

A WORKSPACE BY ROMULUS



TRIANGLE



FLEXIBLE OFFICES READY TO LET IN THE HEART OF HAMMERSMITH

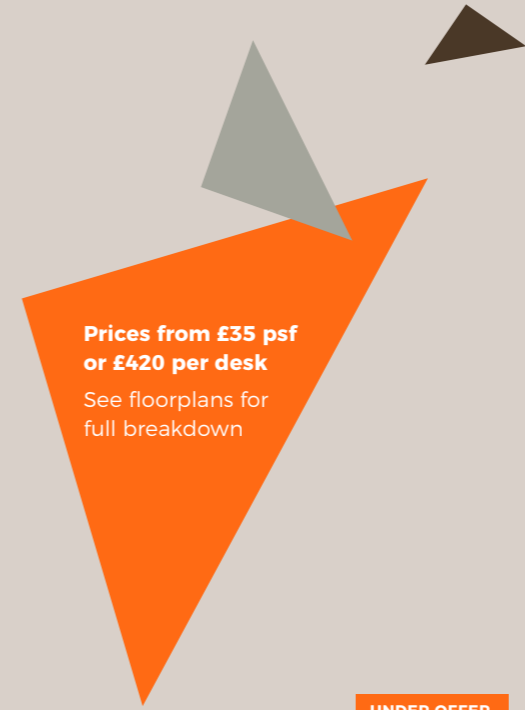
The Triangle provides a modern contemporary environment with occupiers including Hyundai Heavy Industries, Four Seasons, Signifier Technologies and Awaze UK.

The building is less than a 2 minute walk from Hammersmith Underground station, with a main reception off Hammersmith Grove and a private car park accessible off Beadon Road.



AVAILABLE SPACE

Fitted, managed and leased options available.
*Includes reception area



Prices from £35 psf or £420 per desk
See floorplans for full breakdown

UNDER OFFER 2,366 sqft **L4**

5,079 sqft **L3**

COMING SOON 7,610 sqft* **L1**
Can be subdivided into two suites of 2,450 sqft and 5,080 sqft

UNDER OFFER 1,365 sqft **G**



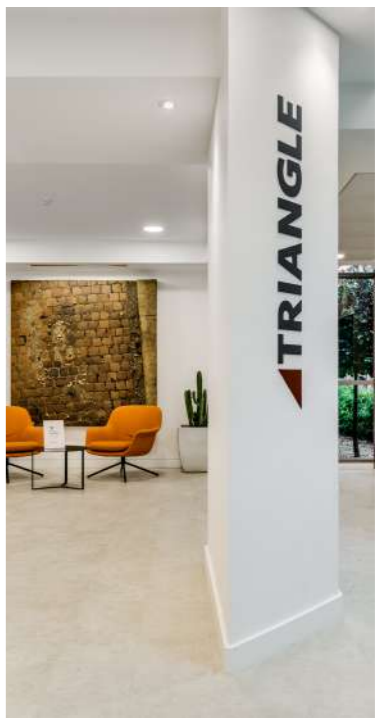
Building amenities include:

- Cycle parking
- Car parking
- Showers
- Remodelled reception
- Plug and play fit-out options available

FLOORS



TAKE
A LOOK
INSIDE



ROMULUS



UNDER OFFER

1,365 SQFT

Fitted space with kitchenette, meeting room and WCs.



5,079 SQFT

Fitted space with kitchen, meeting rooms, private offices, boardroom and break out areas.

