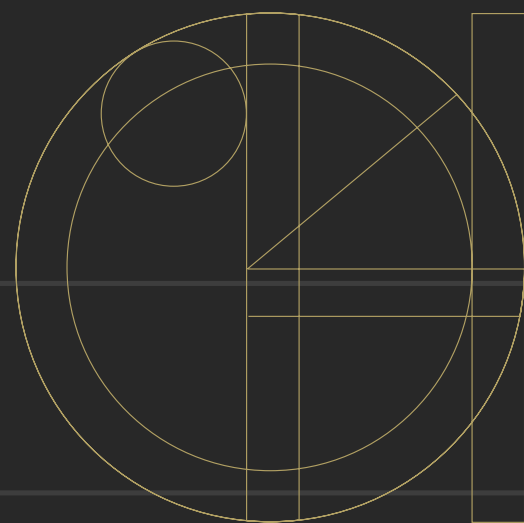




GLEN HOUSE

HAMMERSMITH W6

GLEN HOUSE IS A STRIKING 32,900 SQ FT ART DECO STYLE BUILDING SITUATED WITHIN A PROMINENT CENTRAL HAMMERSMITH LOCATION

Having undergone a comprehensive refurbishment, the building provides high quality office space with modern, exposed finishes and a fully remodelled ground floor reception.

The 2nd and 4th floors are now available for lease, with both offering large privately demised terraces. The spaces provide excellent flexibility and are available either floor-by-floor or in its entirety to a single occupier.

Glen House is well located with good underground and overground connections, and offers secure bicycle storage. On-site car parking can be provided by prior arrangement.



GLEN HOUSE FROM GLENTHORNE ROAD

SCHEDULE OF AREAS

Floor	Office NIA (sq ft)	Terrace (sq ft)	Status
4	4,700	800	Available, fully fitted
3	5,600		Occupied
2	6,800	1,000	Available, fully refurbished
1	8,300		Occupied
G	6,700		Occupied
R	800		—
Total	32,900	1,800	

