

SPACE ONE



Part of the
Hammersmith
Campus

WELCOME TO SPACE ONE

Located in the heart of Hammersmith and part of Romulus' Hammersmith Campus, Space One provides approximately 19,280 sq ft of quality workspace arranged over six floors with a fully staffed ground floor reception.

With superb transport connections both nationally and globally, a thriving local community and attractive riverside location with extensive amenities, Hammersmith offers an excellent base for your business.

Iconic British artwork is part of the furniture at Space One. David Mach's Spaceman, made from hundreds of recycled coat hangers and positioned on a mechanical platform that rises and falls every half hour, greets you in reception. Mach drew inspiration from space and in particular, Neil Armstrong's moon landing.



Space One street entrance



Office reception



“I believe that an artist must be an ideasmonger responding to all kinds of physical location, social and political environments, to materials, to processes, to timescales and budgets.”

– DAVID MACH



Lyric Square in Hammersmith



Hammersmith Underground station entrance

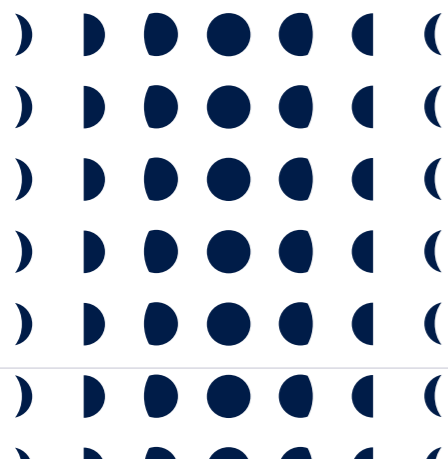


Thames Path

A PRIME WEST LONDON LOCATION

Directly opposite the Hammersmith & City and Circle Line Underground station and within 150m of the station for the Piccadilly and District Lines, Space One is easy to access and in the midst of all that Hammersmith has to offer for work and play.

Global brands including Victoria Beckham, Virgin Media and Disney have made the most of this riverside location by locating their headquarters nearby. The borough also boasts one of the highest concentrations of start-ups, particularly from the digital, creative and life science industries.

