

DOMINION

Workspace by **Romulus**



HEADQUARTER WORKSPACE IN LONDON'S BEST CONNECTED LOCATION

Proudly occupying a prime corner position within the heart of the City of London, 10 Dominion Street provides 30,600 sq ft of Grade A workspace, arranged over 8 floors.

A short walk from internationally connected transport hubs, world-class restaurants, cafes and bars and neighbouring globally renowned corporate organisations, 10 Dominion Street is the home for ambitious businesses.



WELCOMING RECEPTION

The staffed reception underwent a thorough refurbishment this year and provides a striking and welcoming sense of arrival.



END OF JOURNEY FACILITIES

Showers, changing facilities and secure bicycle storage provide convenience for active commuters.



ALWAYS ACCESSIBLE

Round the clock security with workspaces accessible to occupiers 24 hours a day, 7 days a week.



SUSTAINABLE CREDENTIALS

With a focus on sustainability, the available floors are targeting an EPC B rating.



FULLY FITTED, FULLY MANAGED

All spaces can be delivered fully-fitted and fully managed, with flexible arrangements to suit your needs.



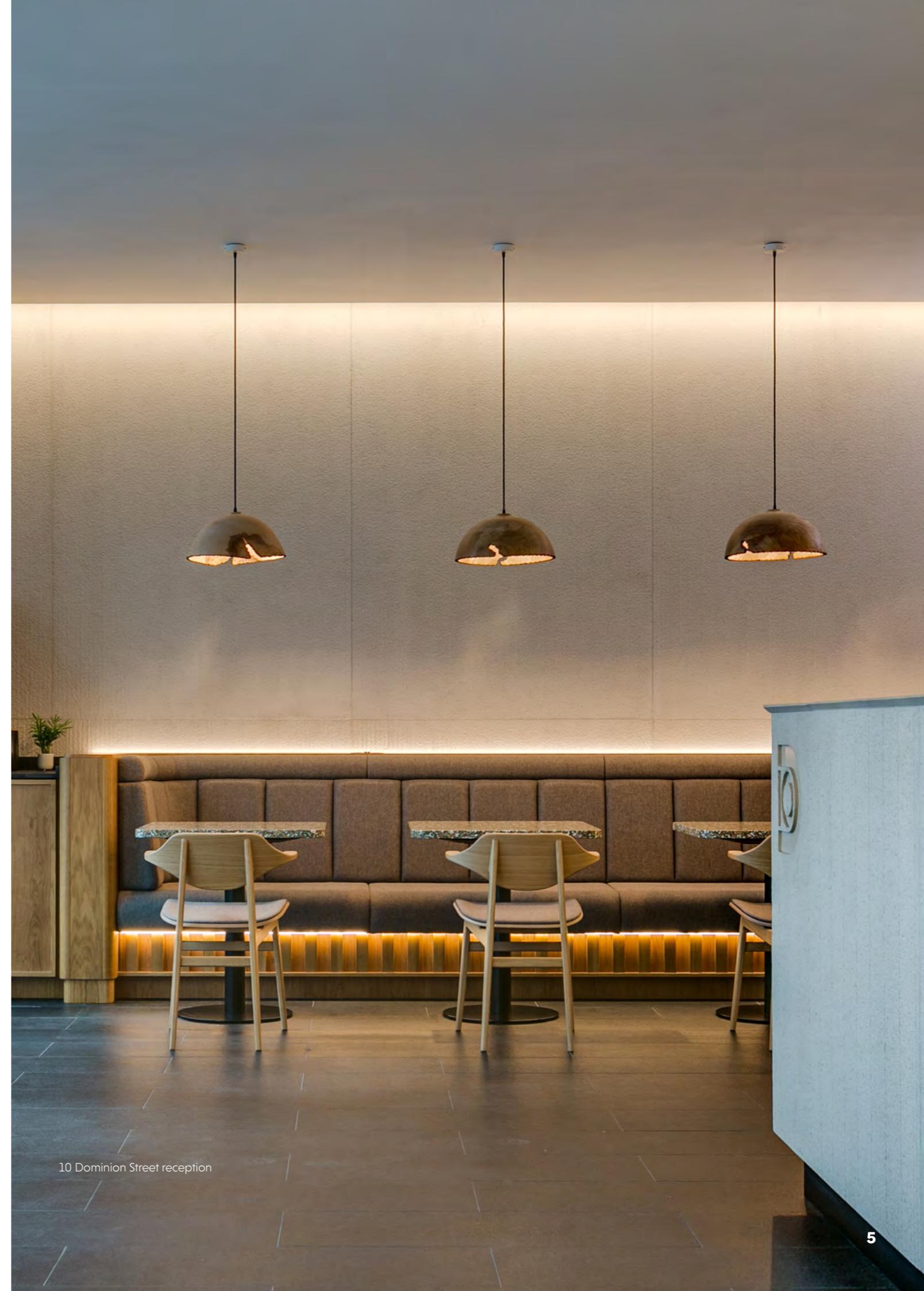
BESPOKE DESIGN SERVICE