SECOND FLOOR OFFICE SPACE

SECOND FLOOR

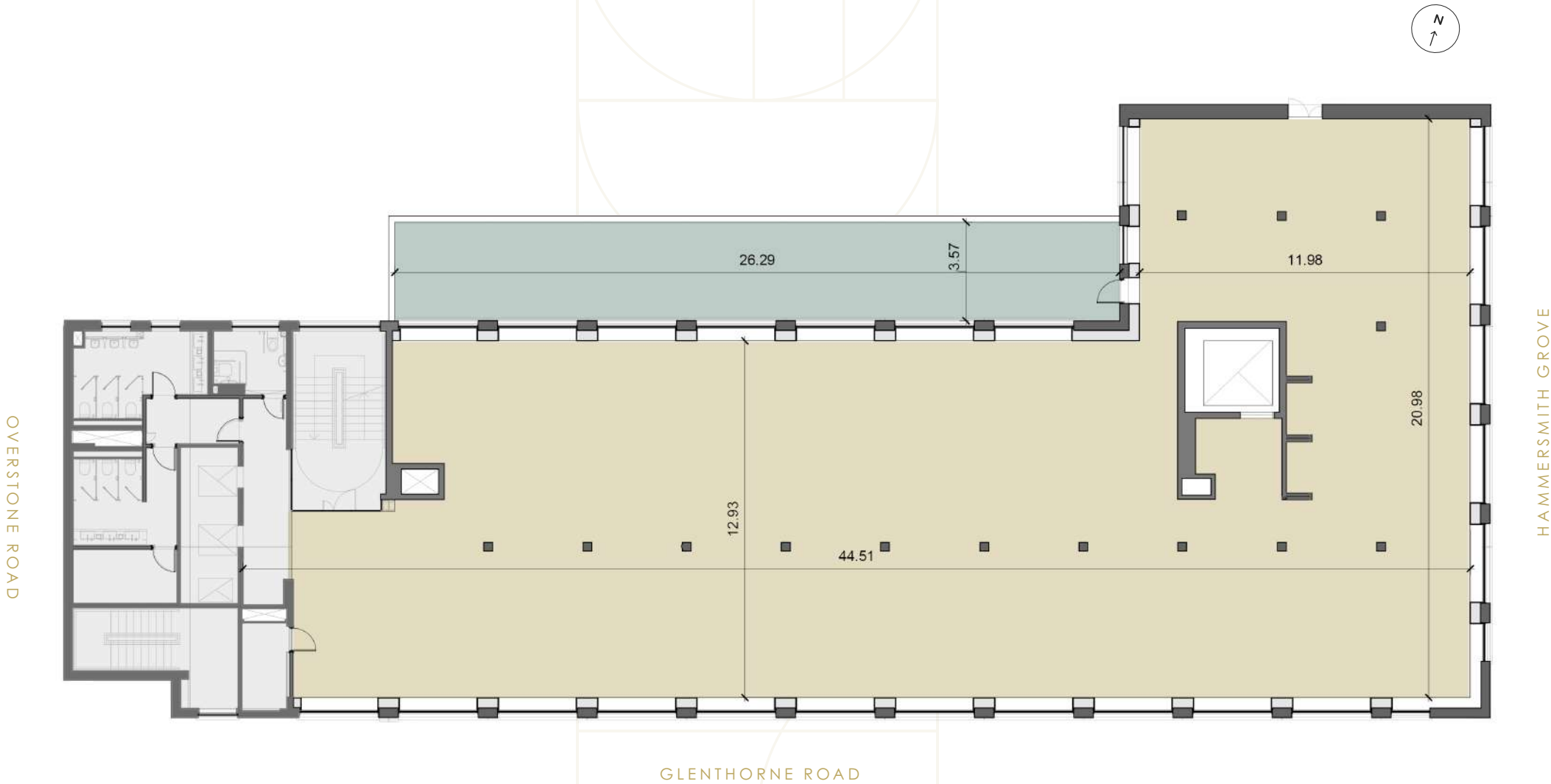
FLOOR PLAN

The second floor offers 6,800 sq ft of newly-refurbished high quality office space, with a large private terrace.

