

Lyric

OFFICE SPACE INFORMATION PACK



INTRODUCTION

The Lyric Hammersmith Theatre building is a busy hub of creativity. Not only does it contain the Lyric artistic, production, commercial, administration and young people teams, it is also home to other organisations who work in the creative industries, including our partner organisations, including Dance West, New English Ballet Theatre and Triborough Music Hub and other organisations working in casting and film.

We would like to invite like-minded organisations who are looking for a new home in the heart of Hammersmith to join our community.

ABOUT THE LYRIC

The Lyric Hammersmith Theatre is one of the UK's leading producing theatres; creating world class theatre from the heart of Hammersmith, the theatre's home for more than a hundred and twenty years.

The Lyric has been responsible for creating some of the UK's most adventurous and acclaimed theatrical work. Past productions include the first productions of Harold Pinter's *The Birthday Party* (1958) and Michael Frayn's *Noises Off* (1982), the Olivier award-winning revival of Sarah Kane's *Blasted* (2009) and the triumphant *Bugsy Malone* (2015).

The inaugural season from Artistic Director Rachel O'Riordan begins in September 2019 with a new adaptation of *A Doll's House* by Tanika Gupta. Other productions in the season include an international collaboration with David Greig's *Solaris*, major new revivals of Mike Bartlett's *Love, Love, Love* and Martin McDonagh's *The Beauty Queen of Leenane* and Nobel laureate Seamus Heaney's bold translation of Sophocles' *Antigone: The Burial at Thebes*.

At the heart of the Lyric is a commitment to young people's creativity. The theatre has a national reputation for its ground breaking work to forge pathways into the arts for young talent from all backgrounds, helping to diversify our industry. The theatre is home to an innovative partnership of arts organisations who work together to deliver life-changing creative opportunities for thousands of young West Londoners.

The Lyric is a registered charity and a company limited by guarantee. As such, we are overseen by a non-executive Board of Directors which is chaired by Lisa Burger. The Board delegate day-to-day management of the theatre to its Executive Team: Rachel O'Riordan (Artistic Director and Joint CEO) and Sian Alexander (Executive Director, Joint CEO and Company Secretary). We have a talented and dedicated team of around 50 permanent staff, and employ numerous freelance artists, practitioners and casual staff.

THE BUILDING: PAST, PRESENT & FUTURE

The Lyric is located in central Hammersmith in the London Borough of Hammersmith & Fulham.

The theatre has an extraordinary history. It was designed by the world-renowned Victorian theatre architect, Frank Matcham, and originally opened in 1895 on a different site from the one it stands on today. In 1972, the original building was scheduled for demolition to make way for a new shopping and housing complex. There was a huge public outcry and, at the final hour, the local council saved the theatre by instructing that the Lyric could only be pulled down by the developers if Matcham's exquisite plasterwork was preserved and recreated in a new theatre above the Kings Mall Shopping Centre. The Lyric Hammersmith Theatre was officially opened in 1979 by the Queen. The Matcham plasterwork had been painstakingly reconstructed in a new Victorian-style 590 seat auditorium and a modern black-box 110 seat studio was added to the building at the same time.

In 2004, the Lyric was redeveloped again with funding from the National Lottery and a public fundraising appeal. The £2m project was designed by the internationally acclaimed architect, Rick Mather.

In April 2015 the theatre entered a new and exciting phase of its history. After nearly a decade of planning, fundraising and building, we opened the doors to a new Lyric, again designed by Rick Mather Architects, which includes a major extension to the West. The Reuben Foundation Wing added two floors of facilities aimed at expanding the Lyric's work with young people, emerging and professional artists.

Externally the building has been re-rendered and a nine metre high neon sculpture designed by the artist David Batchelor, which is based on plasterwork detail from the Victorian auditorium, has been installed on the East Elevation. Internally the existing building has also been refurbished including the redesign of the theatre's café and bar and installation of new environmentally friendly heating and lighting systems as well as a green sedum roof.

In the Summer of 2018 the Lyric completed a refurbishment of both its Main House auditorium and Studio Theatre.

The Lyric has a proven commitment to environmental sustainability and was one of the first theatres in the UK to announce be awarded the maximum five stars under the Julie's Bicycle Creative Green Certification Scheme. The new building was awarded a BREEAM rating of 'Excellent' – the Government's kitemark for sustainability in new and refurbished buildings.

THE SPACES

We currently have office spaces available which can accommodate from one to seven desks. We also have an abundance of common spaces in our foyers, bar, café and Roof Garden for impromptu meetings or breakout sessions.