CustomBuild, Romulus' design and fit-out service, provides a professional, bespoke service available exclusively to occupiers.



OWNED & MANAGED BY ROMULUS

No matter your question or query, you will always deal directly with the landlord through one dedicated point of contact.



10 Dominion Street reception



10 Dominion Street reception

FROM TOP TO BOTTOM

Schedule of Areas	Sq Ft	Availability	Spec
SIXTH FLOOR	3,359	Leased	-
FIFTH FLOOR	4,171	Leased	-
FOURTH FLOOR	4,308	Leased	-
THIRD FLOOR	4,311	Q2 2026	CAT B
SECOND FLOOR	4,309	Available	CAT A
FIRST FLOOR	4,328	Q1 2026	CAT A
GROUND FLOOR	3,287	Leased	-
LOWER GROUND	2,563	Leased	-

BUILDING SPECIFICATION



NEWLY INSTALLED ALL ELECTRIC
VRF HEATING AND COOLING



SUSPENDED OR
EXPOSED CEILINGS



FULLY INSTALLED FIBRE
CONNECTIVITY



FULLY ACCESSIBLE RAISED
FLOORS WITH 450MM VOIDS



EXCELLENT
NATURAL DAYLIGHT



HIGHLY EFFICIENT
LED LIGHTING



NEW FULLY
REFURBISHED RECEPTION



STAFFED
RECEPTION



3 X INDIVIDUAL
SHOWER ROOMS



SECURE BICYCLE
STORAGE



3 X 10 PERSON
PASSENGER LIFTS (750KG)



EPC
RATING OF B

DESIGNED FOR THE FUTURE

The 1st, 2nd and 3rd floors have undergone a complete back-to-frame refurbishment and are now offered to market as either CAT A or fully-fitted plug and play workspace.