6,800 SQ FT

1,000 sq ft Terrace

- Office Space
- Terrace
- Core

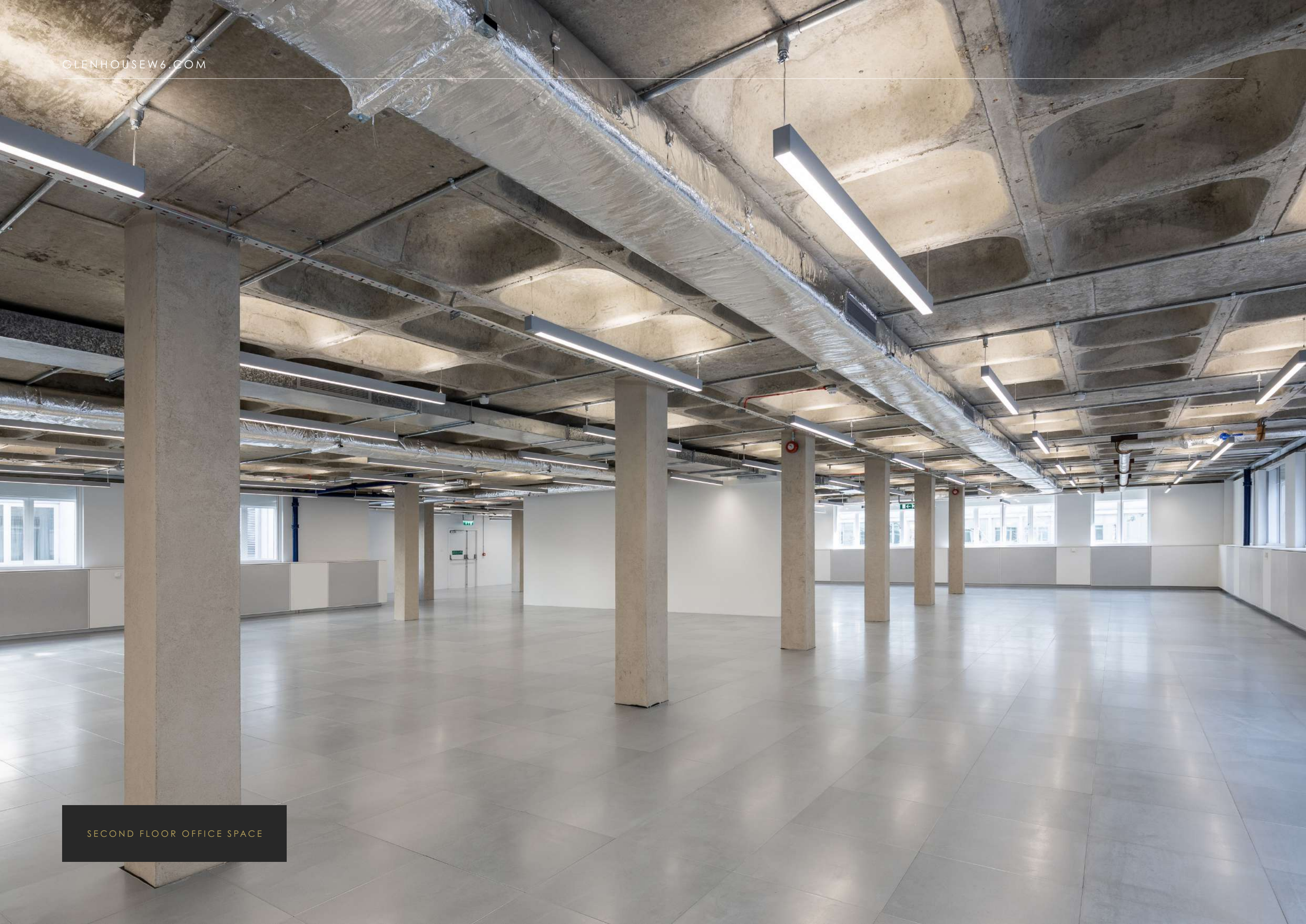


SECOND FLOOR CREATIVE SPACE PLAN

-  48 Dedicated workstations
-  18 Hotdesk stations
-  1 Boardroom
-  3 Private meeting rooms
-  2 Soft seating zones
-  3 Phone booths
-  2 Teapoints