A WORKSPACE BY ROMULUS



HAMMERSMITH W6 0LG

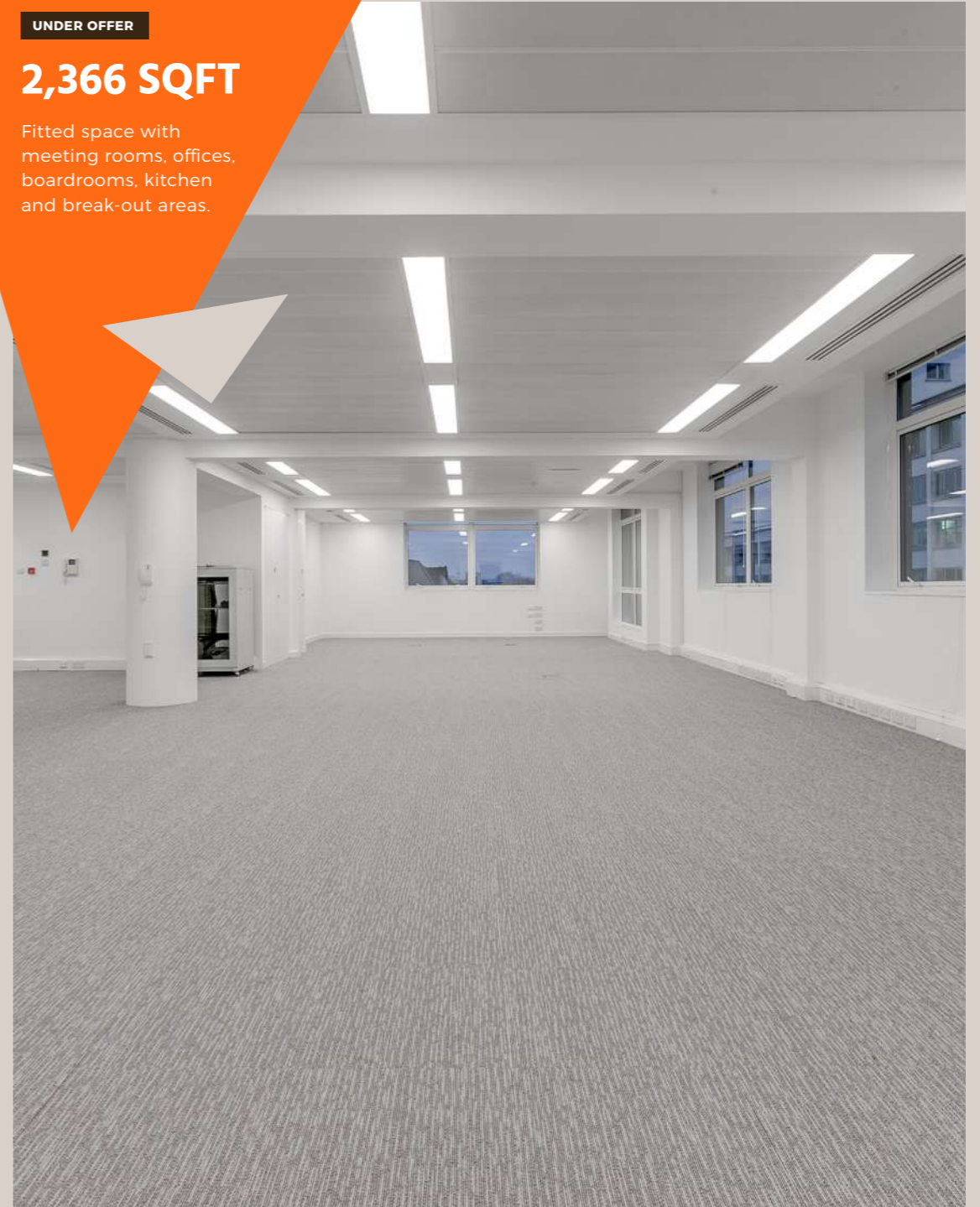
ROMULUS



UNDER OFFER

2,366 SQFT

Fitted space with meeting rooms, offices, boardrooms, kitchen and break-out areas.



NEARBY



Nearby you'll find a brilliant selection of pubs, bars and cafés to suit everyone's taste.



Take a little time out for yourself with a shopping trip, you'll find just what you're looking for on your doorstep.



Just around the corner you'll find yourself taking in all the excitement from what our local theatres and shows have to offer.

