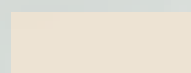
NEW TIMBER YARD

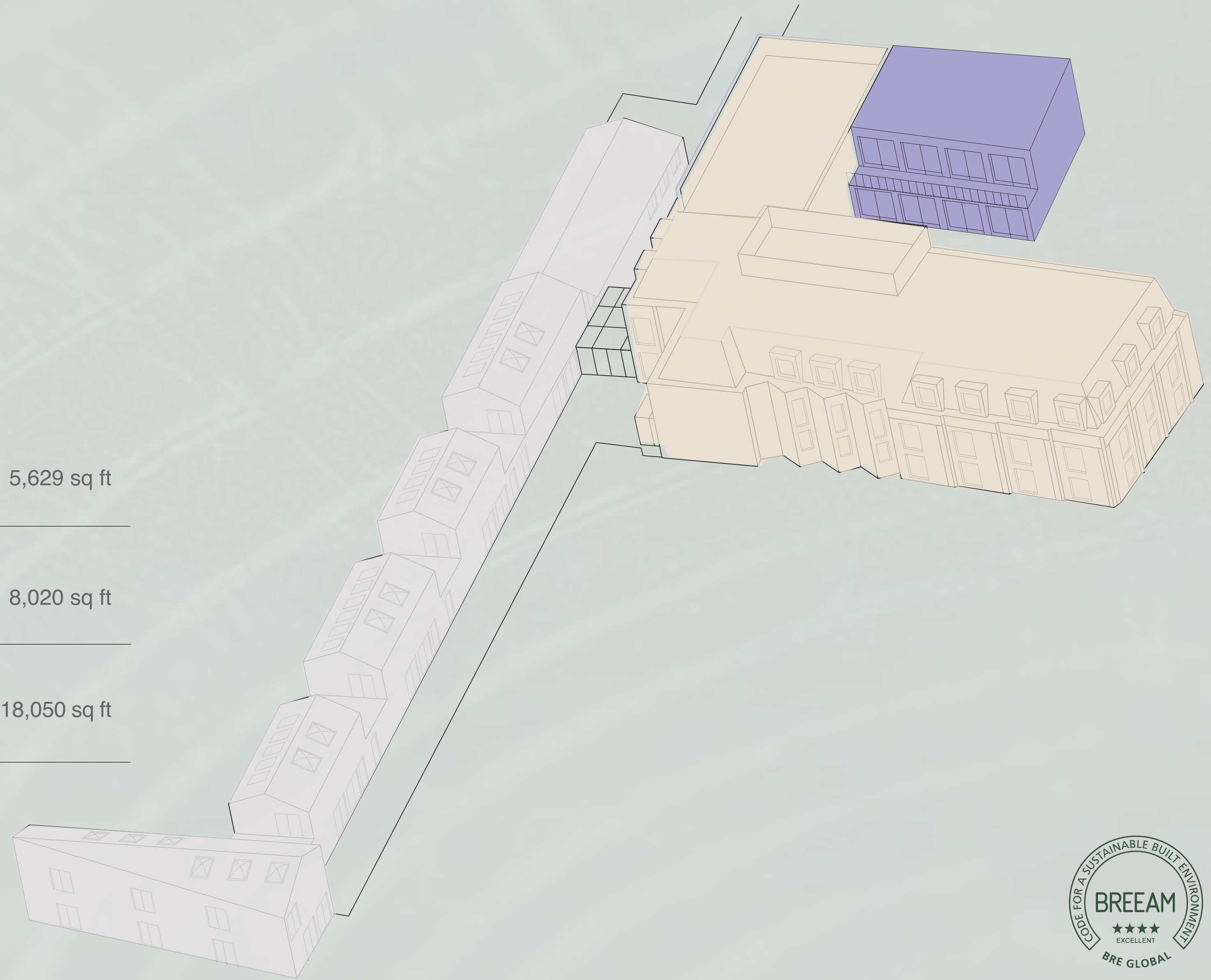
Made



Designed to the highest standard

At New Timber Yard, every detail has been meticulously considered to cultivate an unparalleled office environment, setting it apart from the rest with a communal lounge, meeting areas, landscaped courtyard, indoor and outdoor barista and kitchen facilities, onsite gym and cold therapy baths, bike storage and showers, flexible floor plates and more.