INDICATIVE LAYOUT
OF THE SECOND FLOOR





SECOND FLOOR TERRACE

FOURTH FLOOR

FLOOR PLAN

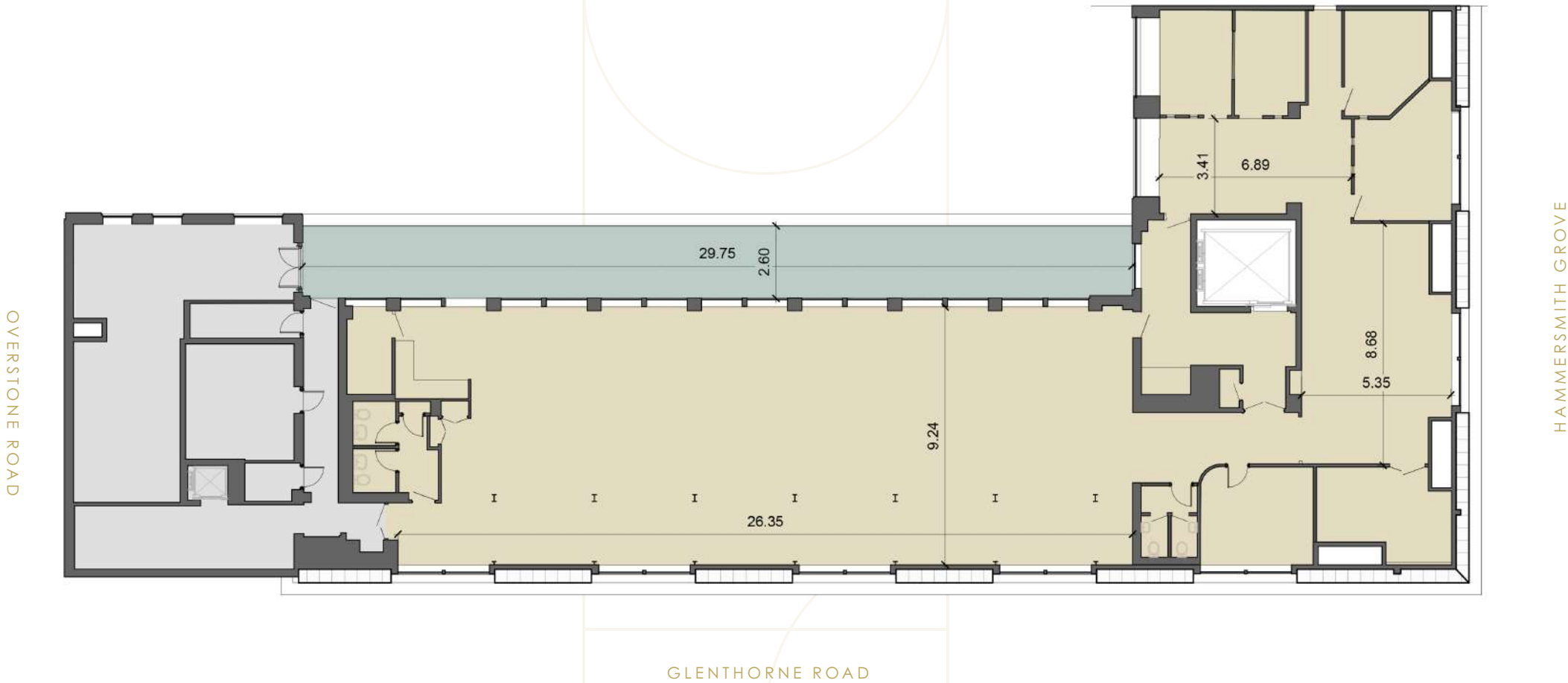
The fourth floor offers 4,700 sq ft of newly refurbished high quality office space, whilst also benefiting from the use of its own private entrance and lift from ground to 4th floor.