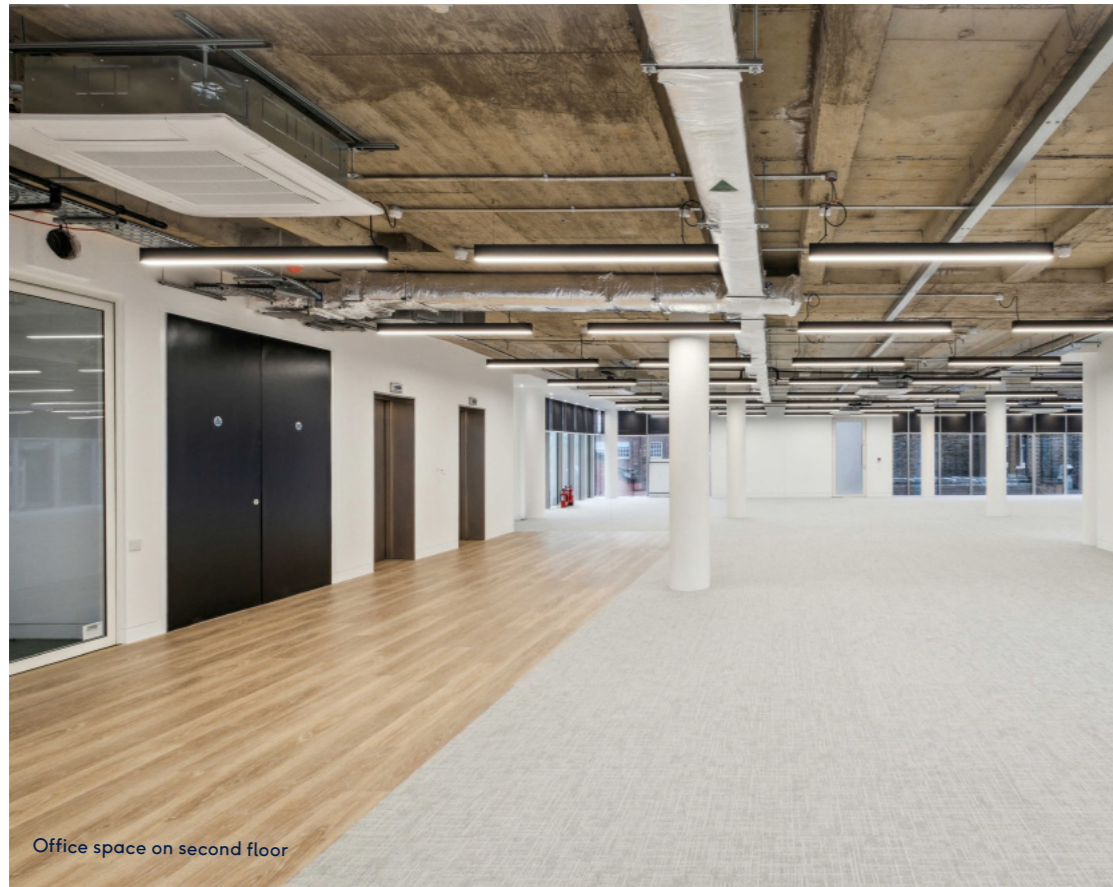


YOUR NEW WORKSPACE AWAITS

With demised terraces on three floors (1st, 3rd, and 6th), a basement car park, and new amenity area (including cycle store, drying room, showers, and a towel service), it's fitted out to provide the perfect space to thrive.



Office space on second floor



Office space on second floor

All floors benefit from air conditioning, excellent natural light, and direct lift access.

Schedule of Areas

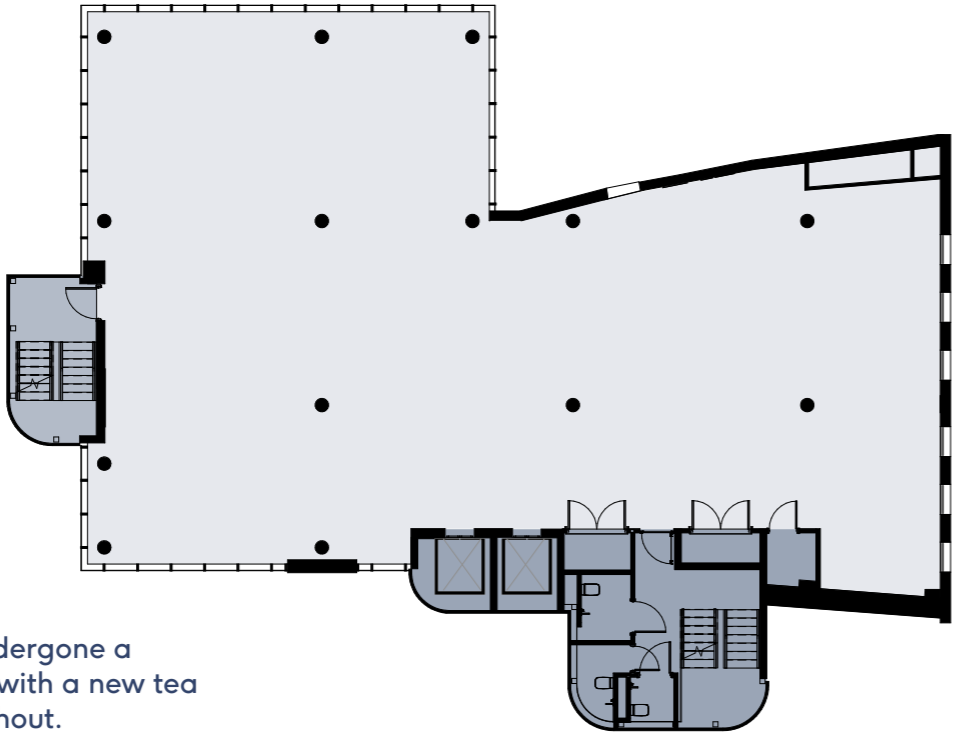
 1ST FLOOR	3,580 SQ FT	LET
2ND FLOOR	3,550 SQ FT	AVAILABLE
 3RD FLOOR	3,185 SQ FT	LET
4TH FLOOR	3,185 SQ FT	LET
5TH FLOOR	3,152 SQ FT	AVAILABLE
 6TH FLOOR	2,629 SQ FT	LET