	The Kiln	5,629 sq ft
	The Blade	8,020 sq ft
	The Woodstore	18,050 sq ft



A sustainability driven office campus

Managed-Lite and more

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best, running your business. New Timber Yard has been designed with sustainability at its core, resulting in a highly eco-conscious destination. With EPC A and BREEAM Excellent certificates, it offers an estimated 70% reduction in annual running costs compared to typical commercial new-builds in London.

↘ Size

From 2,070 sq ft - 31,699 sq ft of self-contained floorplates

↘ Price

From £24,495 per month / £142.00 per sq ft per annum

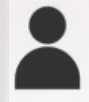
↘ Location

The secure office campus forms a peaceful enclave, discreetly placed in the heart of Hammersmith.



Everything done for you

What's included for you to tailor-make your perfect office



Account Management



Utilities



Facilities Management



Wi-Fi & Technology



Fit-Out



Insurance



Dilapidations



Plant care



Cleaning Services



Health & Safety Management



Hospitality & Catering



Additional Bespoke Services



Floor space options



01

The Kiln

5,629 sq ft

02

The Blade

From 2,070 to 8,020 sq ft

03

The Woodstore

From 2,300 to 18,050 sq ft

01 The Kiln

OFFICE

5,629 sq ft

Floorplates are currently un-fitted.
Within the all-inclusive cost, a
bespoke fit out will be provided.

