



# 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.



Space One street entrance

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.



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

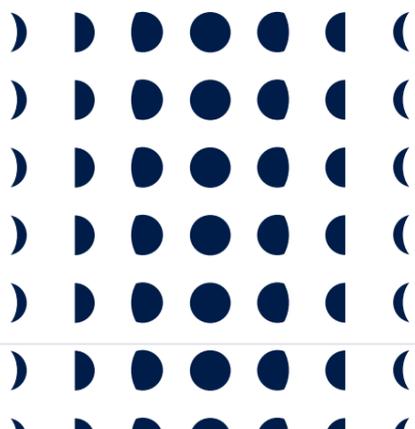


Thames Path

# A PRIME WEST LONDON LOCATION

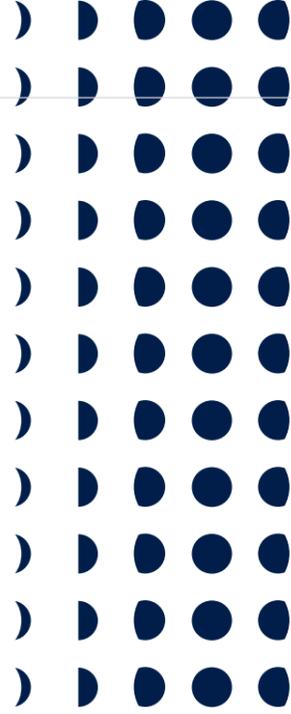
Directly opposite the Hammersmith & City and Circle Line Underground station and within 150m of the station for the Piccadilly and District Lines, Space One is easy to access and in the midst of all that Hammersmith has to offer for work and play.

Global brands including Victoria Beckham, Formula E 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.

