

▲ TRIANGLE

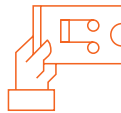
WELCOME TO THE TRIANGLE

Positioned proudly in the centre of Hammersmith, the Triangle provides over 47,000 sq ft of flexible workspace arranged over six floors, with a fully staffed ground floor reception.

Located within bustling Hammersmith, the Triangle is situated moments from independent cafes, world renowned restaurants, global entertainment venues and West London's bustling transport hub, providing the perfect destination for your business.



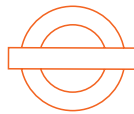
Bustling Hammersmith location



Moments from global entertainment venues.



Close to independent cafes and restaurants



Minutes from West London's transport hub



Ground floor reception
at Triangle

TRIANGLE



The Triangle exterior

A PRIME WEST LONDON LOCATION

Positioned in the midst of everything Hammersmith has to offer, the Triangle is a short **3 minute walk from two Underground stations** that serve the Hammersmith & City, Circle, Piccadilly and District lines.

The area is also a **thriving business district**, home to globally renowned brands such as Disney, Formula E, Victoria Beckham, Paddy Power Betfair and UKTV.

The borough also boasts **one of the highest concentrations of start-ups**, particularly from the digital, creative and life science industries.





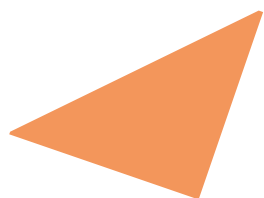
YOUR NEW WORKSPACE



SCHEDULE OF AREAS

Arranged over north and south wings, the Triangle has a dedicated ground floor reception accessible 24/7, with complimentary Wi-Fi for visitors and tenants alike to enjoy. All floors benefit from air conditioning, natural light and lift access.

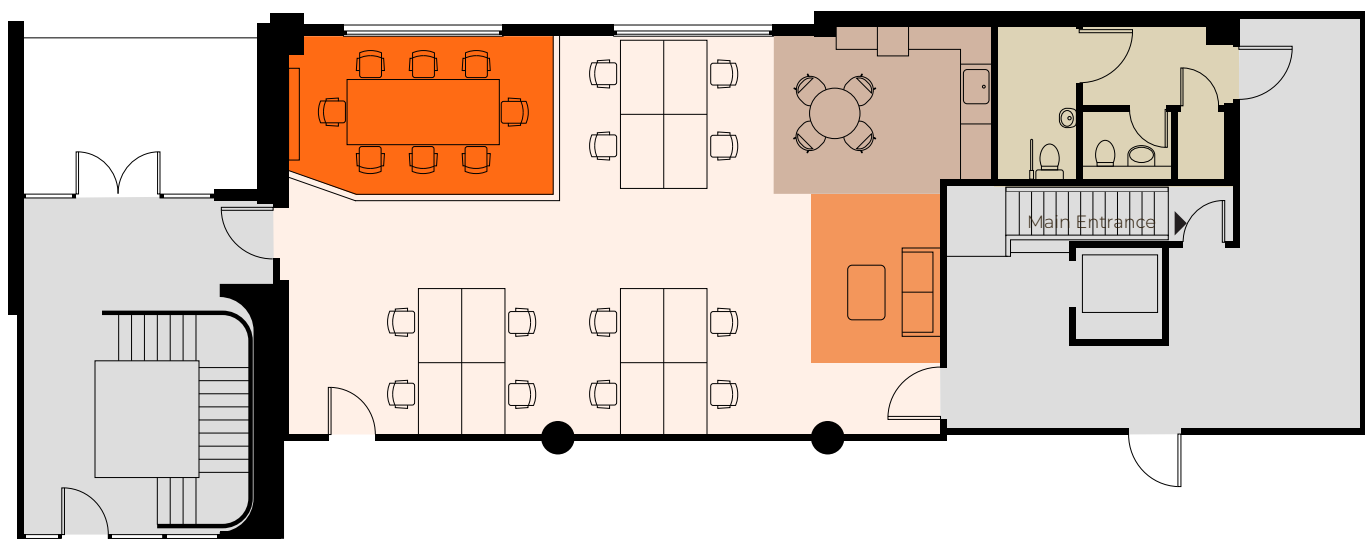
FLOOR	WING	OFFICE NIA (SQ FT)	STATUS
6th Floor	North	2,211 sq ft	Available
5th Floor	North & South	7,549 sq ft	Leased
4th Floor	North	2,366 sq ft	Leased
4th Floor	South	5,075 sq ft	Available
3rd Floor	North	2,466 sq ft	Leased
3rd Floor	South	2,071 sq ft	Leased
3rd Floor	South	2,070 sq ft	Available
2nd Floor	South	5,074 sq ft	Leased
2nd Floor	North	2,466 sq ft	Leased
1st Floor	North	7,530 sq ft	Leased
Ground Floor	North	1,365 sq ft	Leased
Ground Floor	North	1,017 sq ft	Available