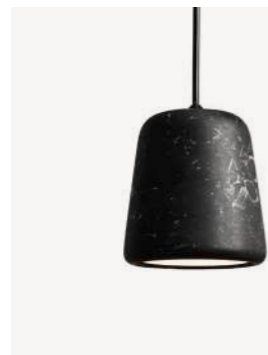
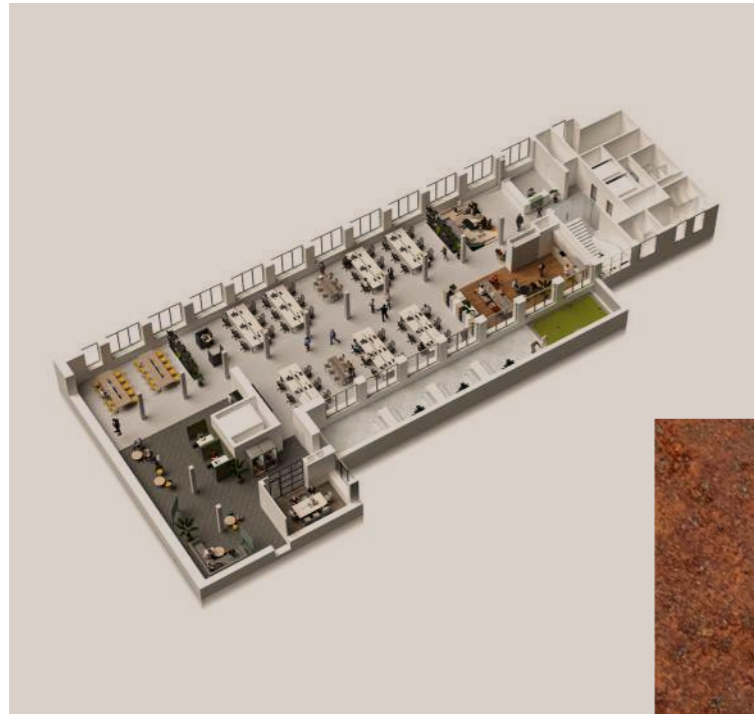


PERKS

All Romulus customers benefit from Perks, exclusive discounts from our local friends.

Use your card inside our ever growing selection of local gyms, bars, restaurants and more to receive a range of offers issued exclusively to valued members of Romulus buildings.

Discover all the latest Perks at romulusperks.com



WORKSPACE CUSTOMISED FOR YOUR BUSINESS



**Romulus
Custom
Build**

CustomBuild is a new bespoke solution for growing companies who want a new office designed to their needs, quickly and without the usual hassle or costs.

Flexible terms

Want a workspace for 1 month or for 10 years? We have spaces to suit all needs.

No up front costs

We deliver a high quality turnkey fit out that saves you the cost of design and build works.

Bespoke design

Our designers will work with you to design an office around your workspace needs, quickly.

Clear pricing

All our plans are clearly priced with no hidden costs like service charges or business rates.

Simple contract

We offer short and jargon-free contracts you can actually read to save time and legal costs.

All inclusive

Everything you need can be included. From a fibre internet to coffee machines and utilities.

Delivered quickly

Our in house team turns around your dream office quickly so you can get to work.

For enquiries please call:

0207 736 1214



**EXCELLENT
TRANSPORT
LINKS**



UNDER OFFER

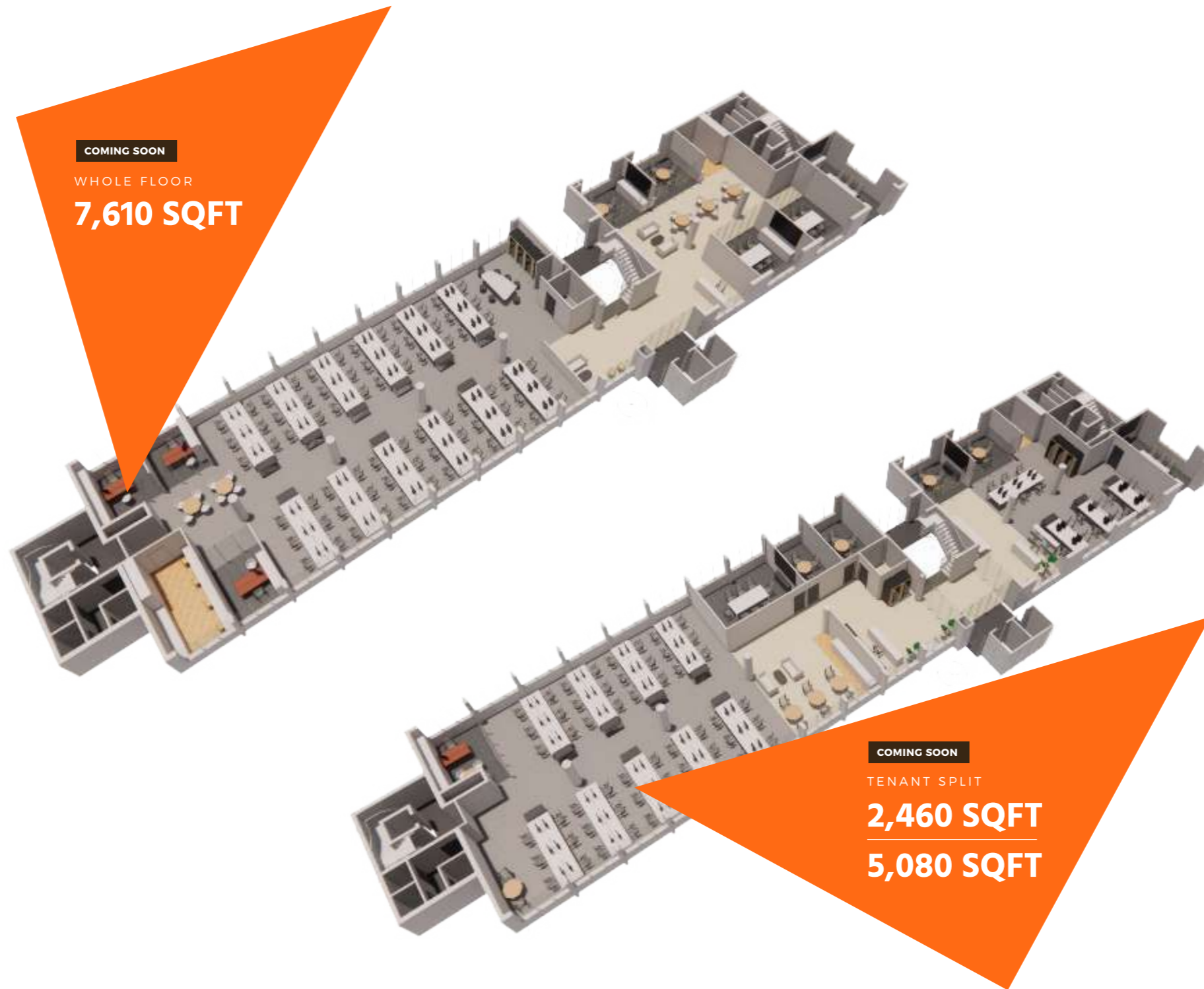
1,365 SQFT

Fitted space with kitchenette, meeting room and WCs.



GROUNND

01 FLOOR



COMING SOON

WHOLE FLOOR

7,610 SQFT

COMING SOON

TENANT SPLIT

2,460 SQFT

5,080 SQFT

Fitted space with kitchens, meeting rooms, private offices, boardrooms, break out space, and WCs. To be refurbished.

LEASED COSTS

Rent: approx. £35 psf

Service charge: approx. £10 psf

Rates: approx. £18 psf*

MANAGED COSTS

Whole Floor (7,610 sq ft) =

£46,300 per month

Split (2,460 sq ft) =

£15,000 per month

Split (5,080 sq ft) =

£30,903 per month

All inclusive with managed services including IT, maintenance, repairs, cleaning, utilities and insurance.

*Enquiries should be made to LBH&F

LEASED COSTS

Rent: approx. £35 psf
Service charge:
approx. £10 psf
Rates: approx. £18 psf*

MANAGED COSTS

Approx. £30,900 per month
All inclusive with managed services including IT, maintenance, repairs, cleaning, utilities and insurance.

*Enquiries should be made to LBH&F



5,079 SQFT

Fitted space with kitchen, meeting rooms, private offices, boardroom and break out areas.