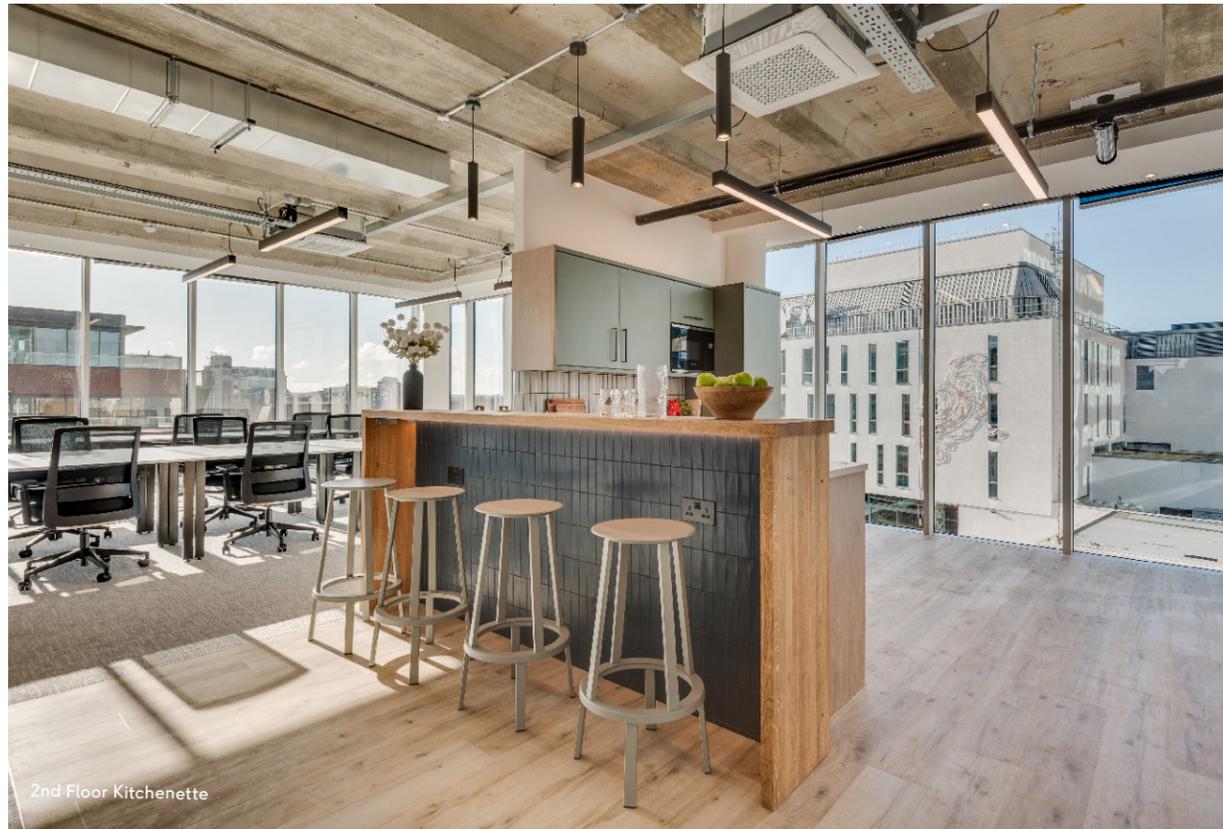


# YOUR NEW WORKSPACE AWAITS

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



5th Floor Boardroom



2nd Floor Kitchenette

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

## Schedule of Areas

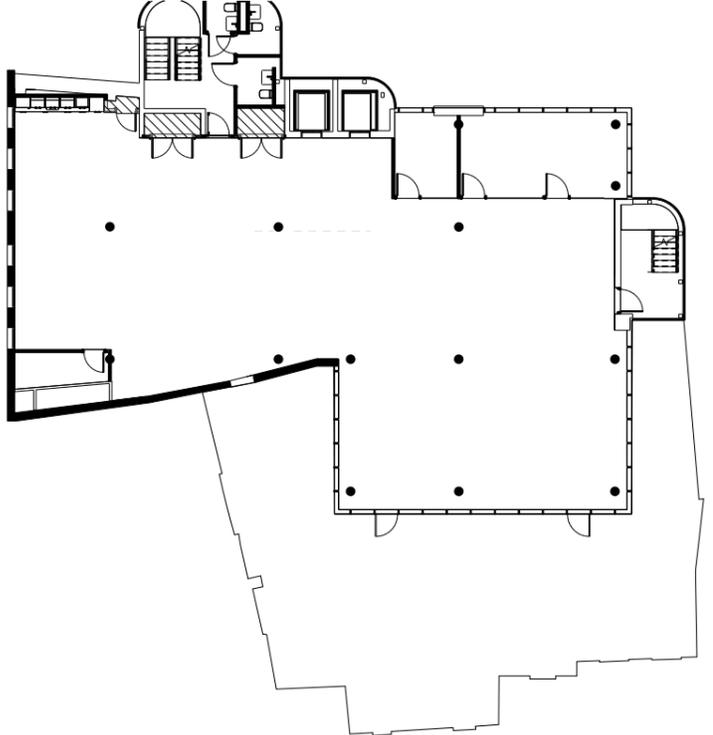
 1ST FLOOR	3,580 SQ FT	AVAILABLE
2ND FLOOR	3,550 SQ FT	LET
 3RD FLOOR	3,185 SQ FT	LET
4TH FLOOR	3,185 SQ FT	AVAILABLE Q2 2026
5TH FLOOR	3,152 SQ FT	AVAILABLE
 6TH FLOOR	2,629 SQ FT	LET