The floor also provides private access to a terrace and is currently fully-fitted.

4,700 SQ FT

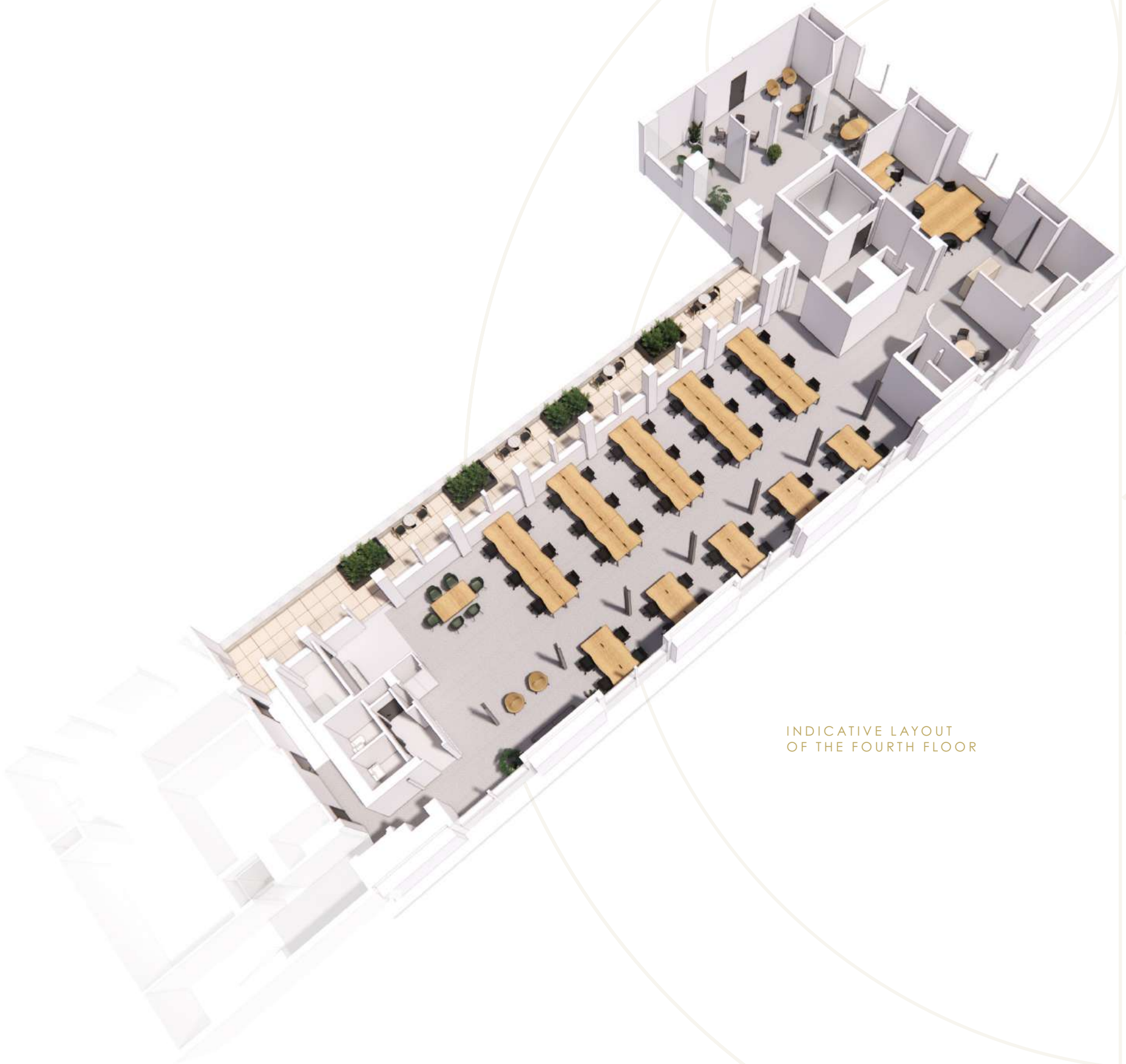
800 sq ft Terrace

- Office Space
- Terrace
- Core



FOURTH FLOOR CREATIVE SPACE PLAN

-  55 Dedicated workstations
-  3 Private meeting rooms/
or exec suites
-  2 Open meeting spaces
-  2 Soft seating zones
-  2 Teapoints



INDICATIVE LAYOUT
OF THE FOURTH FLOOR





FOURTH FLOOR TERRACE



GLEN HOUSE RECEPTION



SUSPENDED LIGHTING

SPECIFICATION

- | | |
|--|--|
| Contemporary finishes | 9 on-site car parking spaces (by prior arrangement) |
| 2.75m floor to ceiling height | Air conditioning |
| Full access raised floor | 20 secure bike racks with lockers |
| New LED suspended lighting | New WCs with on-site showers |
| Fibre connectivity | Remodelled, staffed reception |
| Exposed waffle ceiling | 3 passenger lifts and 1 goods lift providing direct access to all floors |
| Large private terraces on 2nd and 4th floors | |