03 FLOOR

HAMMERSMITH W6 0LG

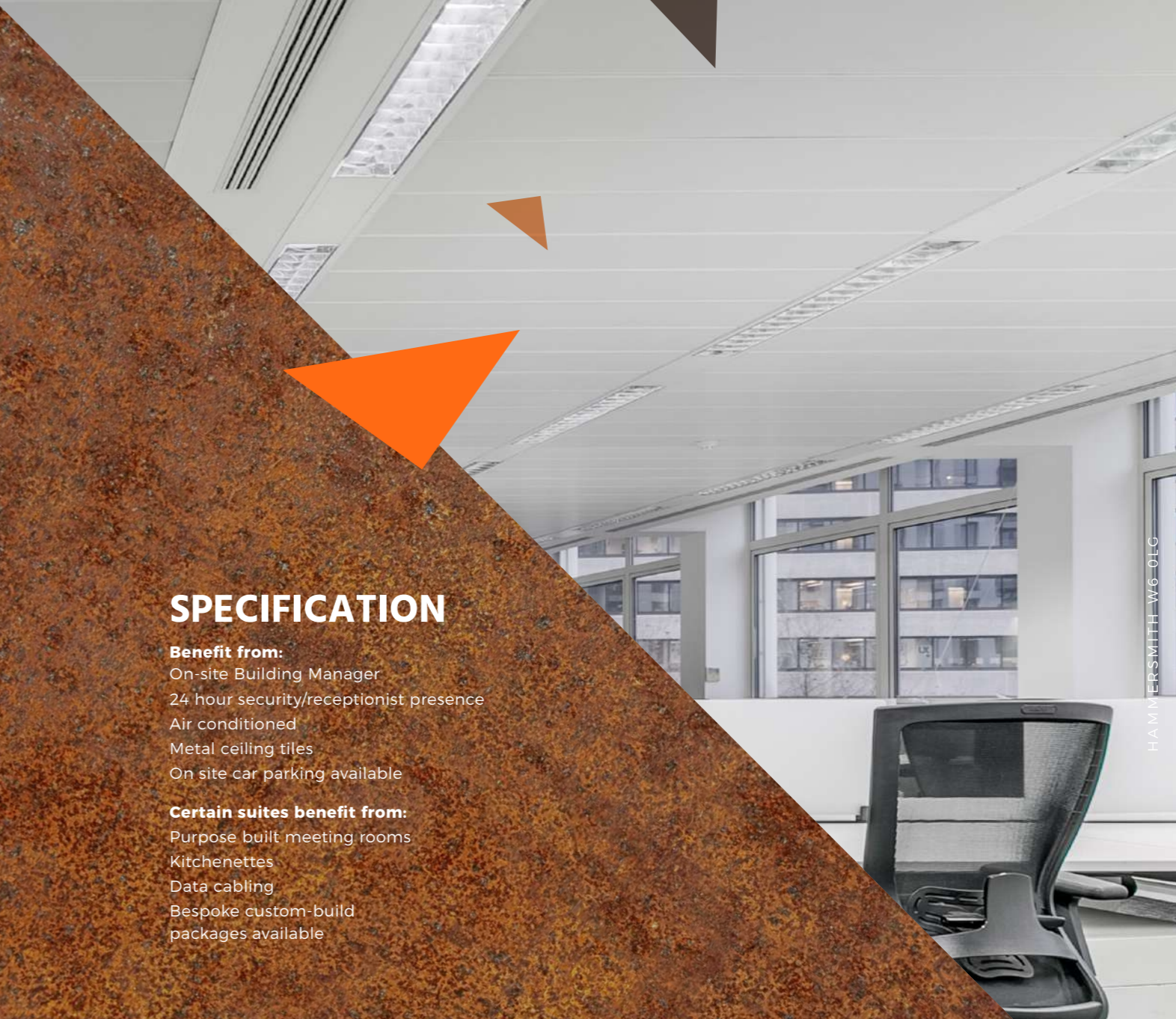
04 FLOOR

UNDER OFFER

2,366 SQFT

Fitted space with meeting rooms, offices, boardrooms, kitchen and break-out areas.





SPECIFICATION

Benefit from:

- On-site Building Manager
- 24 hour security/receptionist presence
- Air conditioned
- Metal ceiling tiles
- On site car parking available

Certain suites benefit from:

- Purpose built meeting rooms
- Kitchenettes
- Data cabling
- Bespoke custom-build packages available

ROMULUS

Romulus is a locally based workspace provider with full in-house service capabilities to ensure your team are well looked after.

In-house management

Our properties are managed in-house by our team of property professionals, building managers and maintenance specialists.

Regeneration

We continually invest to enhance and improve our properties through refurbishment, creating amenities and commissioning works of art.