### KEY

 = Garden terrace on this floor

# 1<sup>ST</sup> FLOOR / 3,580 SQ FT

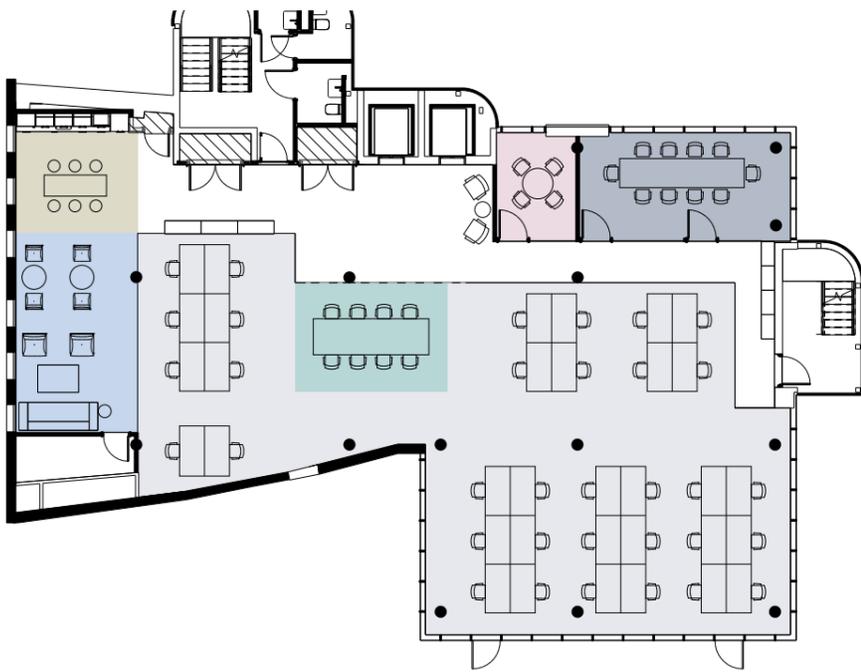
The first floor benefits from an extensive external terrace (which has been fully refurbished) and professionally designed plug-and-play space ready for immediate occupation.



1st Floor Office Space

# SPACE PLAN

- 34 fixed desks
- 8 hot desks
- 1 board room
- 1 meeting room
- Kitchen
- 1 soft breakout zone

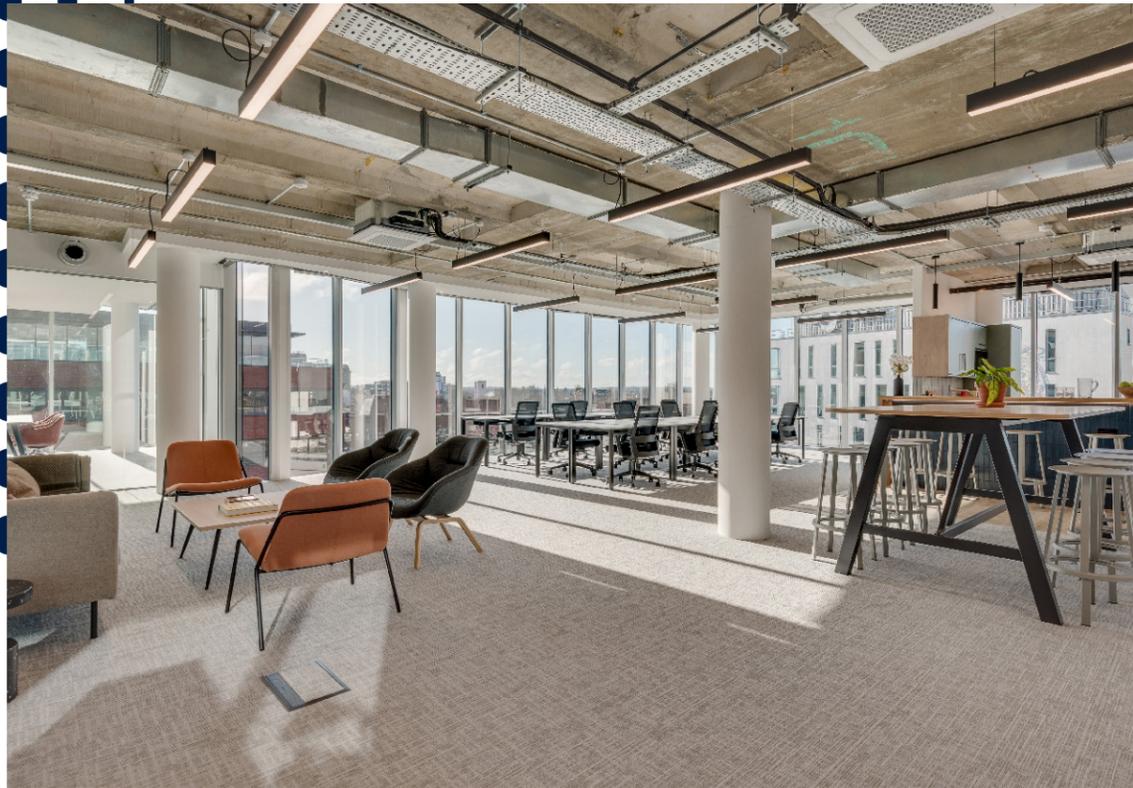
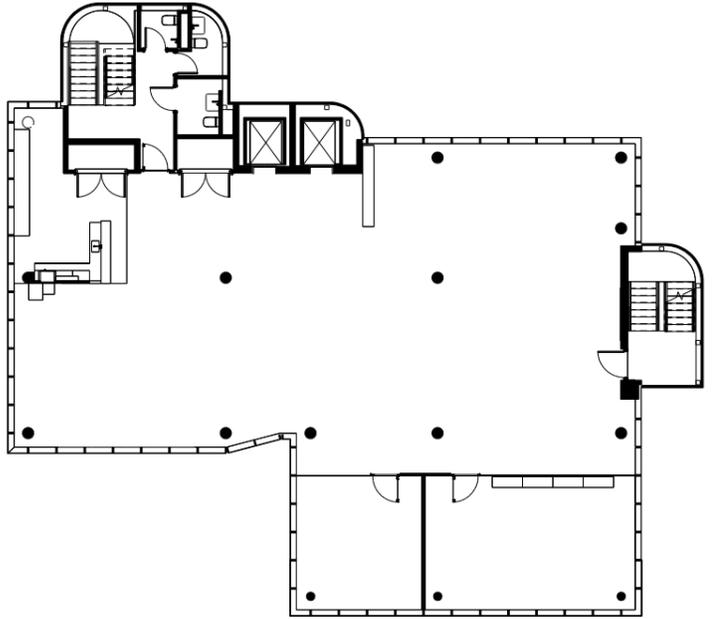