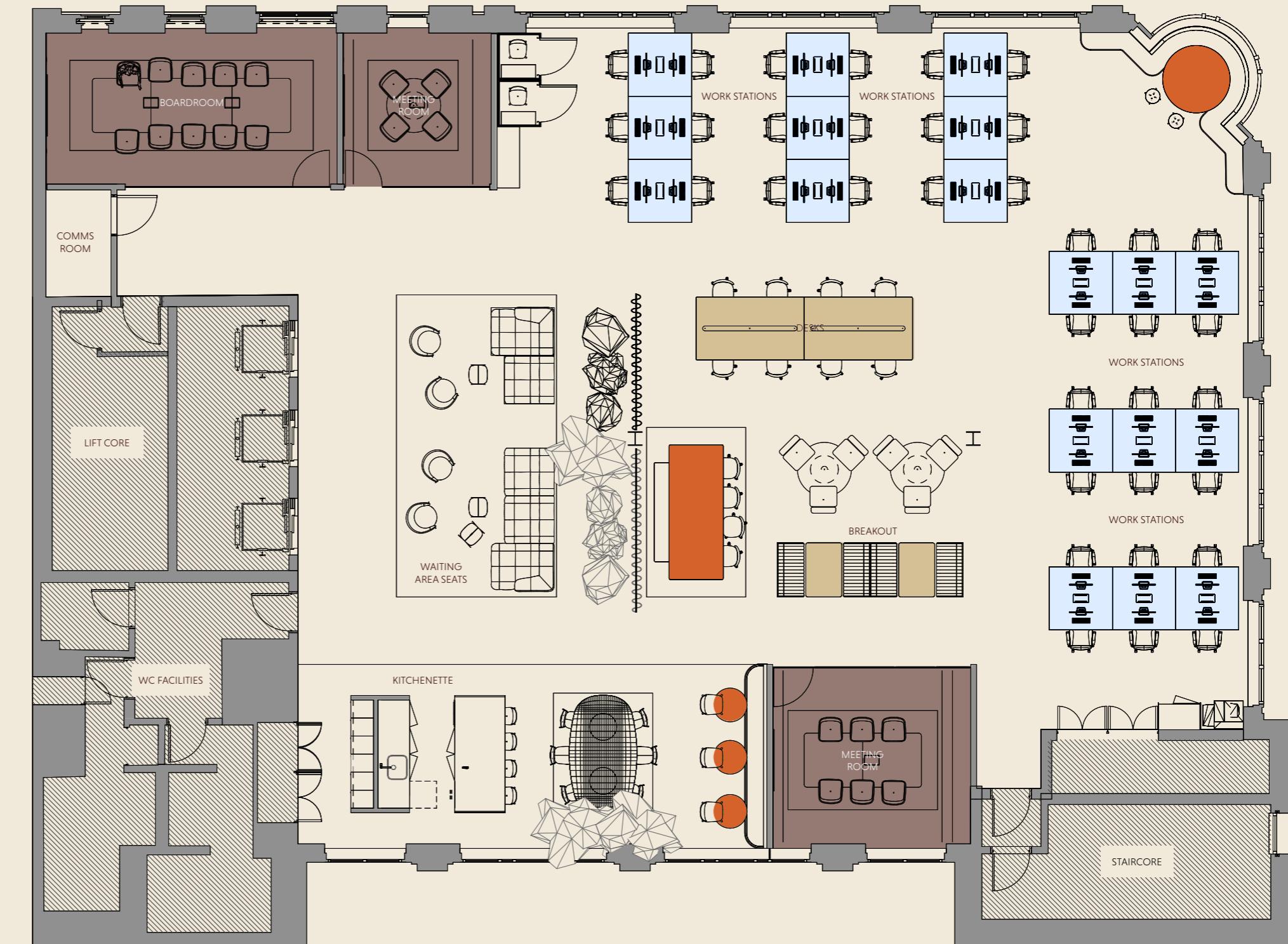
The floors are fully glazed, providing an abundance of natural light with good floor-to-ceiling heights and exposed services.

All floors are available with professionally designed and well-considered layouts to meet all workspace requirements.