KEY

 = Garden terrace on this floor

2ND FLOOR / 3,550 SQ FT

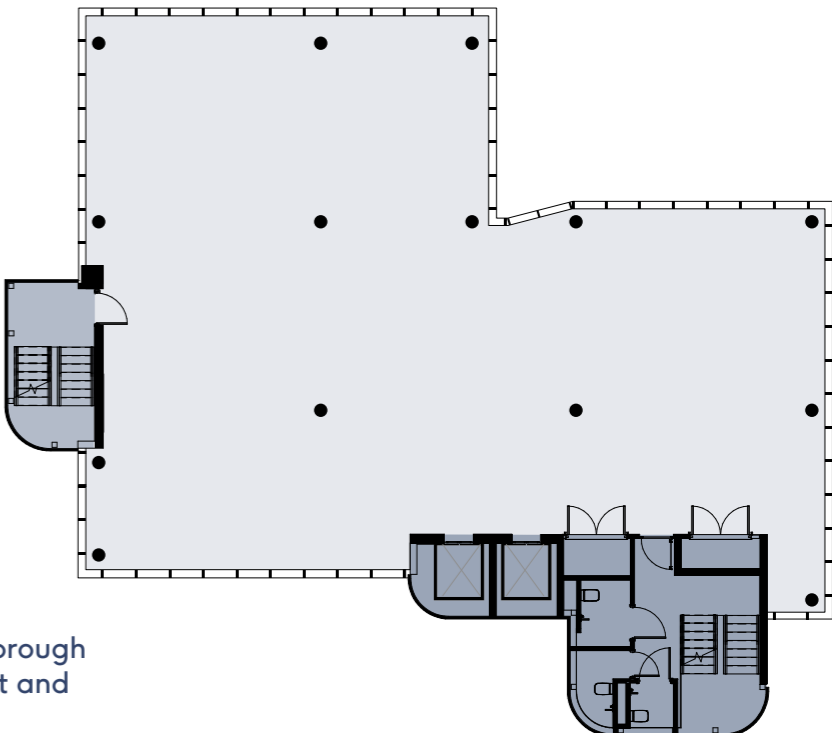
- Core
- Office



The second floor has undergone a thorough refurbishment with a new tea point and carpet throughout.

5TH FLOOR / 3,152 SQ FT

- Core
- Office



The fifth floor will go through a thorough refurbishment with a new tea point and carpet throughout.

2ND FLOOR / SPACE PLAN

- Fixed desk count 20
- Hot desk seating for 12
- 1 Board room (12 seat)
- 2 Private offices
- 2 Phone booths
- 2 Meeting nooks
- 3 Soft breakout zones
- 1 Kitchenette



Space plan is for indicative purposes only

5TH FLOOR / SPACE PLAN

- Fixed desk count 28
- 1 Board room (12 seat)
- 1 Meeting room (8 seat)
- 2 Private offices
- 2 Breakout zones
- 1 Kitchenette



Space plan is for indicative purposes only

SPECIFICATION



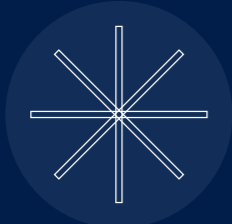
Terraces for wellbeing



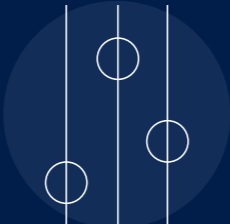
Floor to ceiling heights
(2nd floor: 300cm /
5th floor: 246cm)



LED lighting throughout



VRF air-conditioning



Access control system



100% renewable energy supply (no gas boilers)



Staffed reception



20 x secure cycle storage



3 x showers



Bicycle maintenance stand



Drying room and towel service



Car and motorbike parking



Should you require a more bespoke design to your office fit out, Romulus' CustomBuild team of in-house experts are on hand to help. Our interior architects not only work with you to design your perfect office space, they will manage the entire fit out process too, ensuring your workspace is ready for when you need it. We can even take care of the daily office management, all wrapped up in one simple monthly payment.