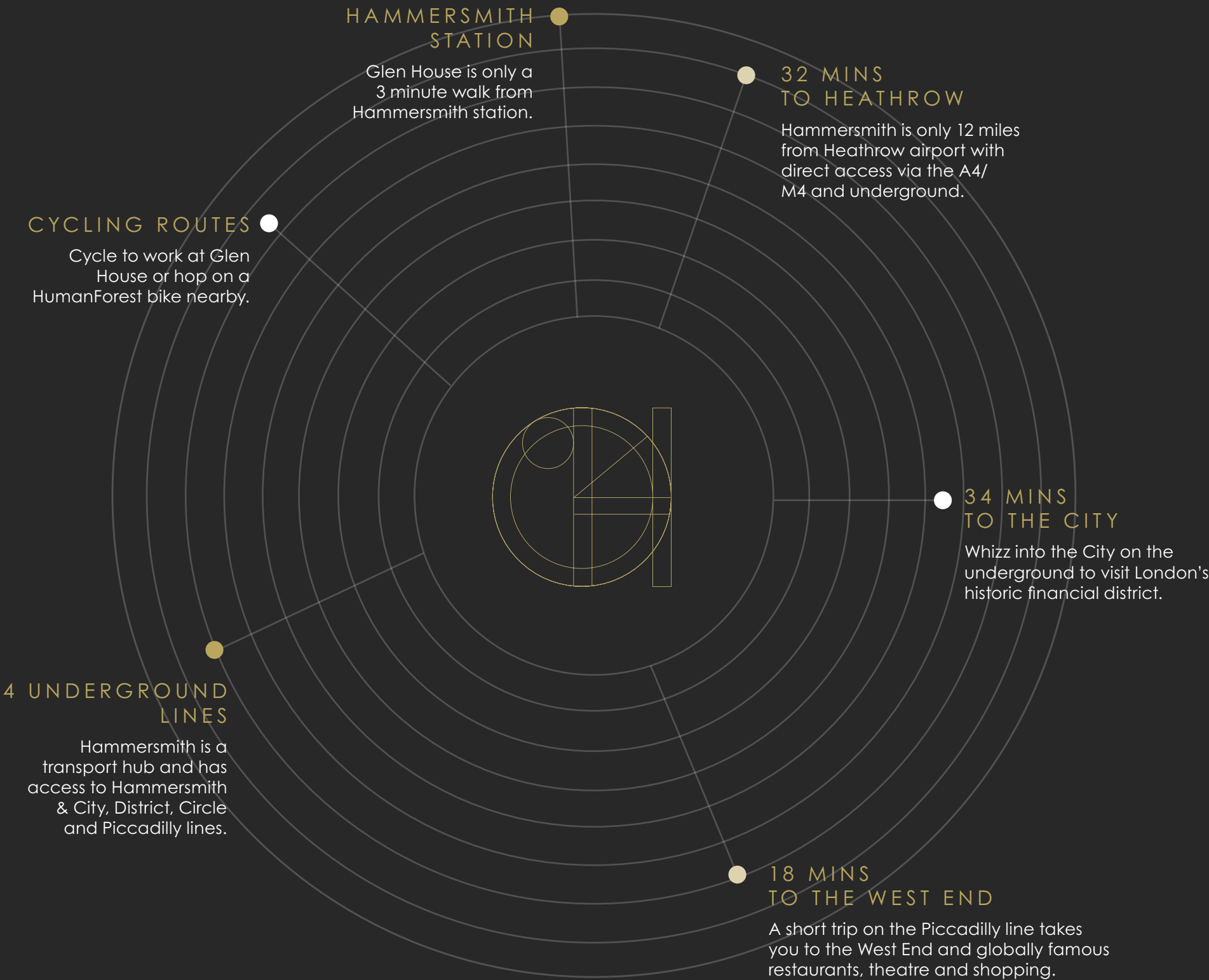
WELL CONNECTED

Glen House is well located within the heart of Hammersmith and benefits from direct transport links to the West End, City and Heathrow.

London Overground and Underground Transport Links

*Times below are from Hammersmith station

	SHEPHERD'S BUSH Central, London Overground	3 mins
	PADDINGTON Bakerloo, Circle, District, Hammersmith & City, Elizabeth line, Heathrow Express	13 mins
	VICTORIA Circle, District, Victoria, Overground	15 mins
	PICCADILLY CIRCUS Bakerloo, Piccadilly	18 mins
	VAUXHALL Victoria, Overground	28 mins
	KING'S CROSS ST PANCRAS Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, Overground, Thameslink and Eurostar	28 mins
	LONDON BRIDGE Jubilee, Northern, Overground, Thameslink	33 mins
	BANK Central, Northern, Waterloo & City, DLR	34 mins



EXPLORING HAMMERSMITH

Located in the heart of West London, close to green spaces and minutes from great transport links, it is easy to see why people choose to place their business in Hammersmith.

And with neighbours including Victoria Beckham, Formula E, Virgin Media and Disney, you are in good company.

FOOD & DRINK

- Bills
- Byron Burger
- Independent Coffee shops
- Lyric Square food market
- The Dove
- The River Cafe



LOCAL OCCUPIERS

- Creative Artists Agency
- DAZN Group
- Disney
- Formula E
- Hyperoptic
- Philip Morris International
- Victoria Beckham
- Virgin Media
- Winton Capital



LOCAL GYMS

- Boom Cycle
- Fitness First
- PureGym
- RavensWall
- Roger Gracie Jiu Jitsu
- Virgin Active
- 1Rebel

ENTERTAINMENT & RETAIL

- Eventim Apollo Concert Hall
- Hammersmith Broadway
- Livat Shopping Centre
- Lyric Theatre