FIRST FLOOR



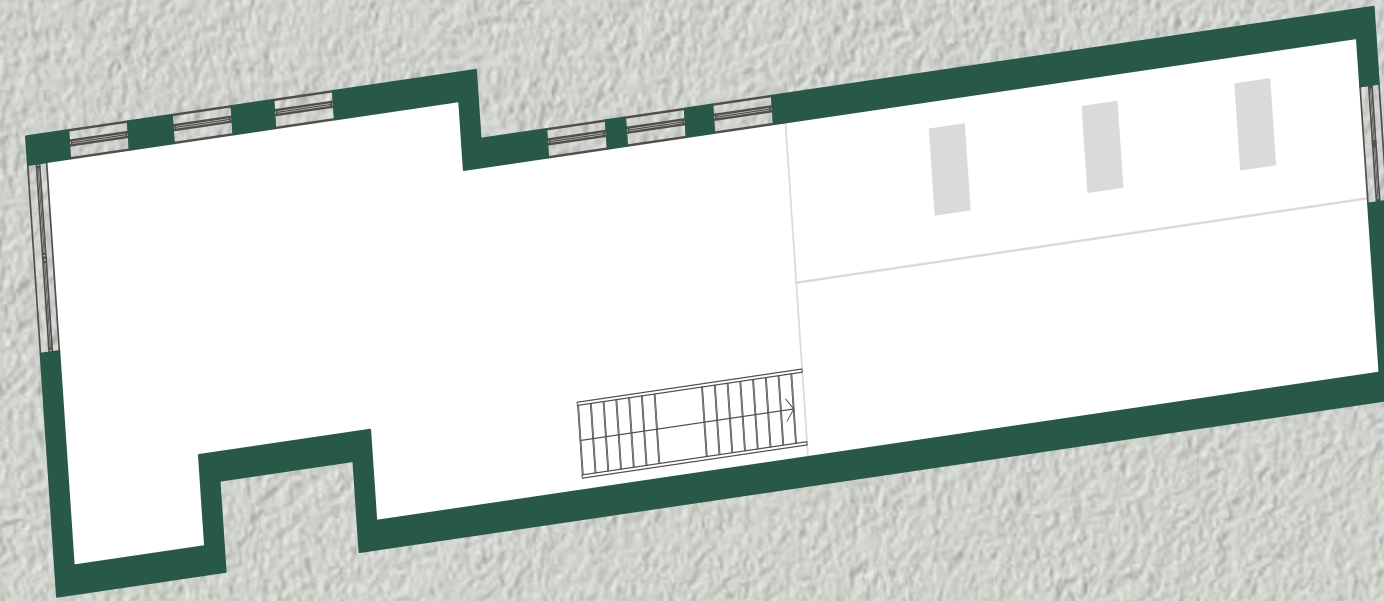
02 The Blade

OFFICE

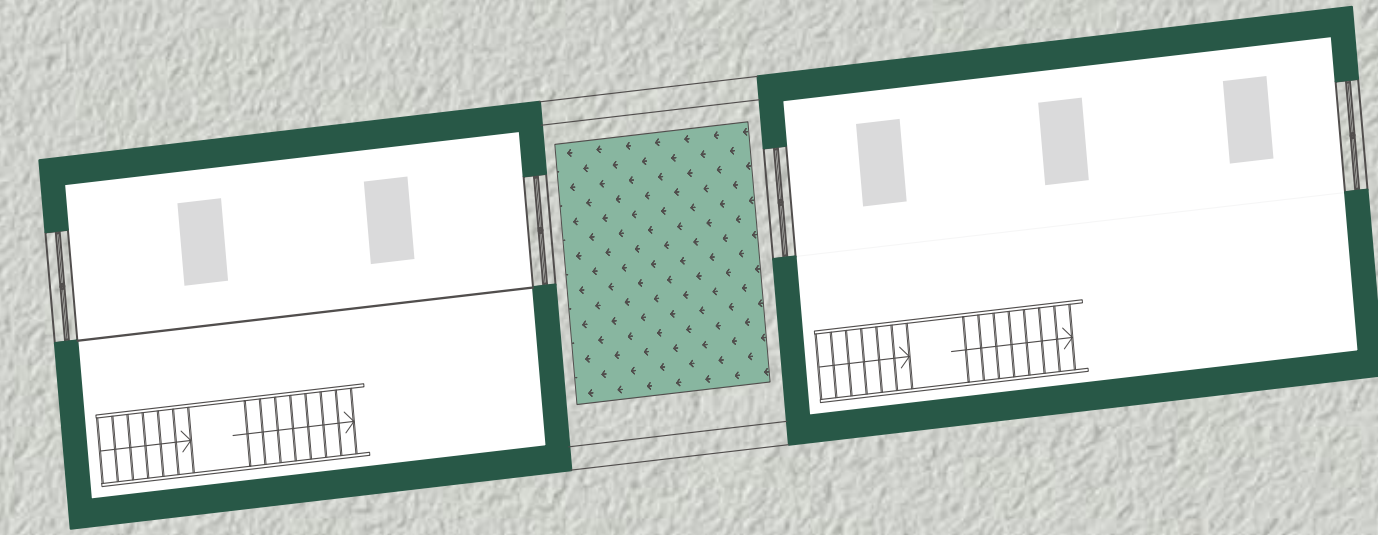
From 2,070
to 8,020 sq ft

Floorplates are currently un-fitted.
Within the all-inclusive cost, a
bespoke fit out will be provided.