Indicative CGI of second floor

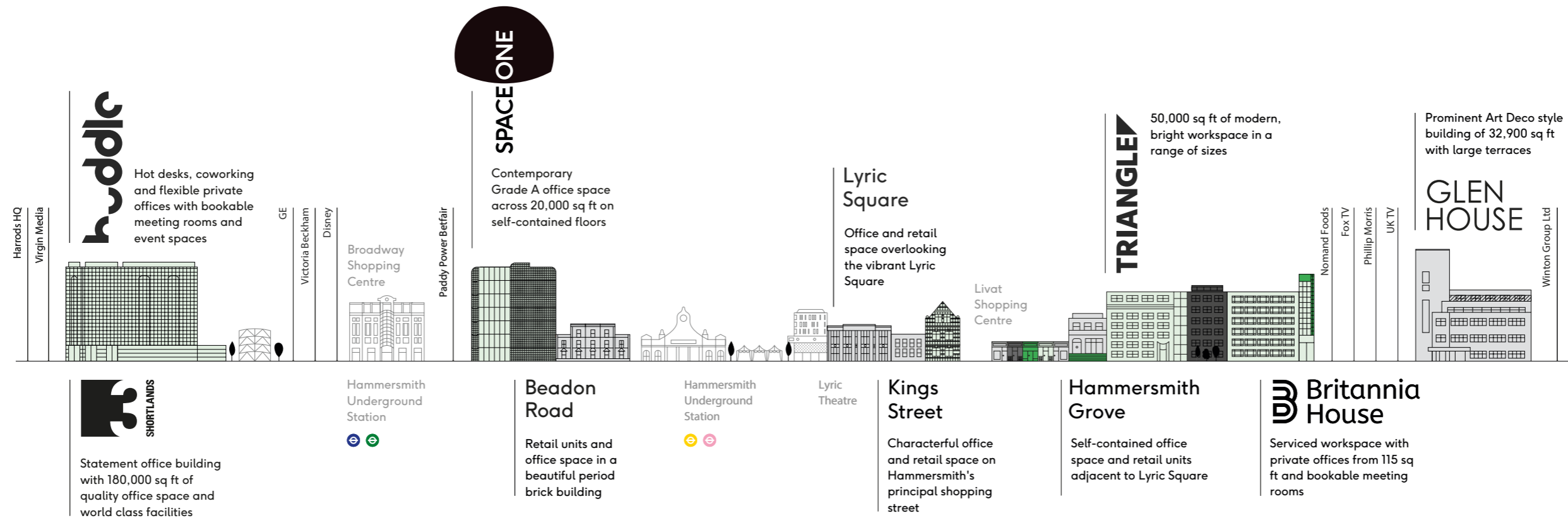
FEEL PART OF SOMETHING BIGGER

Join the Hammersmith Campus

Room to Grow

What's more, with over 350,000 sq ft of quality workspace across Hammersmith, we are on hand to support your changing workplace requirements as and when you need them. Whether that's short-term project space, flexible leases allowing you to shrink and grow or longer-term contracts for larger office spaces. Whilst still enjoying all the benefits that the Hammersmith Campus has to offer.

Just like the bees in the rooftop beehives, you'll be cross-pollinating ideas and feeling part of this buzzing community in no time.



Member Benefits

Through your Space One membership, you can enjoy access to extended business facilities from bookable meeting rooms to secure roaming WiFi and exclusive networking and social events. You also have access to an ever-growing selection of offers and discounts in local restaurants, cafes, gyms and shops through our Perks scheme.