Furthermore, we have a wide variety of spaces for hire which include our cinema, music practice rooms, rehearsal rooms, meeting rooms, studio theatre, dance studio, recording

suite and film and TV recording studio. This means we are able to offer our community, not only a great daily working space, but a reduced rate on other exciting spaces in our building.

Spaces available to rent:

Office One

A large space which is flooded with natural daylight. Measuring a total of 296 sq. feet (8.5ft x 34ft). This space is bright, warm and welcoming with a small storage cupboard and access to a small kitchenette. This space can comfortably hold seven desks and can be occupied separately or in conjunction with Office Two, due to their close proximity. Available now.

Office Two

A space which could hold up to three desks, this office also benefits from good natural light and access to a kitchenette. Measuring a total of 113 sq. feet (13ft x 9ft). This space can be occupied separately or in conjunction with Office One, due to their close proximity. Alternately this space is also well suited to be used as a large storage area or meeting room. Available now.

Office Three

Our largest space measuring a total of 318 sq. feet (40.5ft x 8ft) and lies close to the Main House and the heart of our theatre activity. Can accommodate up to five desks. Available Now.

Office Four

Measuring a total of 125.5 sq. feet this space is on the same level as the foyer and Lyric Bar & Grill. It has built in storage cupboards and natural light is provided through the ceiling skylight and it has built in desk surfaces that could accommodate four workstations. Available from January 2020.

Prices range from £850 to £1,900 per month.
Discounts available for multiple space use.

All spaces are offered unfurnished, however some furniture may be available upon request.

FACILITIES

Kitchen

Some of our spaces have access to shared staff kitchens with fridges and hot and cold water.

Internet and Telephones

All of our public spaces have access to WiFi which is available to all building users. We can also help tenants facilitate the installation of dedicated internet and phone lines.

Access

The Lyric is fully equipped with lifts to all levels of the building, this means that the majority of our spaces have step free access.

Building Operating Times

The building is open from 8.30am Monday to Saturday (excluding bank holidays) and shuts between 9pm and midnight.

Access outside of these times can be arranged in advance for ad hoc needs.

Reception and Post Handling

Our ground floor box office team also act as the first point of contact for visitors to the building and can notify tenants when guests arrive.

They also sort incoming mail for all the organisations in the building so tenants can collect their mail from the box office. Larger deliveries such as small and medium packages can also be addressed for the care of the box office team and tenants will be notified by email when these arrive.

Toilet Facilities

The Lyric has a range of toilet facilities available including all-gender, gender specific and private accessible toilets in our café, foyer, on the Stalls level, on our balcony level near the Creative space, and a 'Changing Places' toilet in the Reuben Foundation Wing. We also have a baby change facility and accessible toilet on our first floor near the entrance to the Reuben Foundation Wing.

Catering

With in-house catering provided by our bar and café teams we are able to accommodate a wide range of catering needs for meeting and functions, as well as sit in and grab and go food and drink.

A discount in our Bar & Grill and Cafe is provided for our tenants and their staff.

In addition to this we also have the Bar and Grill and Lyric Café that are open to all building users and can also be great spaces for meetings.

Waste

The Lyric is fully committed to reducing its impact on the environment and we include "environmentally friendly" within our mission and one of our Key Business Aims is to continue to reduce the theatre's long term impact on the environment and become a model of best practice for other cultural organisations nationally. Our building is highly energy efficient, all waste in the building is recycled with nothing going to landfill and we provide access to fresh filtered water points around the building.

What is included?

All rents include all power, water, basic cleaning and waste disposal and business rates.

TRANSPORT

All of Hammersmith's Underground lines (District, Piccadilly, Circle and Hammersmith and City) have good wheelchair access. We are about 200 yards from all tube stations and the Broadway bus station with level access along the route.

The nearest disabled parking spaces to the Lyric are in the King's Mall shopping centre car park on Level 6 and 7. Leave the carpark by the Beadon Road exit and turn right, Lyric Square is a short walk from there.

DIMENSIONS AND AVAILABILITY

Spaces	Space Dimensions	Square footage	No. Desks	Kitchenette	Storage	Available from
Office One	8.53 x 34.78	296.67 sq. ft.	7	Shared	Separate cupboard	Immediately
Office Two	12.86 x 8.86	113.94 sq. ft.	3	Shared	X	Immediately
Office Three	40.68 x 7.84	318.93 sq. ft.	5	X	X	Immediately
Office Four	Not square room	125.48 sq. ft.	4	X	Built in cupboards	January 2020

FURTHER INFORMATION

For more information and to arrange a visit please contact:

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