Stand-out amenities

We provide attractive amenities for occupiers - top cycle facilities, reception areas, gyms, break-out spaces and terraces.

Track record

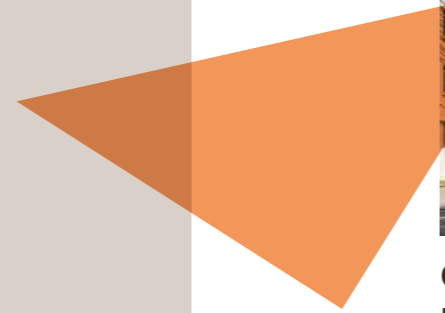
We have been successfully developing and managing properties in UK and USA for over 40 years.

Development team

Romulus has a highly experienced in-house team of project managers who oversee our development projects.

Huddle

Huddle is a dynamic light filled workspace designed with your work lifestyle in mind. From co-working space, to private offices, informal break-out spaces to formal boardrooms.



GLEN HOUSE



SPACE ONE



3 SHORTLANDS



FULHAM CENTRE



555 KINGS ROAD



2-6 FULHAM BROADWAY



101 EUSTON ROAD

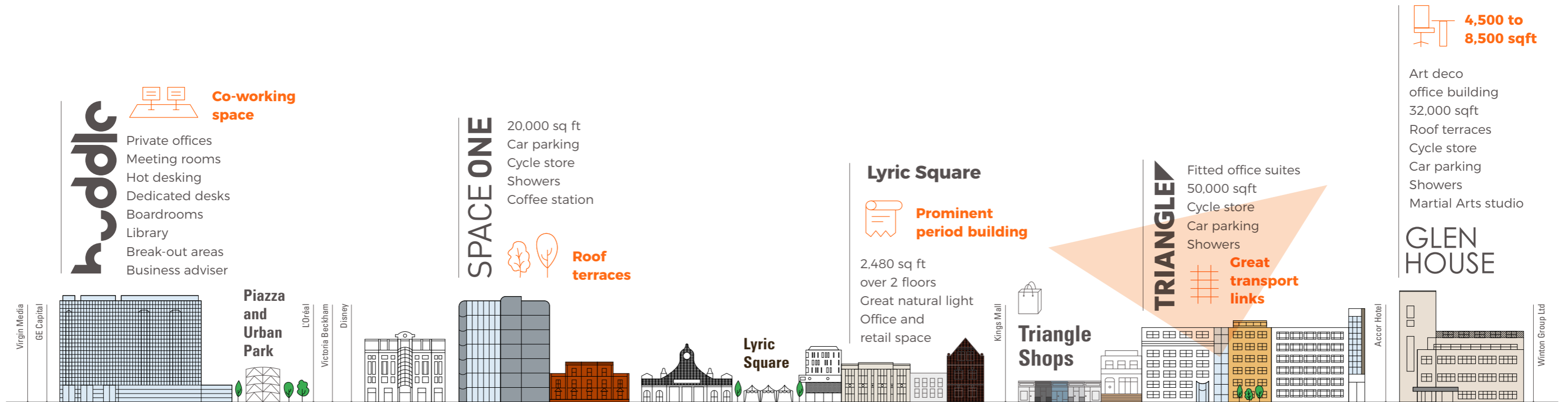


10 DOMINION STREET

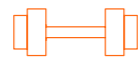


30 CANNON STREET

JOIN ROMULUS' HAMMERSMITH CAMPUS WITH ACCESS TO WORLD CLASS FACILITIES AND AMENITIES



Virgin Active at 3 Shortlands



- Headquarters office building
- 180,000 sqft
- Event spaces
- Car parking
- Cycle store
- Showers
- Café
- Garden

Hammersmith Shopping & Underground
District and Piccadilly line

Beadon Road

Hammersmith & City Line
Circle line



- Retail units
- Self-contained offices
- Period brick building
- 3,500 sqft

Great location fronting Beadon Road shops

Kings Street

- Office and retail space
- Characterful
- Self contained

Self-contained office

3 Hammersmith Grove

Period property

- Self contained
- 1,440 sq ft
- 3 floors
- Adjacent to Lyric Square

BRITANNIA HOUSEW6

- Private offices
- 18,000 sqft
- Meeting rooms

Flexible office space



CONTACT US

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