INTRODUCING HAMMERSMITH CAMPUS

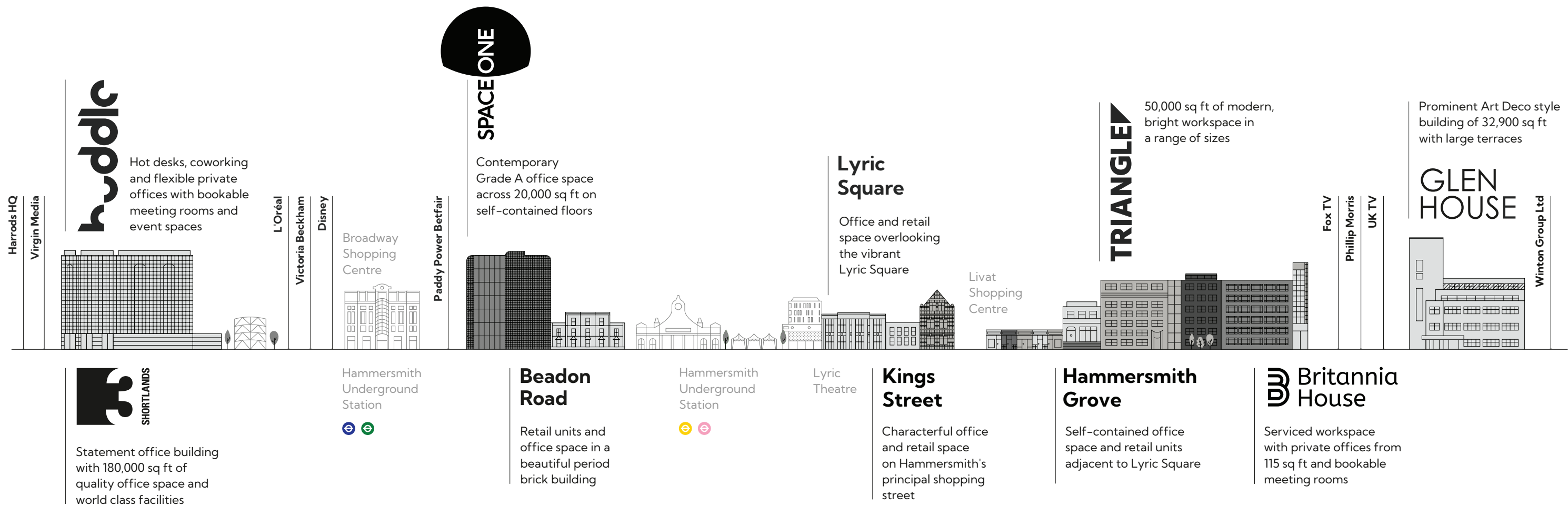
BY  **Romulus**

The Hammersmith Campus offers 350,000 sq ft of prime office and retail space across W6.

Whether you are looking for 1 desk or 1,000 desks we have workspace solutions for all, including pay as you go hot desks and co-working in Huddle, flexible office space and statement headquarters.

And as valued members of the Hammersmith Campus community, you are able to book meeting rooms, attend member networking events and benefit from an exclusive range of local discounts through our Perks scheme.

To find out more, speak with your reception team or email: info@hammersmithcampus.com





CUSTOM DESIGN YOUR PERFECT WORK SPACE

Taking on a new workspace can seem like a daunting prospect with agents, architects, builders, contractors and suppliers to juggle, all whilst continuing to run your business.

CustomBuild by Romulus is here to manage the entire process for you.

Whether you require a plug and play workspace or a place to fully customize yourself, our inhouse teams will not only source your office space, they will work with you to design and fit it out too.

We can even take care of the daily office management. All wrapped up in simple monthly payments that work for you.

To find out more, visit www.romuluscustombuild.com or email info@romuluscustombuild.com





ABOUT 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 at Huddle 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.

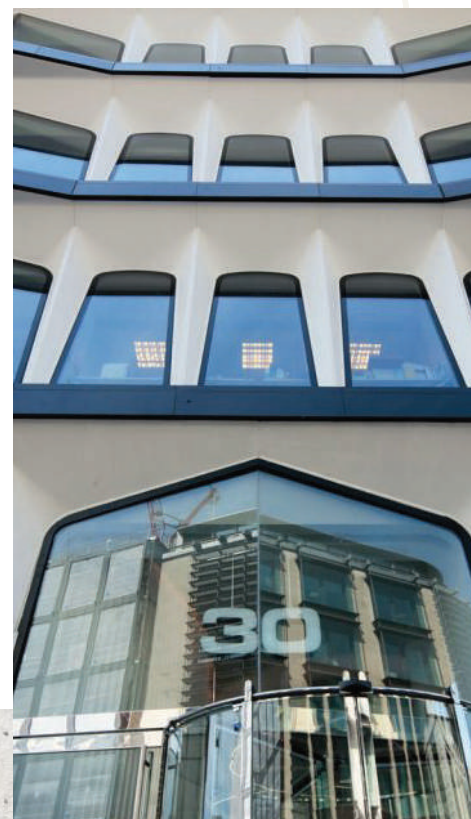
We endeavour to be your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.



FULHAM CENTRE



101 EUSTON ROAD



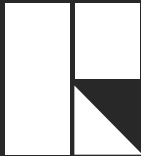
30 CANNON STREET



3 SHORTLANDS, HAMMERSMITH



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Terms To let on new flexible leases. Rent rates and service information on application to the agents.

EPC Available on request

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