GROUND FLOOR - NORTH

1,017 sq ft

The ground floor offers 1,017 sq ft of bright workspace, making it ideal for small to medium-sized businesses. It is available furnished and on a flexible lease. However, the space can also be offered unfurnished. Management options are also available.

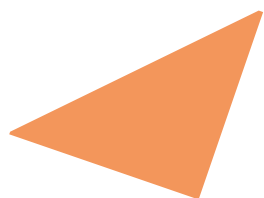


KEY

- | | |
|--------------------------|--------------------------|
| ○ Dedicated workstations | ● Kitchen |
| ● Breakout space | ● Core |
| ● Boardroom | ● Communal WC facilities |







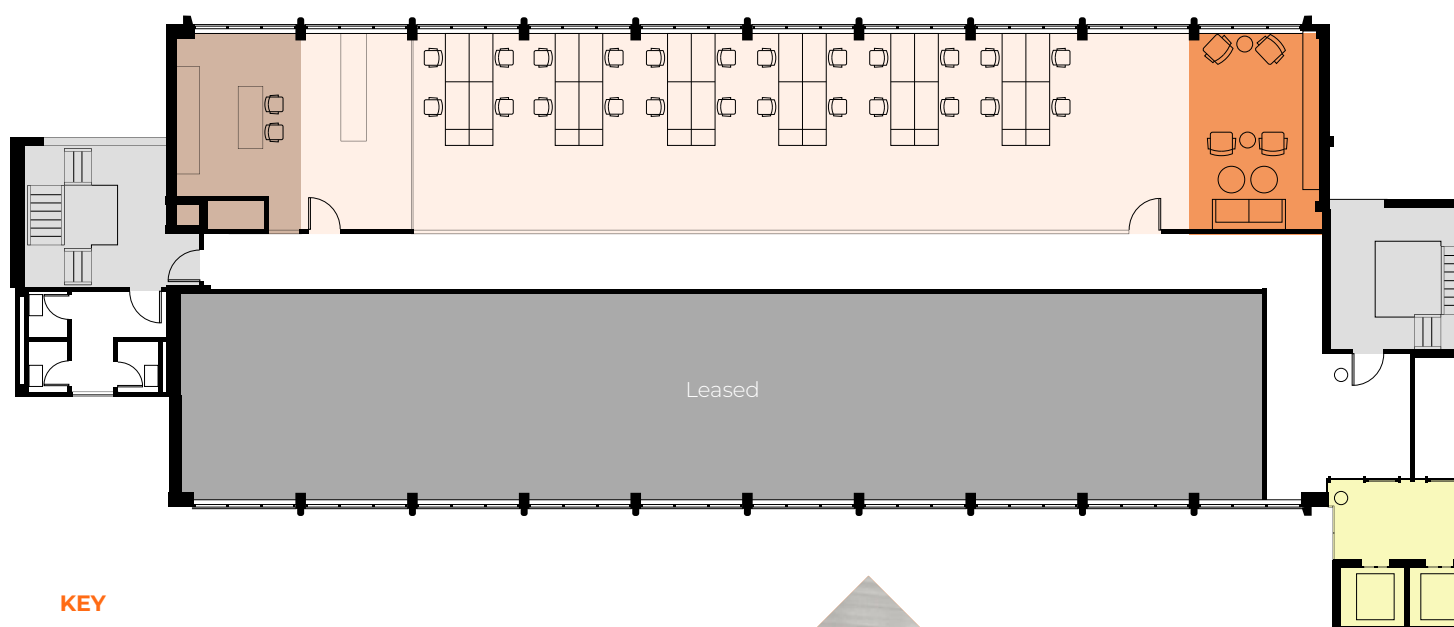
3RD FLOOR - SOUTH

2,017 sq ft

The 3rd floor at Triangle offers an ideal workspace for small to medium-sized businesses seeking a plug-and-play office in Hammersmith

The space features approximately 2,071 sq ft of fully fitted workspace, including desks for 24 people.