Third Floor Key

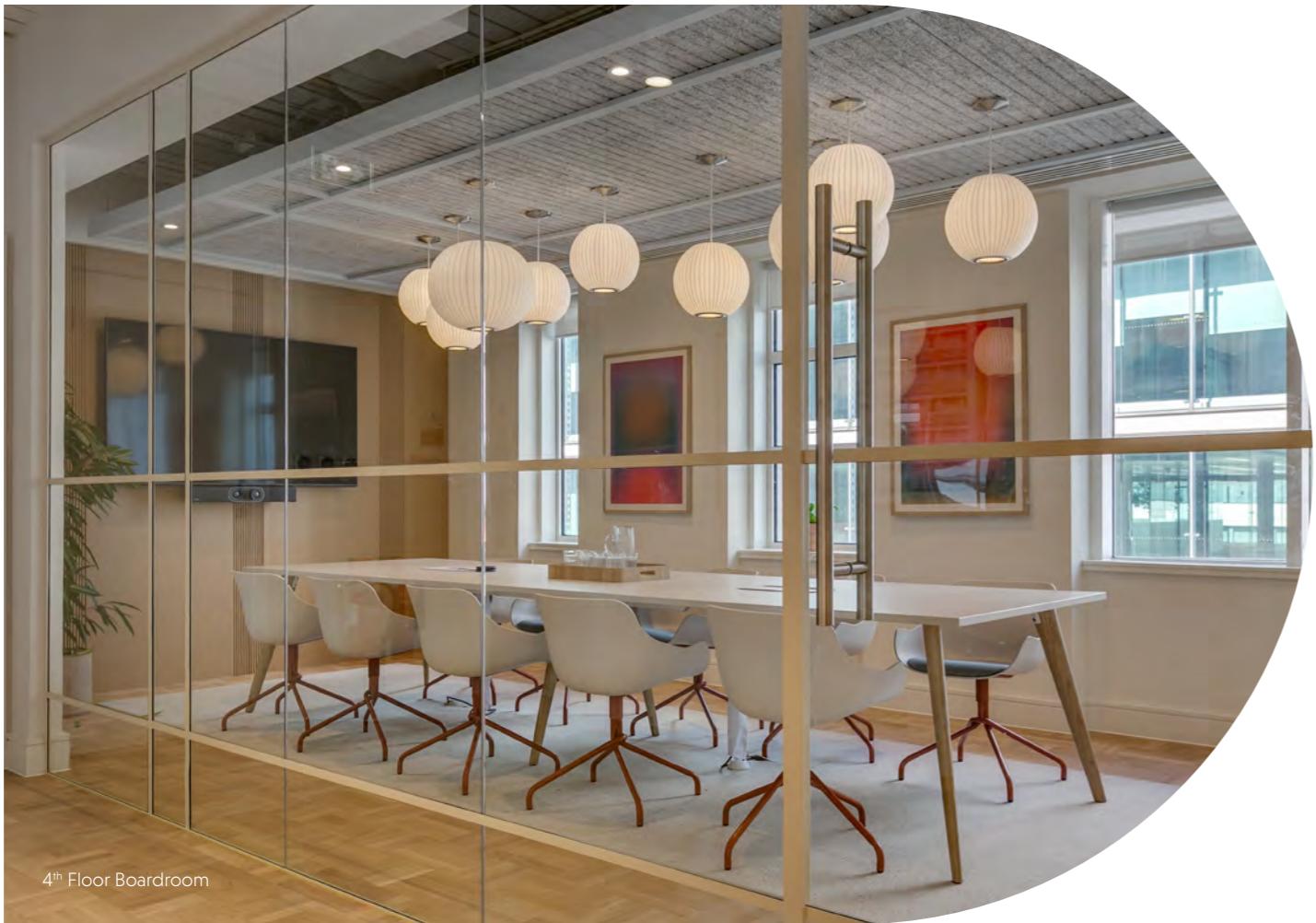
Desks		36
Alternative workpoints		16
Meeting room seats		20
Social Hub seats		11

INDICATIVE FULLY FITTED SPACE PLAN





4th Floor Reception and Office Space



4th Floor Boardroom



4th Floor Break Out Space



4th Floor Kitchen



4th Floor Kitchen and Break Out Space



Connections

CENTRAL CONNECTIONS

10 Dominion Street sits equidistant between two of London's best connected stations. Liverpool Street & Moorgate are within a 7 minute walk and provide links to 8 different lines including London Underground, Elizabeth Line, London Overground and National Rail.

The site boasts international connections, bringing the home of your business within reach of clients and partners from around the world. With Liverpool Street a short walk away, the ultra-fast Elizabeth Line will take you to London Heathrow in under 45 minutes. In under an hour, you can get to Gatwick Airport via a combination of Elizabeth Line and national rail services. Meanwhile, both London City Airport and Stansted Airport are also within easy reach.