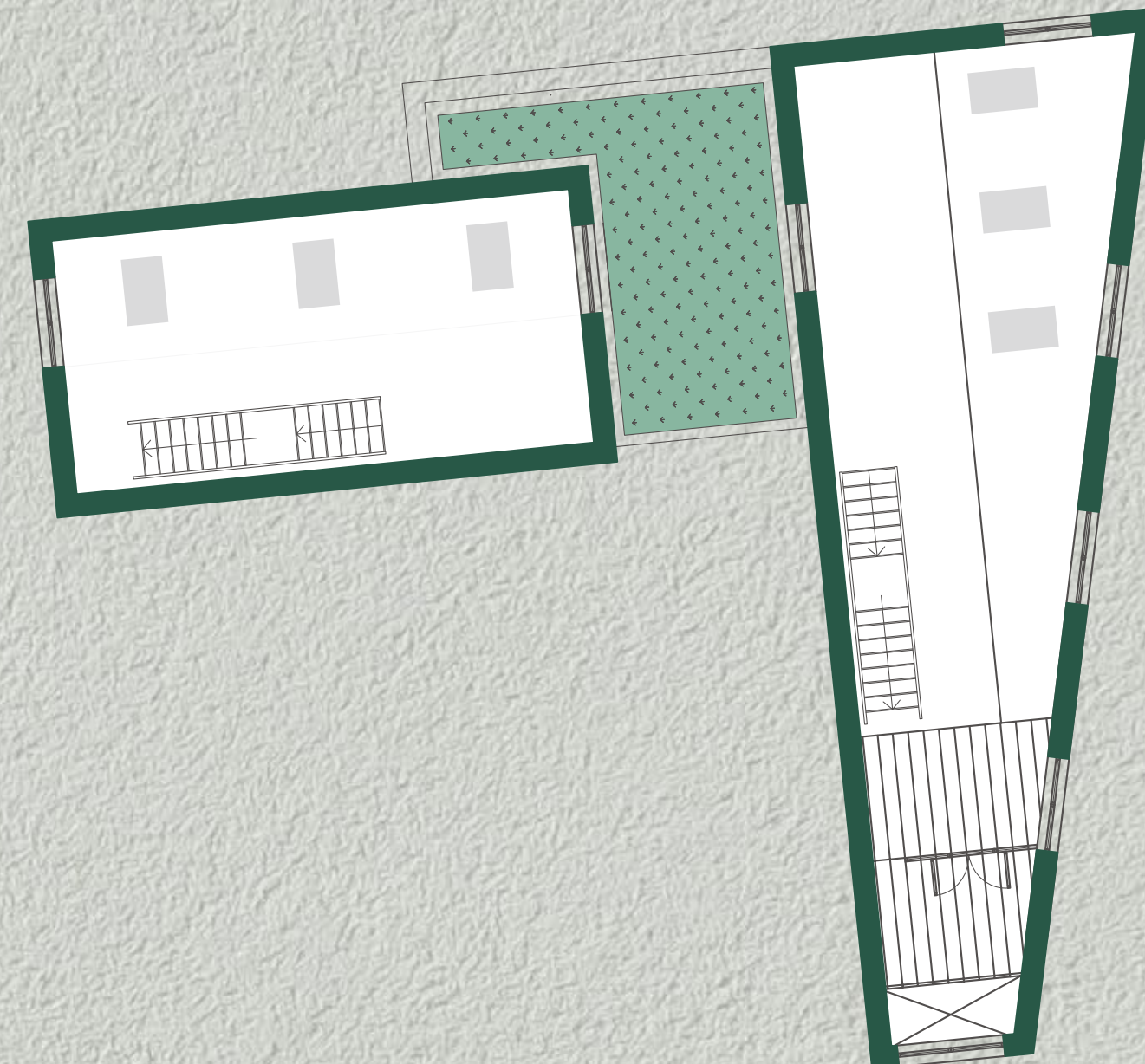
SUITE 1
GROUND FLOOR & FIRST FLOOR
2,650 sq ft