It can also be divided into two smaller units of 1,000 sq ft each and is available fully managed if required.



KEY

- | | |
|--------------------------|-----------|
| ○ Dedicated workstations | ● Kitchen |
| ● Breakout space | ● Core |
| ● Kitchen | ● Lifts |



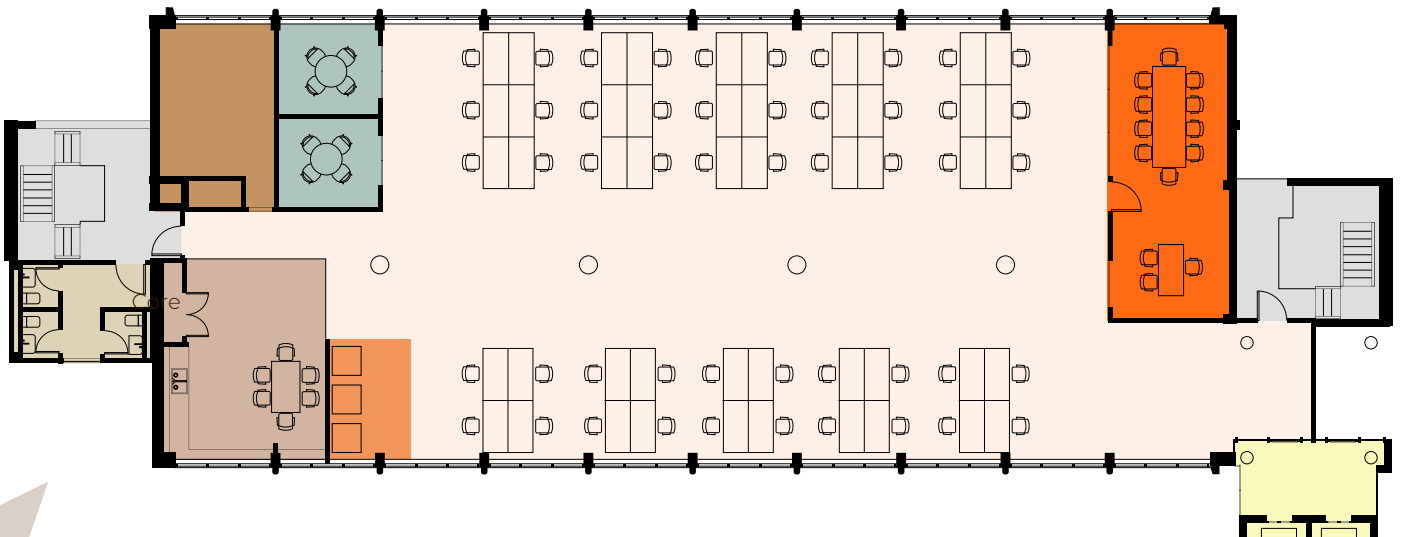


4TH FLOOR - SOUTH

5,075 sq ft

The 4th floor at Triangle offers 5,075 sq ft of bright, spacious workspace, with glazing along the entire length of the office to maximize natural light.

The fully fitted space accommodates approximately 60 desks and is available fully fitted and fully managed if required.

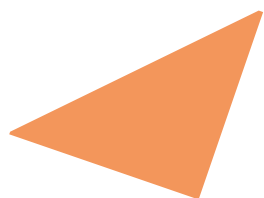


KEY

- Dedicated workstations
- Breakout space
- Kitchen
- Boardroom
- Meeting rooms
- Storage
- Core
- Lifts