MOORGATE	●●●●●●●●	4 Min walk
LIVERPOOL STREET	●●●●●●●●	5 Min walk
OLD STREET	●●	15 Min walk
BANK	●●●●●●●●	12 Min walk
BARBICAN	●●●●	13 Min walk
ST PAUL'S	●	18 Min walk
ALDGATE	●●	15 Min walk
SHOREDITCH HIGH ST	●	14 Min walk
LONDON CITY AIRPORT	●●●●●●●●	30 Minutes
HEATHROW AIRPORT	●●●●●●●●	43 Minutes
GATWICK AIRPORT	●●●●●●●●	53 Minutes
STANSTEAD AIRPORT	●●●●●●●●	56 Minutes



Aviary Rooftop Restaurant & Terrace bar



Third Space Moorgate



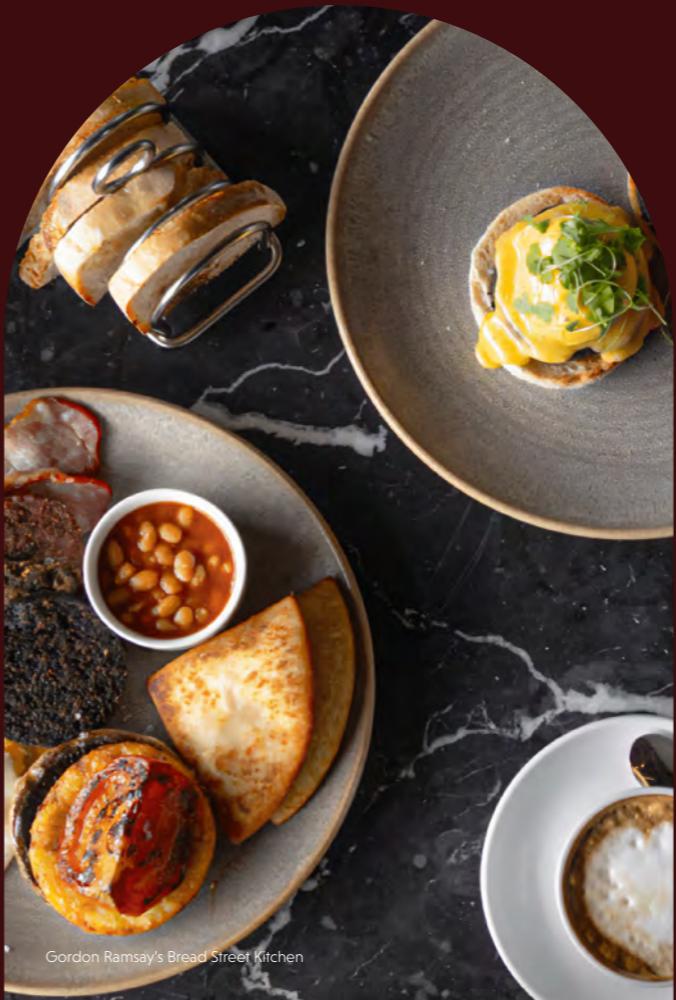
Finsbury Circus



Los Mochis



The Ned



Gordon Ramsay's Bread Street Kitchen

Location

IDEALLY LOCATED

The City of London is a vibrant neighbourhood of internationally renowned culinary, social and lifestyle destinations attracting a discerning crowd. With luxury health club, Third Space and Gordon Ramsay's Bread Street Kitchen at the end of the street, expect nothing less.



Broadgate Circle

IN GOOD COMPANY

The Square Mile is a powerhouse of banking, financial and insurance institutions, with a clear sense of astute professionalism. Rub shoulders with some of the biggest names in business with the likes of Amazon, Mimecast, Cisco Systems, City Index, Bank of Tokyo, Mitsubishi and Monzo all calling the area home.