1st Floor Private Terrace

Space plan is for indicative purposes only

# 5TH FLOOR / 3,152 SQ FT

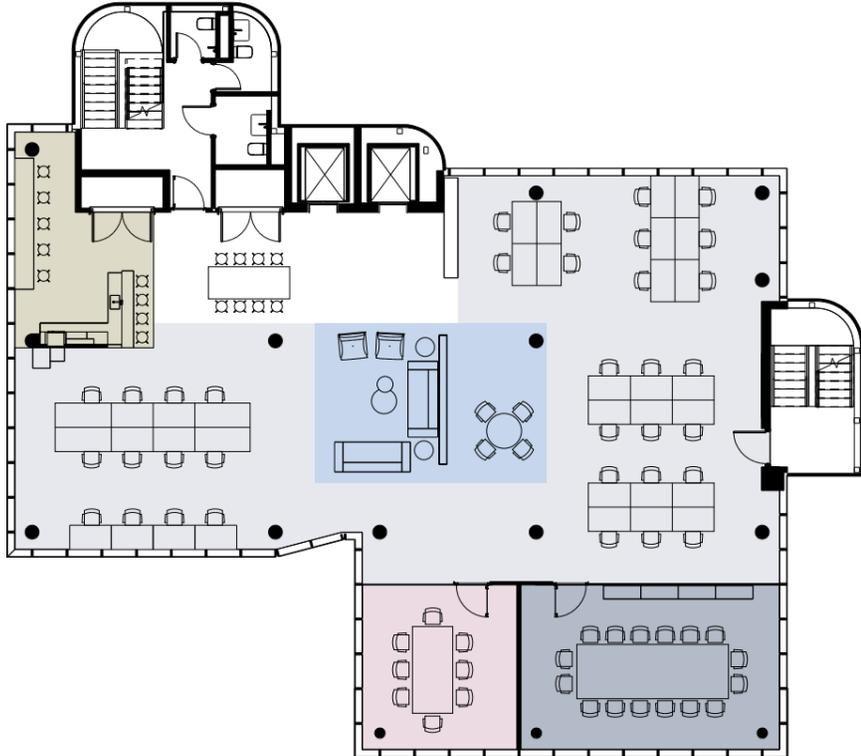
The fifth floor, with superb natural light enjoying views across Lyric Square and beyond. Having undergone a thorough refurbishment, the space is fully fitted and available for immediate occupation.