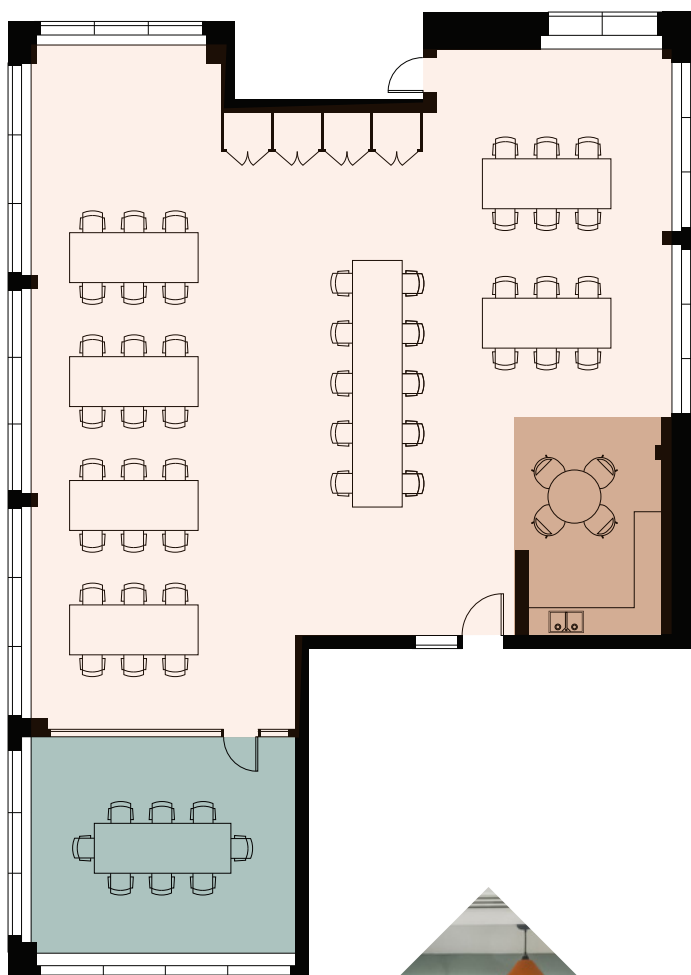


6TH FLOOR - SOUTH

2,211 sq ft

The 6th floor offers approximately 2,200 sq ft of bright, open plan workspace with stunning views across London. The floor is offered to market fully fitted and comfortably accommodates 40 desks.

There space also features a large boardroom overlooking the London cityscape and brand new kitchenette. The 6th floor at Triangle is available on either a fully managed or traditional lease basis, dependant on requirements.



KEY

- Dedicated workstations
- Kitchen
- Meeting rooms





SPECIFICATION



Staffed reception desk



Reception upgrade due 2025



WCs on each floor



LED lighting throughout



VRF air conditioning in all offices



On site car park



Floor to ceiling heights:
Ground Floor: 2500mm
3rd Floor: 2570mm
4th Floor: 2550mm



24 hour security



Bicycle parking



Bicycle repair station



Towel service



Showers



Open central
staircase



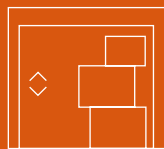
Hammersmith
Campus fibre internet
infrastructure