SUITE 2
2,070 sq ft



SUITE 3
3,300 sq ft

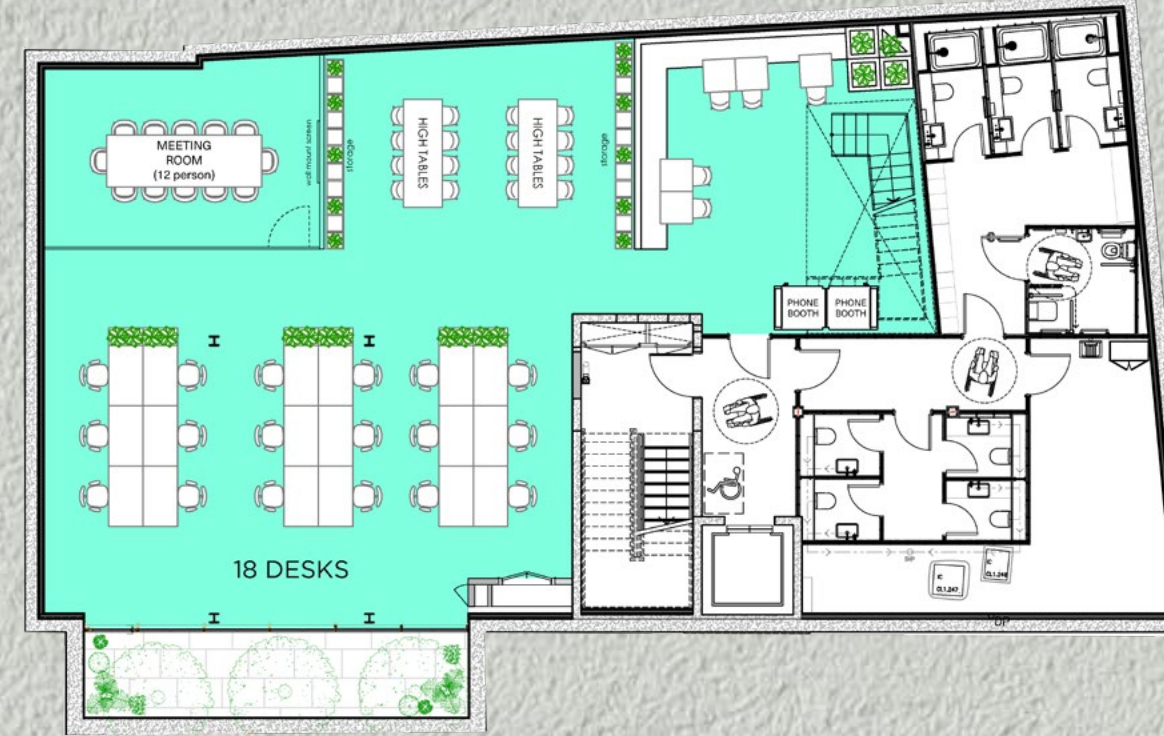


03 The Woodstore

OFFICE From 2,300 to 18,050 sq ft

Floorplates are currently un-fitted.
Within the all-inclusive cost, a
bespoke fit out will be provided.

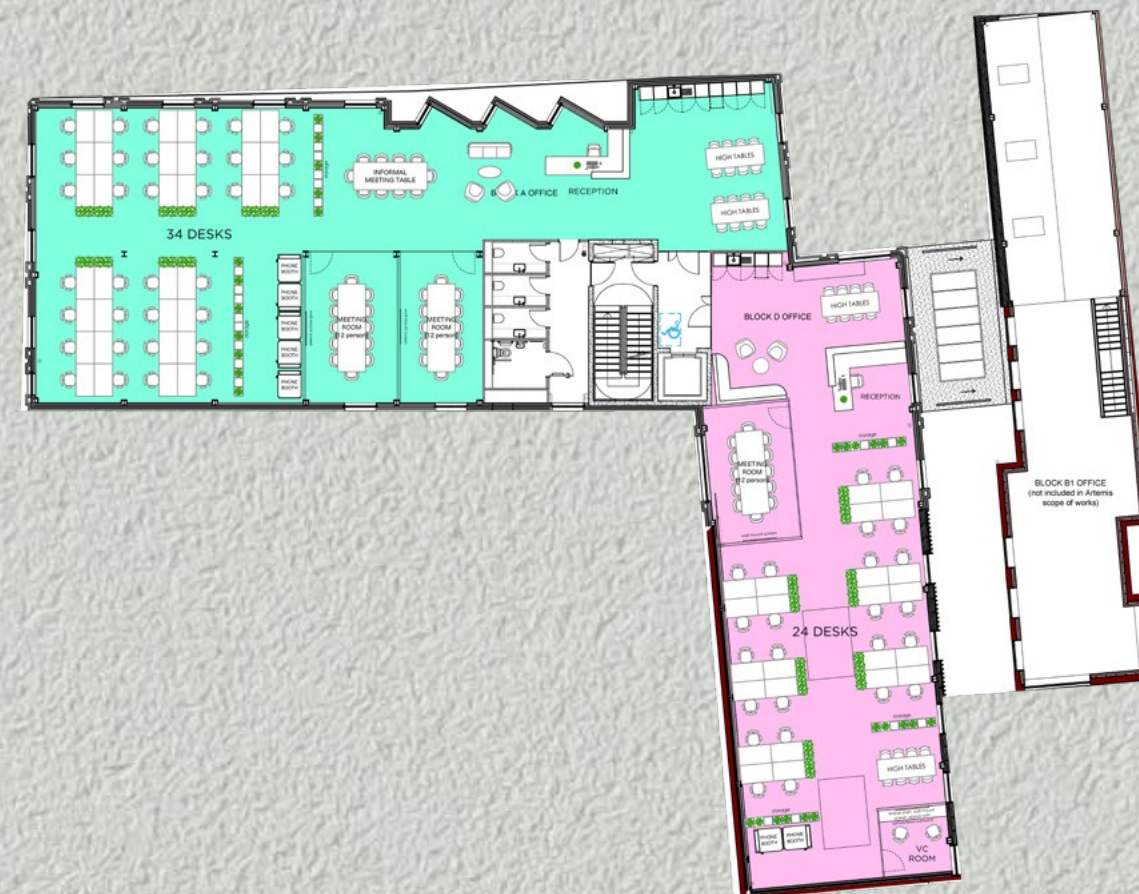
COURT YARD SUITE – LOWER GROUND
2,300 sq ft