“With over 10,000 people using Romulus’ workspaces across W6, the Hammersmith Campus is where you can connect with a network of like-minded business professionals.”

Take a coffee break at The Gorilla Café or Store Street Espresso, or indulge in a Portuguese custard tart at Café de Nata. Drink well at Organicos Coffee & Wine and enjoy eclectic vegetarian and vegan food at The Gate Hammersmith. Clothes shop at lunchtime, smash it on the squash court or join Kindred members' club. Take a stroll down to the riverside or amble through the food market on the Square. Catch some thought-provoking theatre at The Lyric and end a productive day by letting your hair down at the Eventim Apollo.

- 1 The Gorilla Café
- 2 Store Street Espresso
- 3 Café de Nata
- 4 Organicos Coffee & Wine
- 5 The Gate Hammersmith
- 6 The Dove
- 7 Honest Burgers
- 8 Kindred members' club
- 9 Hammersmith Street Market
- 10 The Lyric
- 11 Eventim Apollo
- 12 Riverside Studios
- 13 Livat Shopping Mall
- 14 King Street
- 15 IKEA
- 16 FRAME
- 17 Pure Gym
- 18 Heaven Scent Florists

WELL CONNECTED

CAR

If you're travelling to and from London by car, the M4 is less than 10 minutes away, and for reaching Heathrow it is just 21 minutes.

BIKE

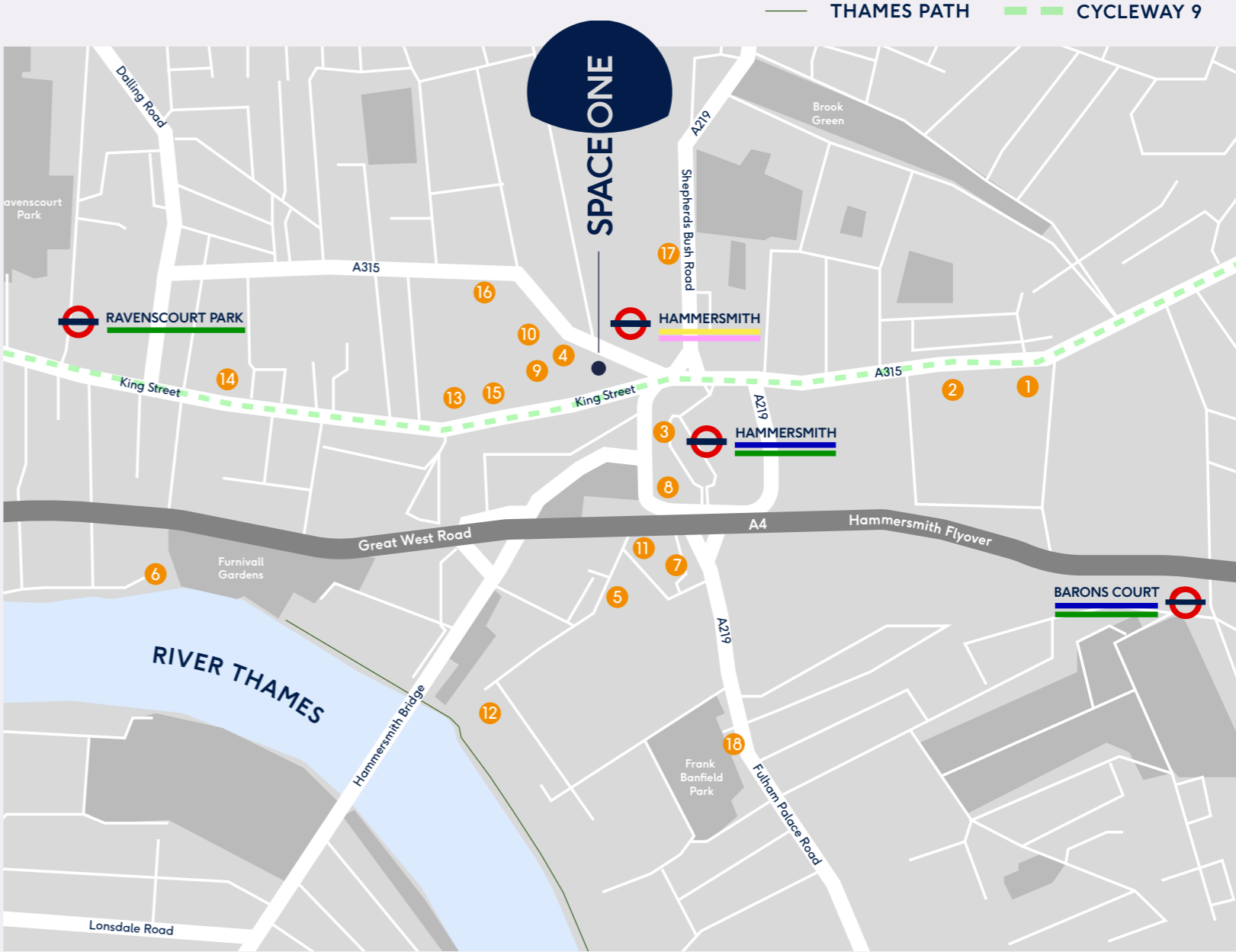
Cycle Superhighways feature in and around Hammersmith; you can travel from Kew Bridge station all the way to Hammersmith station using Cycleway 9.