100% renewable
energy supply



2x 8 person scenic
passenger lifts



1x Goods lift

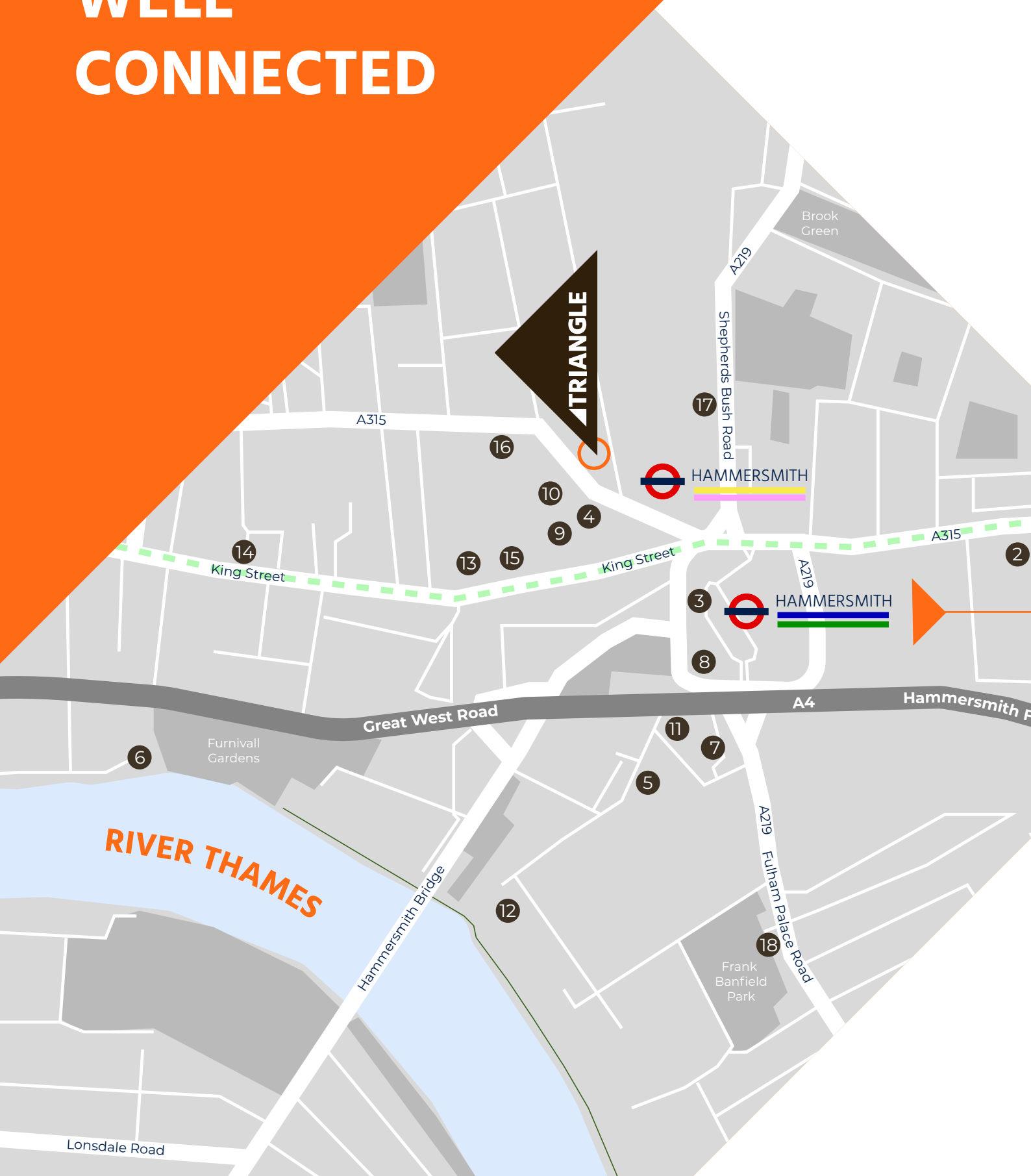
Bespoke Interior Design Service

Should you require a more bespoke design to your office fit out, Romulus' CustomBuild team of inhouse 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.