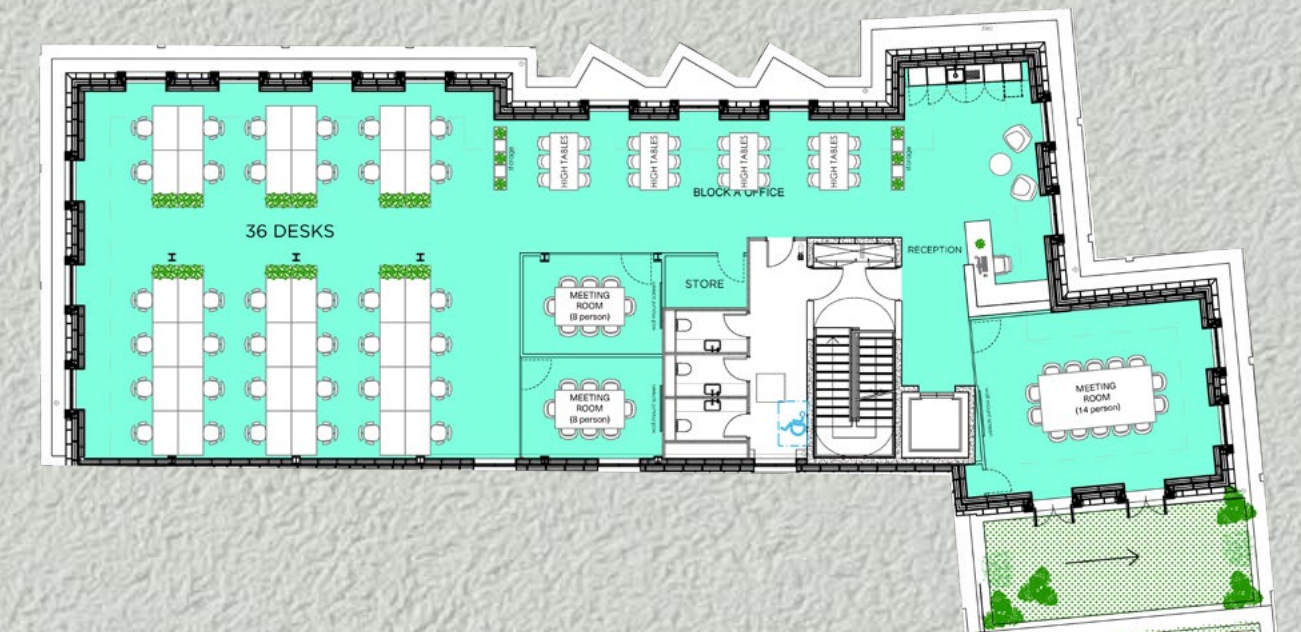
COURT YARD SUITE – GROUND FLOOR
3,450 sq ft