BUS

Hammersmith's great connections via bus make it possible to reach High Street Kensington in just 13 minutes and Paddington in 37 minutes.

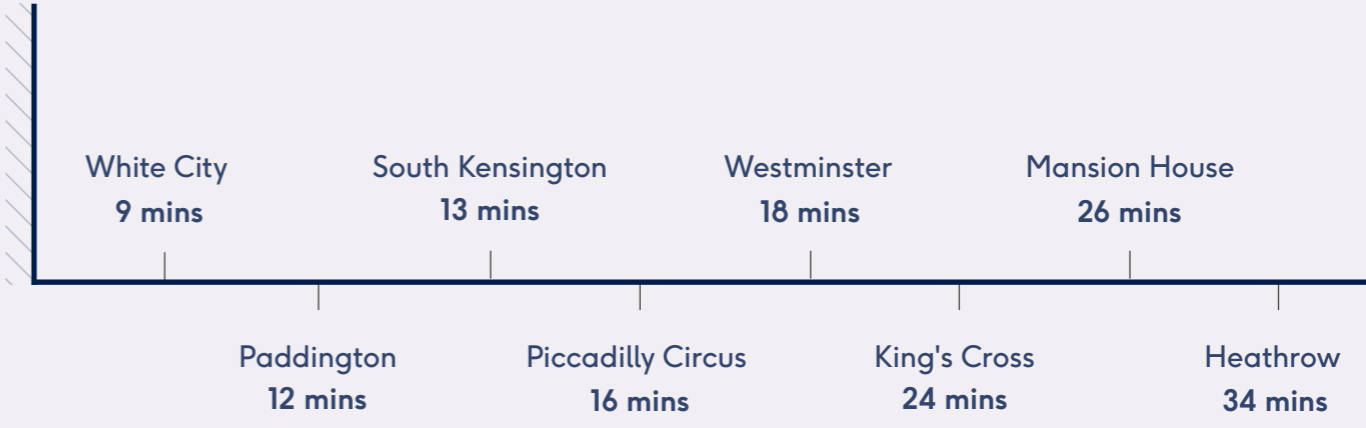
UNDERGROUND

Hammersmith is ideally placed for access to four tube lines (Circle, Hammersmith & City, Piccadilly and District).



CIRCLE LINE HAMMERSMITH & CITY LINE PICCADILLY LINE DISTRICT LINE

TIMES FROM HAMMERSMITH



ESG

A SUSTAINABLE APPROACH

We believe in a sustainable approach to office space. This means rather than demolishing existing buildings, we re-purpose them into design-led, quality workspaces for the modern occupier.

By doing this, we significantly reduce our carbon emissions and negative impact on the environment, whilst providing sought-after buildings that operate efficiently. Space One is no exception.