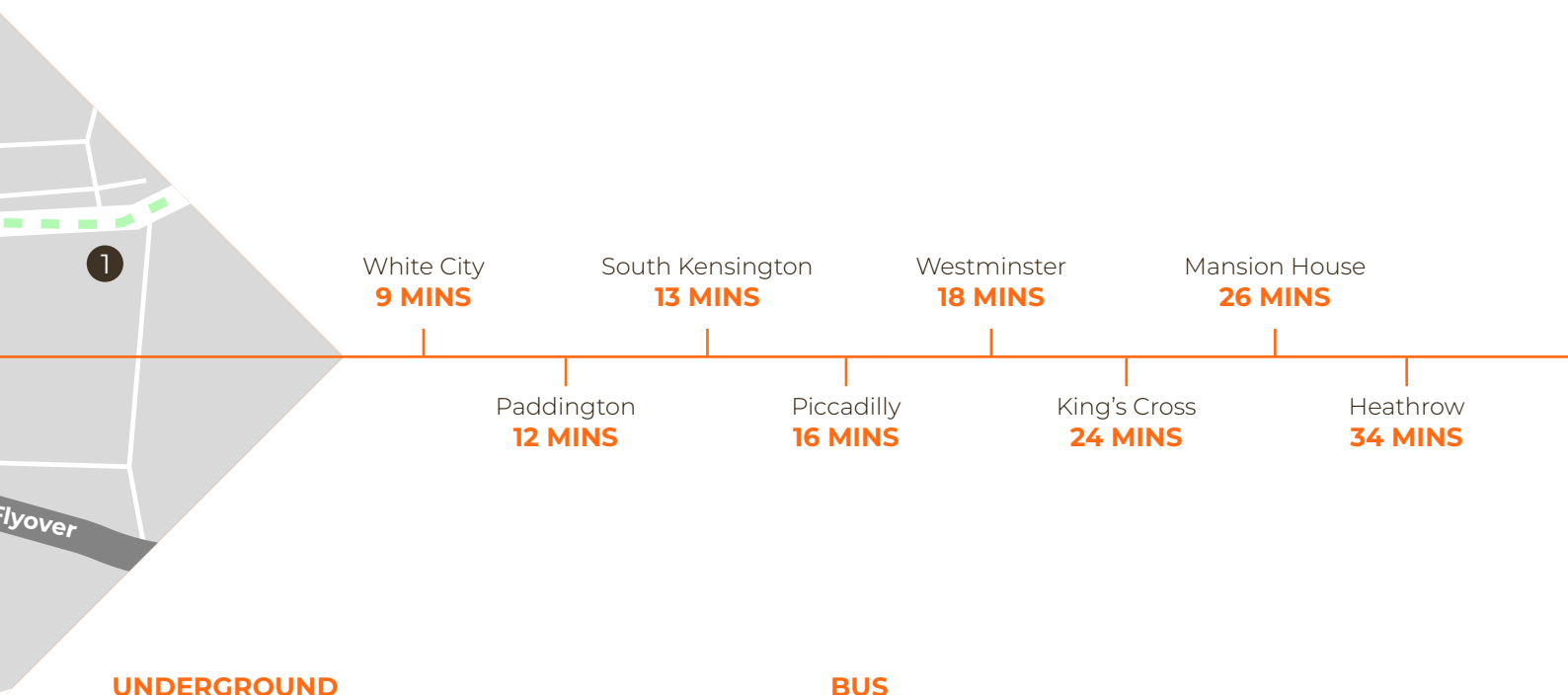
WELL CONNECTED



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



UNDERGROUND

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

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 10 minutes and Paddington in 30 minutes.