1ST FLOOR
6,050 sq ft



2ND FLOOR
3,350 sq ft

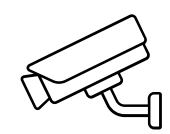




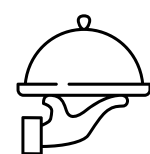
Bespoke your services

A managed office is a fully fitted and furnished workspace, run on your behalf. The amenities available, plus the usual leasing liabilities of rent, rates, services charge, dilapidations and even your initial fit out cost are rolled in to one all-inclusive monthly cost. This provides you with a valuable combination of cost certainty, transparency, speed of set-up and space customisation. A managed office removes the hassle of set-up and ongoing management, leaving you, the occupier, to get on with what you do best, running your business.

Some of our upgraded options



**Security
& CCTV**



Catering



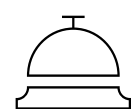
**Bespoke
events**



**Staff
experiences**

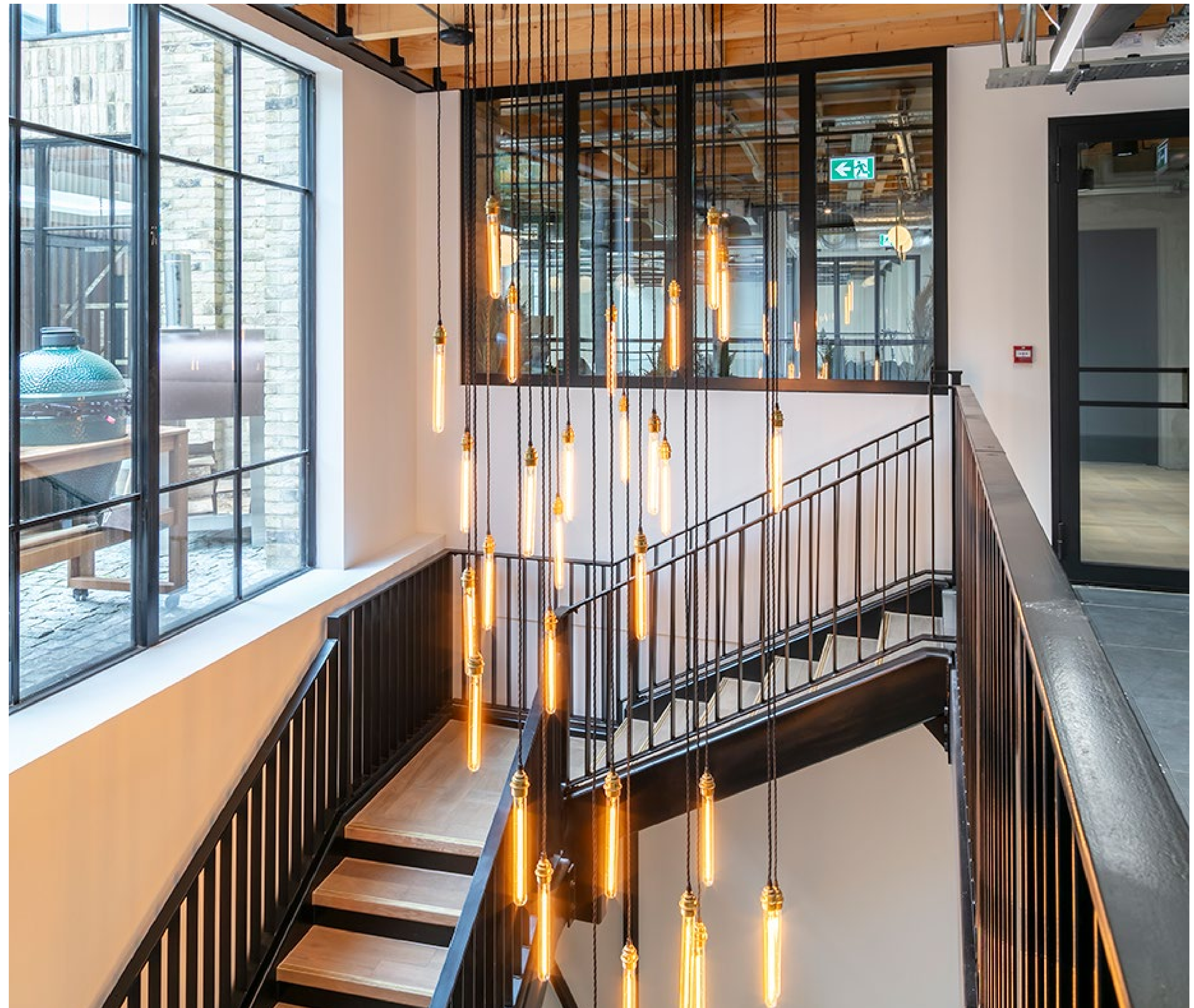


**Staff
Birthday**



**Concierge
services**

and more...





Leasing Structure Options

A tenant either signs a normal lease or in some cases a shorter licence agreement with the landlord. Adjacent to either the lease or licence is a 'Master Services Agreement' (MSA), which details the extent and provision of the managed services. Alternatively they may sign a 'managed lease' (also known as an 'all-inclusive' or 'co-lease'). This option joins all elements of the lease and services into one document and removes the need for a separate MSA.

Refurbishment Financing

If you would like to remove any upfront capex, you can spread the fit-out costs using our third-party financing partner. The financing costs can be offset by tax savings. At the end of your lease, you will have a dilapidations liability, where you will need to return the space to the condition you took it in, we can also cover this within our management agreement on your behalf.

Stamp Duty

Depending on the lease structure agreed you may be required to pay stamp duty. This is a tax applied to standard commercial leases. License agreements are exempt from this. This is due on completion of the lease and your solicitor will take responsibility for collecting this from you.

Payment Structure