Gas fired boilers have been replaced with all-electric VRF air conditioning systems, our lighting is fully LED and as keen advocates of walking, running and cycling, we have upgraded the end of journey facilities with new bicycle parking, showers, drying room and towel service.

Wherever possible, we upcycle fit outs by retaining and reusing quality materials. This approach typically uses one fifth of the total embodied carbon of a traditional CAT A or CAT B fit out.

As a family-owned organisation, Romulus are committed to doing what we can to find and support sustainable solutions.



Garden terrace on first floor

SOME OF THE WAYS WE DO THAT ACROSS OUR PORTFOLIO INCLUDE:



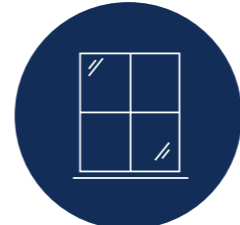
Buildings are supplied with 100% renewable electricity



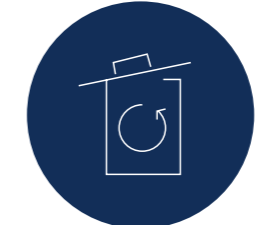
Zero to landfill policy; non-recyclable waste is sent to an 'Energy from Waste' facility



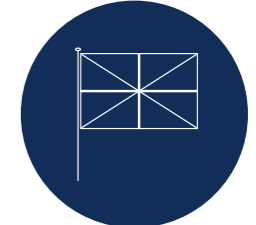
Upcycling building fit outs where possible, significantly reducing embodied carbon emissions



Replacing older windows with high performance glazing



Targeting an 80% recycle rate across multiple waste streams



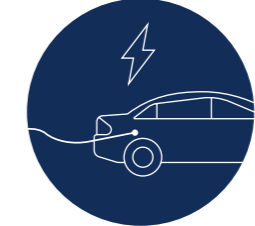
Endeavouring to procure UK manufactured materials



Rooftop gardens and outdoor spaces designed into schemes



Beehives and insect houses installed to aid local biodiversity

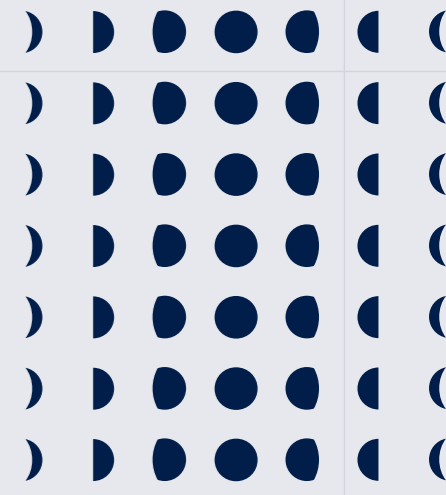


Electric charging points provided in the majority of our car parks



All Romulus staff and contractors paid the London Living Wage

SPACE ONE IS BROUGHT TO YOU BY ROMULUS



Romulus is a locally based workspace provider who own and manage over 1 million square feet of prime office, retail, hotel, and leisure space across London.

Operating for over 50 years, we acquire, invest in, and manage quality, sustainable buildings including coworking, flexible workspaces, headquarter buildings, leisure, and retail.

We pride ourselves on managing the entire building lifecycle inhouse, from construction and refurbishment to leasing, building management and community engagement.

At Romulus, we place our occupiers and local communities at the heart of everything we do.

Our coworking and flexible workplace offering at Huddle in 3 Shortlands provides space for start-ups and growing businesses whilst Hammersmith Campus offers over 350,000 sq ft of quality office space for scale ups and established businesses.

Together, Romulus is your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive at Space One.

romulusuk.com

EPC: Available on request

Lease: Terms upon application

Rent: Upon application

Architect: Dinwiddie MacLaren Architects

Viewings: Strictly by appointment



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Workspaces by Romulus

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FINANCE ACT 1989: Unless otherwise stated all prices are quoted exclusive of VAT.
PROPERTY MISDESCRIPTIONS ACT: 1991 These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. May 2024.