CAR

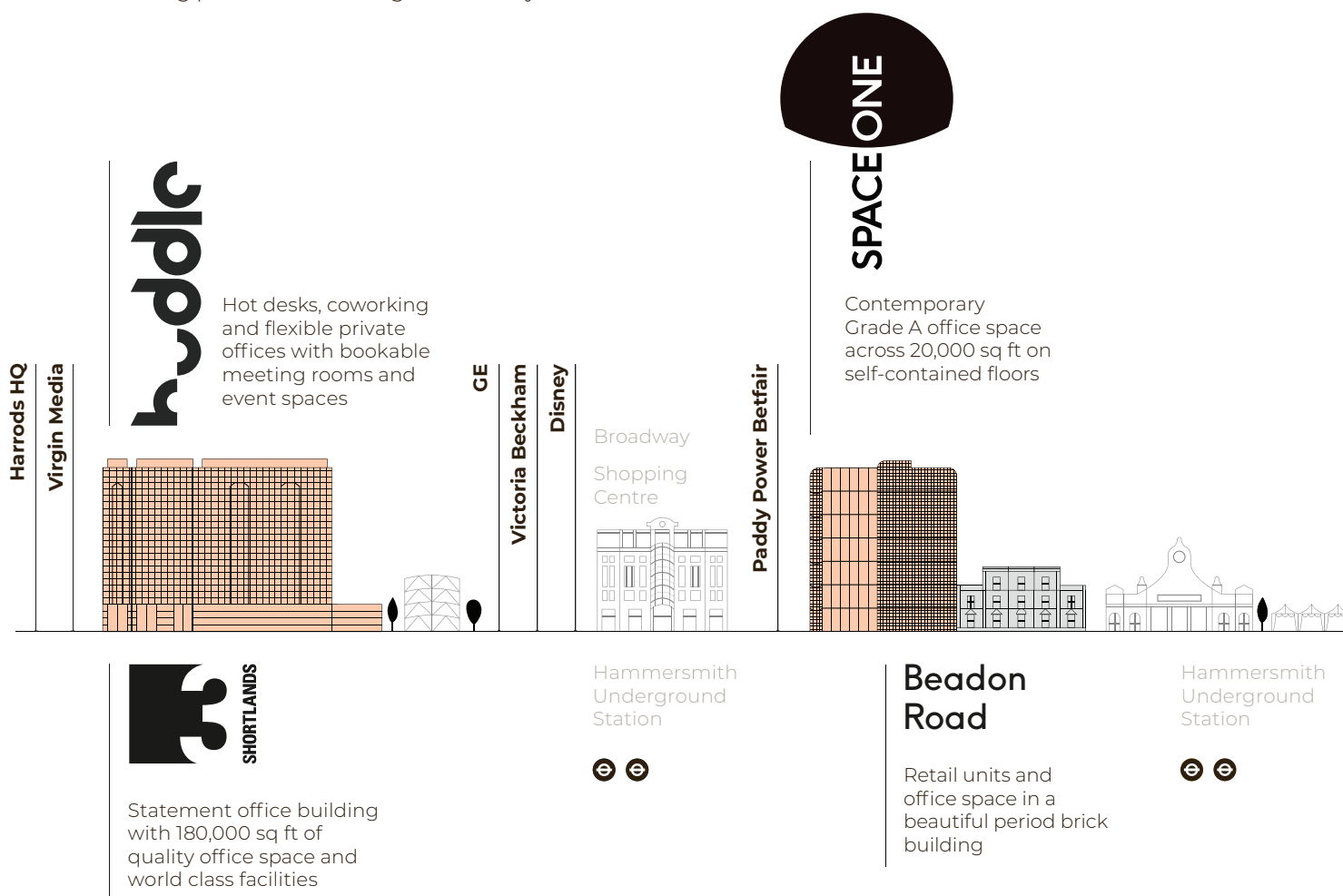
If you're travelling to and from London by car, the M4 is less than 10 minutes away, and for reaching Heathrow it is just 21 minutes.

FEEL PART OF SOMETHING BIGGER

ROOM TO GROW

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.

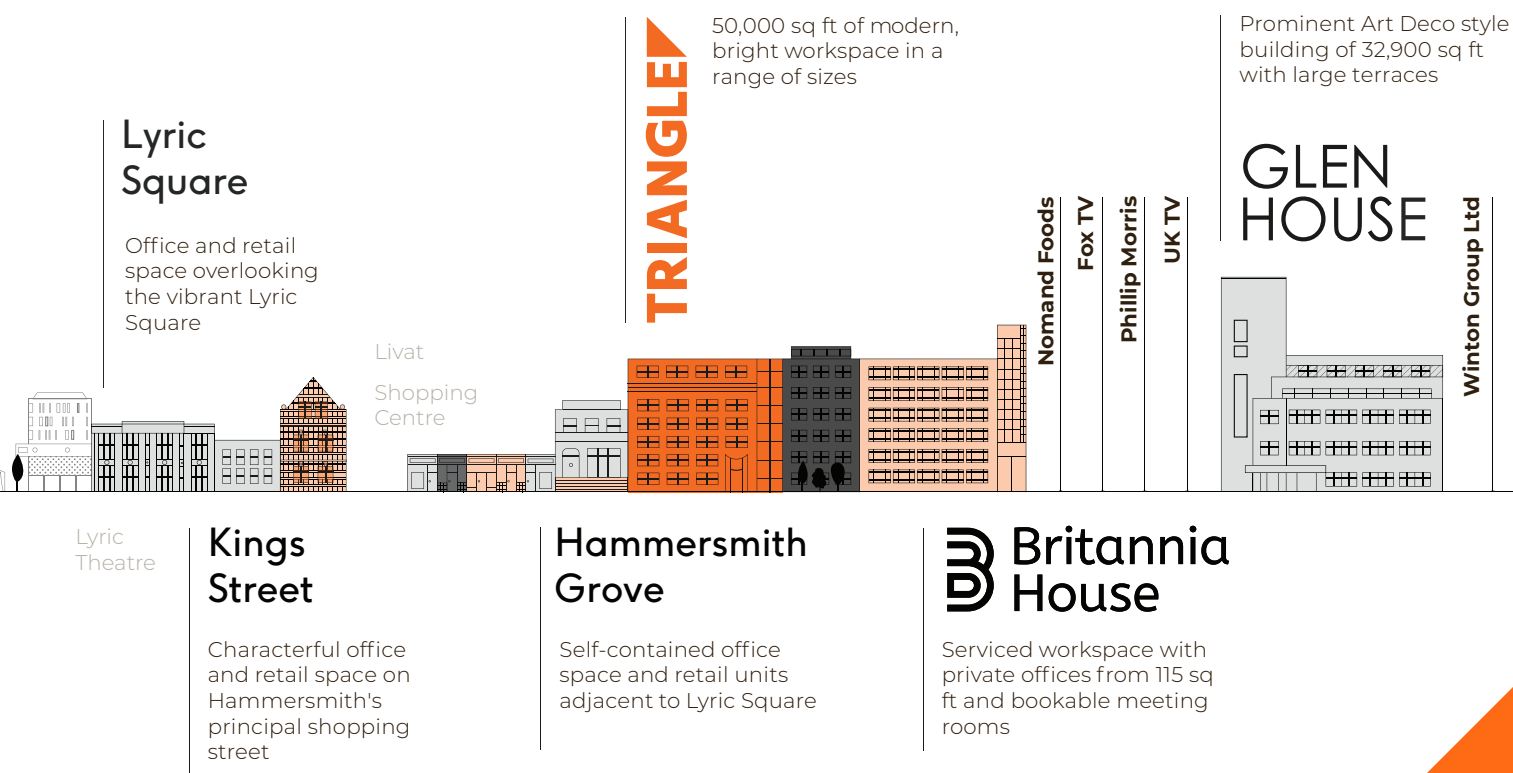
Just like the bees in the rooftop beehives, you'll be cross-pollinating ideas and feeling part of this buzzing community in no time.



