

Ealing Cross, Uxbridge Road, Ealing W5 – Example Buildings with Roof Terraces

Address	Year built	Size	Terraces	Comments
245 Hammersmith Road, Hammersmith 	2019	242,000 sq ft 1 st -11 th floors	Terraces on 9 th , 10 th and 11 th floors. (10 th floor terrace pt private and pt communal)	Private terraces on upper 3 floors which let first at record rents and ahead of the competition. Large communal areas at ground floor with café. Communal terrace on 10th floor. Enhanced public realm to rear of the building with landscaping and seating.
10 Hammersmith Grove, Hammersmith 	2013	119,868 sq ft Gd-8 th floors	Terraces on the 4 th and 7 th floors	Floors with terraces let first at premium rents and the building was fully let within 12 months of practical completion ahead of the competition. Additional ground floor retail amenities and improved public realm.
12 Hammersmith Grove, Hammersmith 	2016	171,549 sq ft Gd-10 th floors	Terraces/Winter Gardens on all upper floors	Second phase of office development with greater emphasis on terraces and outdoor space. Multi-let at premium rents ahead of the competition.
Waterfront, Hammersmith Embankment, Hammersmith 	2001	109,560 sq ft Gd-5 th floors	5 th floor terrace	Refurbished offices with upgraded terraces and communal facilities. Top floors with terraces commanded a premium rent.
Frameworks, 2 Sheen Road, Richmond 	2022	19,128 sq ft Gd-4 th floors	Roof terraces on 2 nd , 3 rd and 4 th floors.	All either let or under offer ahead of practical completion at record rents ahead of the competition.

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Assembly Rooms, 1 Werter Road, Putney 	2021	24,100 sq ft Gd-3 rd floors	Extensive 4th floor communal roof terrace	Building under offer to confidential occupier who specifically required a self contained building with terrace.
Space Woking 	2019	80,000 sq ft Grd-7 th floors	Private terrace on 7th floor	6 TH /7 TH Floors let together to occupier who was attracted to building as a result of terrace and let at new record rent for the town.
255 High Street, Guildford 	2019	40,000 1 ST -5 TH Floors	Private terraces on 1 st and 5 th floors	Whole building either let or under offer with 5 th floor being first letting.
Station Hill, Reading 	Under construction. Completion Q1 2024	270,159 sq ft Gd-15 th floors	Private terrace on 7 th floor and communal terrace and café on 15 th floor	Largest speculative development in the South East with extensive terraces, communal areas and café and extensive public realm.