5th Floor Workspace

# SPACE PLAN

- 34 fixed desks
- 1 board room
- 1 meeting room
- Kitchen
- Breakout



Space plan is for indicative purposes only



5th Floor Kitchenette



5th Floor Boardroom

# SPECIFICATION



Terraces for wellbeing



Floor to ceiling heights  
(1st Floor: 2.5m/  
5th floor: 3m)



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.

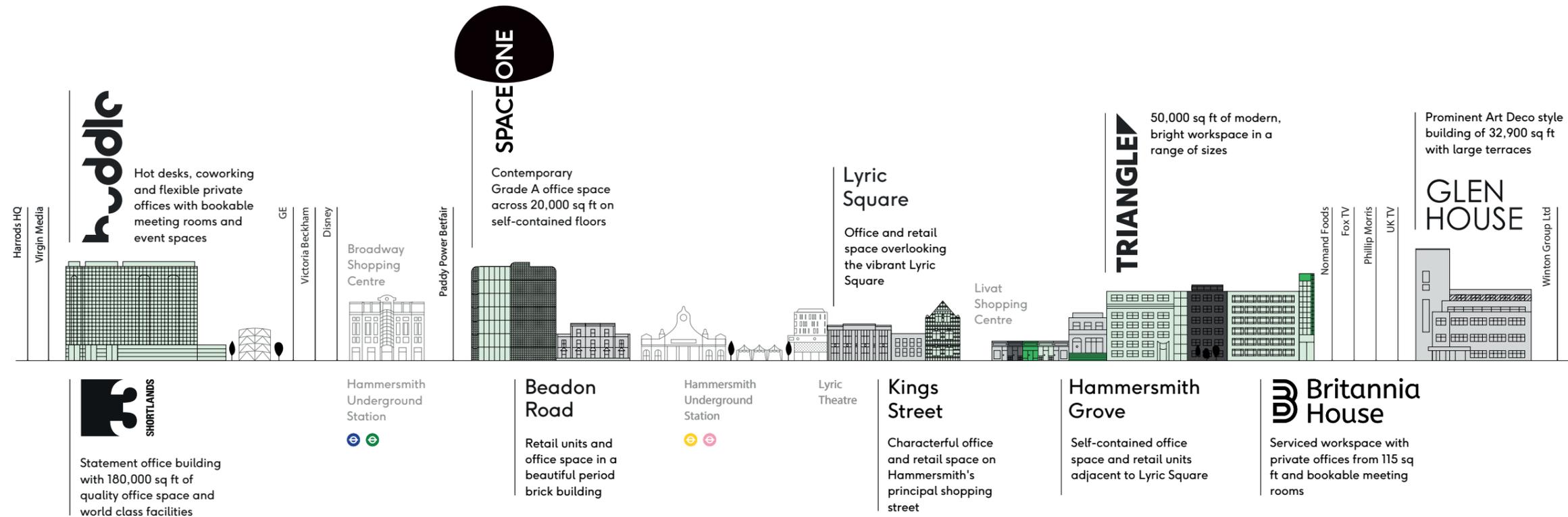
# FEEL PART OF SOMETHING BIGGER

## 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**

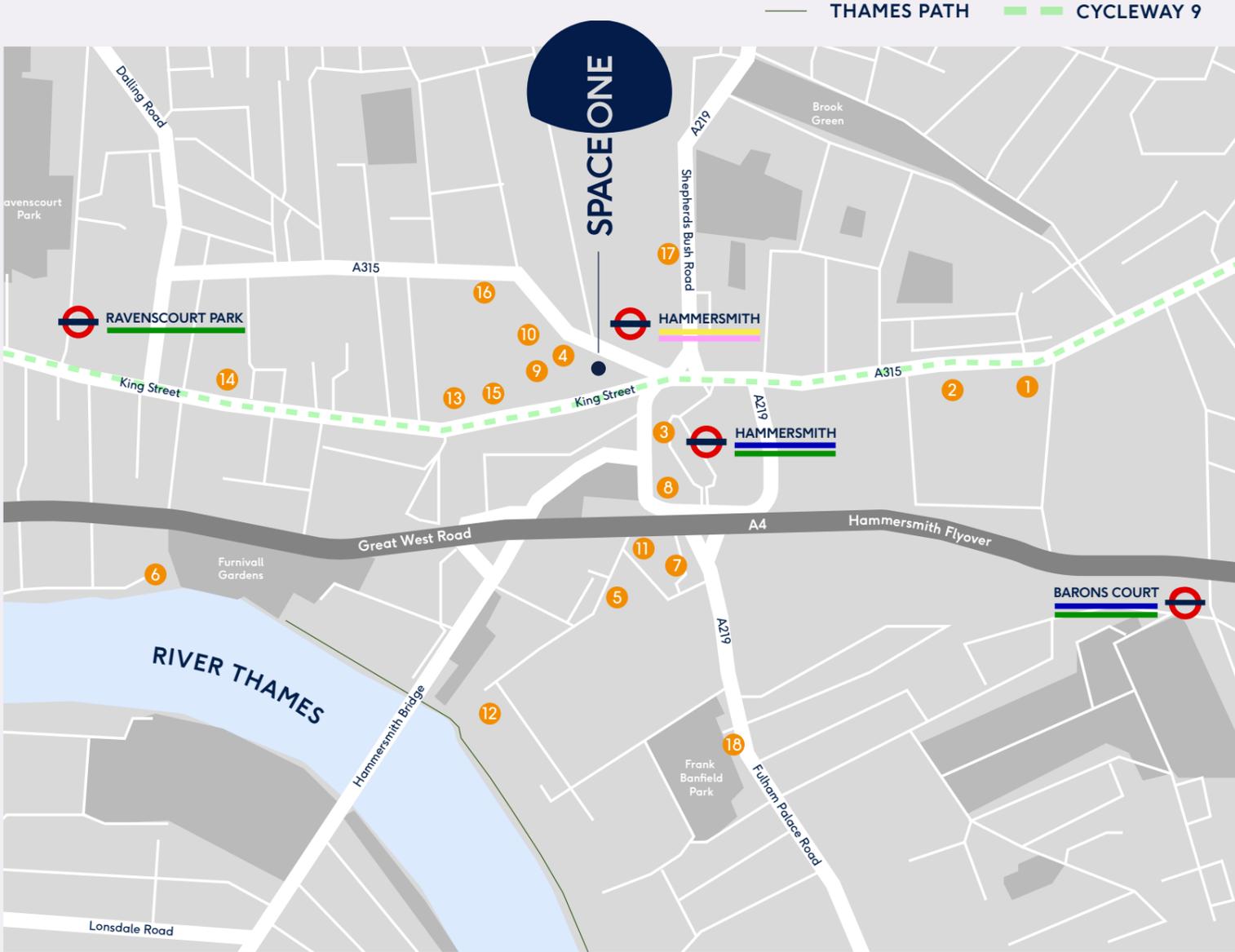
Cycle Superhighways feature in and around Hammersmith; you can travel from Kew Bridge station all the way to Hammersmith station using Cycleway 9.