MEMBER BENEFITS

Through your Triangle 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. //





ESG

A SUSTAINABLE APPROACH

We believe in a sustainable approach to office space.

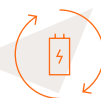
This means rather than demolishing existing buildings, we re-purpose them into design-led, quality workspaces for the modern occupier.

By doing this, we significantly reduce our carbon emissions and negative impact on the environment, whilst providing sought-after buildings that operate efficiently. The Triangle 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.



Buildings are supplied with 100% renewable electricity



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



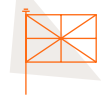
Upcycling building fit outs where possible, significantly reducing embodied carbon emissions



Replacing older windows with high performance glazing



Targeting an 80% recycle rate across multiple waste streams



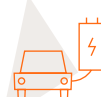
Endeavouring to procure UK manufactured materials



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



THE TRIANGLE IS BOUGHT 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 the Triangle.

romulusuk.com





EPC: Available on request
Lease: Terms upon application
Rent: Upon application
Viewings: Strictly by appointment



Dominic Waldron
0207 084 6929
dominicw@romulusuk.com

frost
meadowcroft

Shaun Wolfe
07900 911 135
swolfe@frostmeadowcroft.com

Jack Realey
07879 228 991
jrealey@frostmeadowcroft.com

HanoverGreen

Andy Tucker
07721 260 545
atucker@hanovergreen.co.uk

Richard Zoers
07730 567 607
rzoers@hanovergreen.co.uk

hammersmithcampus.com

THE TRIANGLE, 5-17 HAMMERSMITH GROVE, LONDON W6 0LG

MISREPRESENTATION ACT 1967 Romulus give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not, nor constitute part of, any offer or contract; (2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; None of the services have been tested.

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. March 2025.

Workspaces by Romulus

EPC: Available on request

Lease: Terms upon application

Rent: Upon application

Viewings: Strictly by appointment



Dominic Waldron
0207 084 6929
dominicw@romulusuk.com

Amar Shah
07776 683 673
amars@romulusuk.com

hammersmithcampus.com

THE TRIANGLE, 5-17 HAMMERSMITH GROVE, LONDON W6 OLG

MISREPRESENTATION ACT 1967 Romulus give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not, nor constitute part of, any offer or contract: (2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; None of the services have been tested.

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. March 2025.

Workspaces by Romulus