Social & Entertainment

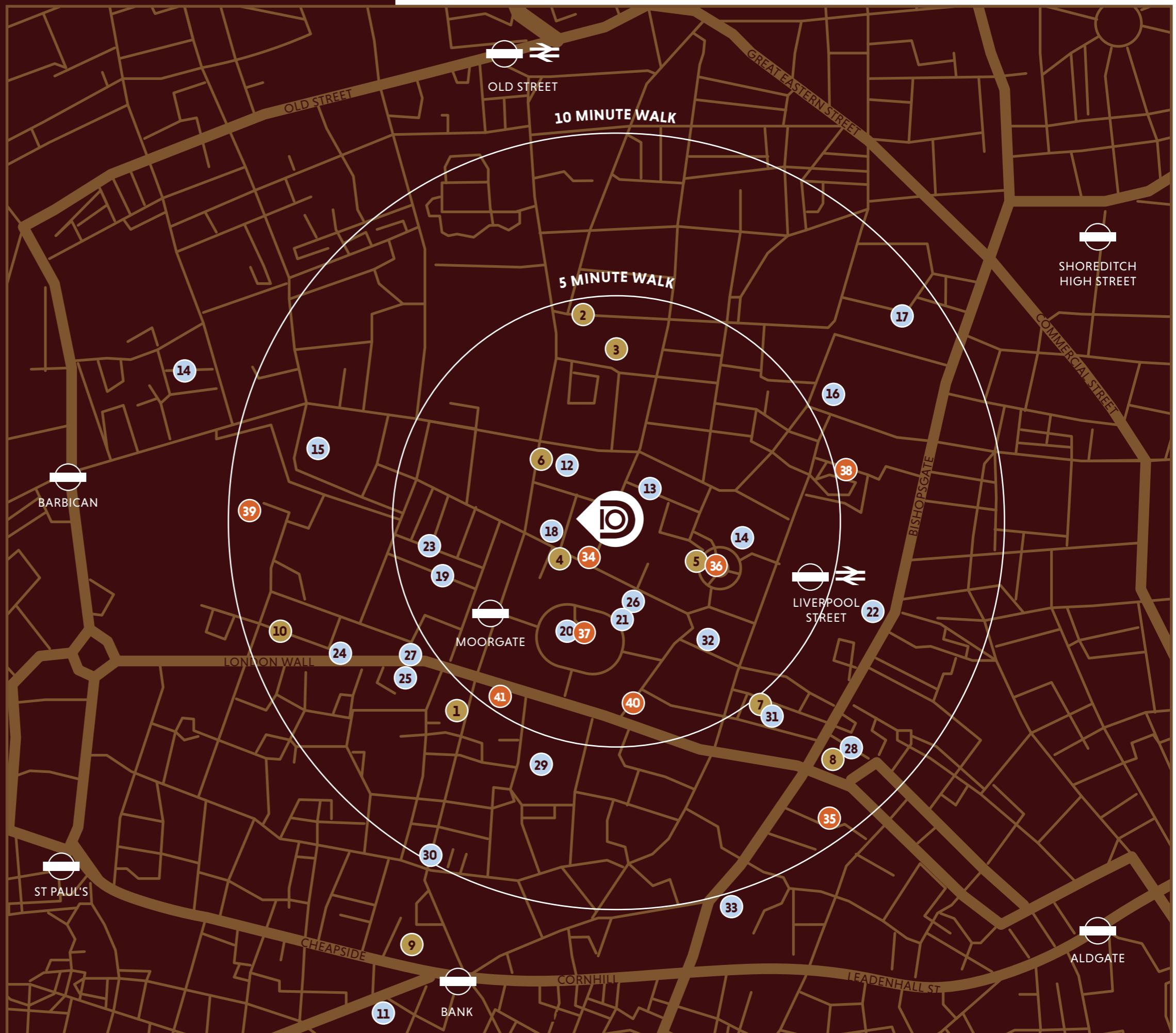
1. Clays	> Everyman
2. Flight Club Shoreditch	> Gaucho
3. Aviary London	> Jose Pizarro
4. Gordon Ramsey's Bread Street Kitchen	> Tank and Paddle
5. Broadgate Circle	6. Blank Street Coffee
> Back to mine	7. The Ivy City Garden
> Bar Douro City	8. Duck & Waffle
> Farmer J	9. The Ned
	10. Barbie Green