**BUS**

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

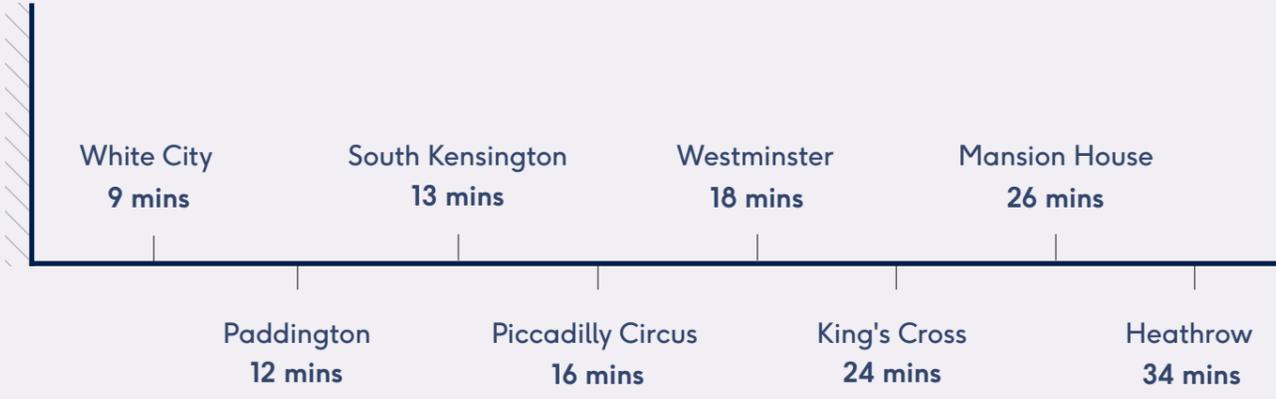
**UNDERGROUND**

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.



The Fulham Centre Roof Terrace

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



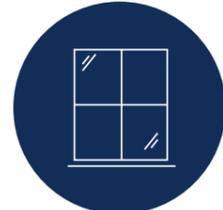
Buildings are supplied with 100% renewable electricity



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



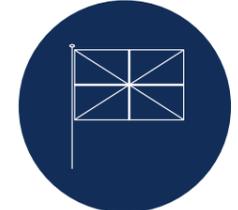
Upcycling building fit outs where possible, significantly reducing embodied carbon emissions



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

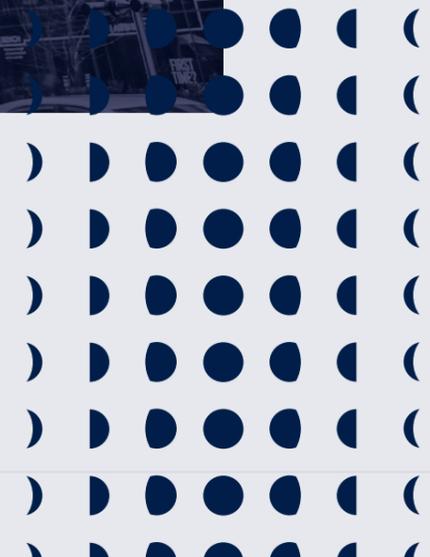
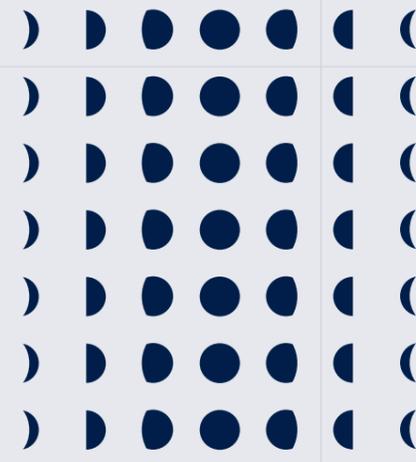


Electric charging points provided in the majority of our car parks



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](http://romulusuk.com)

**EPC:** Available on request

**Lease:** Terms upon application

**Rent:** Upon application

**Viewings:** Strictly by appointment



**frost**  
meadowcroft



Dominic Waldron  
0207 084 6929  
dominicw@romulusuk.com

Shaun Wolfe  
07900 911 135  
swolfe@frostmeadowcroft.com

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

Giles Harker  
07786 001 534  
gharker@frostmeadowcroft.com

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

SPACE ONE, 1 BEADON ROAD, HAMMERSMITH, LONDON W6 0EA

## Workspaces by Romulus

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. Feb 2026.