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## LEGAL & GENERAL AND MITSUBISHI ESTATE LAUNCH MAJOR HAMMERSMITH OFFICE SCHEME

*With sustainability at heart of its design, the scheme has delivered £28M of social value to local community*

LGIM Real Assets (Legal & General) and Mitsubishi Estate London announce the launch of 245 Hammersmith Road, W6, their new 242,000 sq ft office-based scheme. Creating a vibrant working environment, the development delivers a new standard of office space for the area which will support increased productivity and economic growth.

The building, designed by architects Sheppard Robson, has created a flexible, collaborative space that is built to inspire and connect people both inside and outside the building. With 11 floors in total, five boast more than 27,000 sq ft and will be the largest floorplates in Hammersmith. As part of the launch, Legal & General has already agreed to lease the first and second floors of the building, totalling 28,000 sq ft, to Hana, a new flexible space solution and subsidiary of CBRE Group, Inc.

With sustainability at the heart of its design, the scheme has delivered a total of £28 million of social value to the community, during and following its construction, according to a research project, jointly funded with the BCO. This social value has been delivered by promoting a diverse range of local skills and employment within the borough of Hammersmith and Fulham, creating opportunities for local businesses and social enterprise, enabling a stronger and healthier community, and protecting and improving the surrounding environment.

The design has incorporated new green spaces which will be open to the public. Offering restaurants, retail, a new public plaza and a secluded urban park, this vibrant, high quality public realm will help to transform this area of Hammersmith. The building and its surroundings will form an important part of regenerating the centre of Hammersmith, creating a bold new destination at the heart of this popular urban location.

**Simon Wilkes, Head of Business Space Development, LGIM Real Assets, said:** “245 Hammersmith Road is a bold and game changing scheme for Hammersmith and Fulham which has created millions of pounds of social value. The building has delivered a new standard of office space with unparalleled amenity for occupiers and the local community, including a new plaza and urban parks. The building has extensive shared workspace as part of its inviting entrance area, creating a stimulating workplace which nurtures wellbeing and looks to inspire and connect its future occupiers, as well as the whole community who can enjoy the large green spaces.

“We are delighted that we are able to welcome Hana to the building and are excited to announce more new occupiers in the near future with a number of the other floors already under offer.”



**Yuichiro Shioda, Managing Director & CEO of Mitsubishi Estate London Limited, the London based wholly owned subsidiary of Japan's leading developer Mitsubishi Estate, said:** "It is always gratifying to deliver a finished new building and, in 245 Hammersmith Road, we have created something that makes a positive contribution to both the local occupier market and the local community.

This is our third project with Legal & General, with whom we enjoy a healthy and productive relationship and look forward to further future collaboration as we continue to increase our foothold in the London market."

**Andrew Kupiec, CEO of Hana, said:** "Hana is thrilled to bring our unique flexible space solution to 245 Hammersmith in partnership with Legal & General and Mitsubishi Estate. 245 Hammersmith is a perfect fit for Hana's welcoming and sophisticated flexible workspace befitting high-growth and enterprise companies."

**Ends -**

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**Notes to editors**

**LGIM Real Assets**

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order to future proof its investments, the business continues to lead the industry in ESG performance, considering all environmental, social and governance issues at asset level as well as portfolio level.

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