Business HQs

11. Bloomberg	23. Simmons & Simmons
12. Inmarsat	24. Savills
13. Mimecast	25. Legal & General
14. UBS	26. Cisco Systems
15. Linklaters	27. City Index
16. Monzo	28. Salesforce
17. Amazon	29. Blackrock
18. Oracle	30. Bank of Tokyo
19. Deutsche Bank	31. BIG Architects
20. Arbuthnot Latham	32. BMO
21. Cisco	33. Apple
22. McCann	

Fitness & Wellbeing

34. Third Space	39. Barbican Conservatory & Gardens
35. Equinox	40. Kobox
36. 1Rebel	41. PureGym
37. Finsbury Circus	
38. Exchange Square Park	



SUSTAINABILITY AT ROMULUS

Romulus 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.

We also upcycle fit outs wherever possible, 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 across our portfolio and within our local community.



A SUSTAINABLE APPROACH



BUILDINGS ARE SUPPLIED WITH 100% RENEWABLE ELECTRICITY



ZERO WASTE TO LANDFILL POLICY; NON-RECYCLABLE WASTE IS SENT TO AN 'ENERGY FROM WASTE' FACILITY



REPLACING OLDER WINDOWS WITH HIGH PERFORMANCE GLAZING



TARGETING AN 80% RECYCLE RATE ACROSS MULTIPLE WASTE STREAMS



ENDEAVOURING TO PROCUKE UK MANUFACTURED MATERIALS



ROOFTOP GARDENS AND OUTDOOR SPACES DESIGNED INTO SCHEMES



BEEHIVES AND INSECT HOUSES INSTALLED TO AID BIODIVERSITY



ELECTRIC CHARGING POINTS PROVIDED IN THE MAJORITY OF OUR CAR PARKS



ALL ROMULUS STAFF AND CONTRACTORS PAID THE LONDON LIVING WAGE



OUR ROOFTOP FARM WIMBLEDON, WHERE WE GROW FRESH LOCAL PRODUCE



RECYCLING USED COFFEE GROUNDS FROM LOCAL CAFES TO GROW OYSTER MUSHROOMS

CUSTOMBUILD

Should you require a bespoke design, 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, and can cater for all of your IT requirements too, all wrapped up in one simple monthly payment.



ROMULUS

Romulus is a property development company and 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, our family-run business acquires and invests in quality, well-designed buildings. Office developments make up the majority of the portfolio with buildings located in Hammersmith, Fulham, Wimbledon, the City of London and King's Cross.

Tenants include AVEVA, BMI Healthcare, Boots, Digital Catapult, Formula E, Love Holidays, Marks and Spencer, Premier Inn, Pret a Manger, Tesco, Tesla and Third Space.

We pride ourselves on managing the entire building lifecycle inhouse, from construction and refurbishment to leasing, management and community engagement. Rather than demolishing existing buildings, our ethos is to repurpose spaces into design-led, sustainable workplaces for the modern occupier.

In 2018 we launched Huddle, our coworking and flexible workplace in Hammersmith, providing workspaces for 140 businesses and over 1,000 members. We opened two additional locations in 2024 with the arrival of Huddle Fulham and Huddle Wimbledon and launched three Huddle cafes.

As the largest commercial landlord in Hammersmith, Romulus also launched the Hammersmith Campus in 2022. Comprising 350,000 sq ft of flexible, managed, serviced, and traditional office space, the Campus provides scalable workspace with additional business benefits for occupiers.

Find out more at romulusuk.com, hammersmithcampus.com and huddle.co.uk.

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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. August 2025.

EPC: Available on request

Lease: Terms upon application

Rent: Upon application

Viewings: Strictly by appointment