This is dependent on your leasing structure. In the case of a 'managed lease', a tenant will make one single payment quarterly in advance that will cover all of their financial obligations associated with their tenancy. If an MSA is needed because of the leasing structure opted for, then a tenant will simply make two quarterly payments in advance to cover these same financial obligations – one to the landlord and one to Made.

Building Service Charge

This is different to the management services offered by Made. The building's Service Charge covers the costs for running the common parts of the building and any amenities outside of your demise. This is reviewed annually and subject to change. Any matters relating to this must be disclosed directly to your landlord. Made aims to support occupiers where possible.

Legal & Professional Costs

Depending on the lease structure agreed you may need to factor in a capex cost for covering legal fees and the fees of your acquiring agent. With a short-form lease these costs are likely to be minimal. If you require support or recommendations on legal professionals, we have a team of preferred suppliers that we can refer.

Deposit

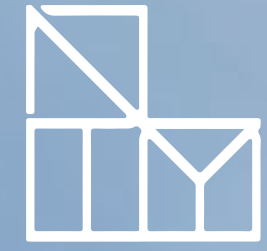
It is likely that there will be a deposit payable to the landlord under the lease agreement. Additionally, Made charges a 2 month services-only deposit which we take on completion of the lease and return to you upon expiry.

Business Rates

Business Rates are a tax payable to the local authority related to the valuation of your building. Should you wish to include this within our management services agreement, then we can arrange to pay these on your behalf. These are reviewed every 5-7 years and we will endeavor to keep you informed of any upcoming rates reviews.

Utilities & Other Services

Costs shown are an estimate and are recharged based on usage. We will always notify you when usage has exceeded standard allowances. We will also have a preliminary 'over-spend' allowance agreed with you that will enable us to respond to emergency maintenance services not typically expected to occur during an occupancy.



NEW TIMBER YARD

Leased by

frost
meadowcroft

Shaun Wolfe
swolfe@frostmeadowcroft.com
07391 632 177

Jack Realey
jrealey@frostmeadowcroft.com
07879 228 991

CBRE

Peter York
peter.york@cbre.com
07880 737 182

Jessica Bodie
Jessica.bodie@cbre.com
07500 977 451

Managed by



Hugo Morrissey
hugo.morrissey@made-re.com
07894229796