

Lyric

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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 meter 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 kite-mark for sustainability in new and refurbished buildings.

THE SPACES

The Lyric Theatre is home to a number of office spaces which are available to rent to businesses and organisations. Our office spaces can accommodate a range of occupant sizes from single desk to seven desk use. Office occupants are free to utilise the abundance of common use spaces within The Lyric from our foyers, the Bar & Grill, Lyric Café and our Roof Garden which can all be used for impromptu meetings or for breakout sessions.

As well as office space our occupants have the opportunity to make use of the additional facilities within The Lyric including meeting rooms and our in house cinema which is perfect for larger presentations. The Lyric is also equipped with music practice rooms, rehearsal rooms, studio theatre, dance studio, recording suite and a film and TV recording studio. All of these spaces are available to our office occupants at a reduced rate.

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. The office has use of its own storage cupboard and access to a kitchenette. Comfortably holding seven desks it is perfect for sole occupancy, or in conjunction with Office Two (below) due to their close proximity.

Available: **Now**

Office Two

Measuring a total of 113 sq. feet (13ft x 9ft), natural light and access to a kitchenette this three desk office is ideal for smaller businesses or for use as a second space together with Office One. The office is also well suited as a dedicated meeting room or large storage area.

Available: **Now**

Office Three

The largest of all of our office spaces measuring a total of 318 sq. feet (40.5ft x 8ft) and can accommodate up to five desks. This space lies close to the Main House and is in the heart of our theatre activity.

Available: **Occupied**

Office Four

Measuring a total of 125.5 sq. feet this space is situated on the same level as the foyer area and the Lyric Bar & Grill. The space has built in storage cupboards and an abundance of natural light. With built in desk surfaces this office space is perfect for those looking for up to four workstations.

Available: **January 2020**

Prices: From £850 to £1,900 per month

Discounts available for multiple space rental

DIMENSIONS

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	Occupied
Office Four	Not square room	125.48 sq. ft.	4	X	Built in cupboards	January 2020

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

FACILITIES

Kitchen

Many of our spaces have access to shared kitchenettes which are fitted with cupboard spaces, a fridge and hot and cold water.

Internet and Telephones

All of our public spaces have access to Wi-Fi which is available to all building users. We can also assist occupants to facilitate the installation of dedicated internet and phone lines.

Access

The Lyric is fully equipped with lifts to all levels of the building with the majority of our spaces having step free access from street level.

Building Operating Times

The building is open from 8.30am Monday to Saturday (excluding bank holidays) and closes between 10pm and midnight depending on program of events.

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

Reception and Post Handing

Our ground floor Box Office team are the first point of contact for visitors to the building and are there to help notify our occupants should any of their guests arrive.

Incoming mail for office occupants can also be collected from the Box Office team. Larger deliveries can be addressed for the care of the Box Office team and occupants will be notified upon their arrival.

Toilet Facilities

The Lyric has a range of toilet facilities available including all-gender, gender specific and privately accessible toilets as well as baby change facilities and accessible toilets.

Catering & Hospitality

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.

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 with a discount on our Bar & Grill food and drink for all of our occupants and their staff.

Waste

The Lyric is fully committed to reducing its impact on the environment and we include “environmentally friendly” within our mission and a key business aim is to continue to reduce the theatre’s long term impact on the environment by becoming a model of best practice for other cultural organisations nationally. Our building is highly energy efficient with all waste in the building being recycled.

What is included?

Rents includes all power, water, basic cleaning, waste disposal and business rates.

TRANSPORT

The Lyric Theatre is in close proximity (200 yards) to all of Hammersmith’s Underground Stations (District, Piccadilly, Circle and Hammersmith and City) and the Broadway Bus Station. Both the Bus and Tube Stations have level access along the route and are wheelchair accessible.

The nearest disabled parking spaces to the Lyric are in the King’s Mall Shopping Centre car park on Level 6 and 7. Users should exit the carpark by the Beadon Road exit and turn right towards The Lyric Theatre.

FURTHER INFORMATION

For more information and to arrange a visit please contact:

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