

THE FULHAM CENTRE

FULHAM SW6 1AA



WELCOME TO FULHAM'S BEST OFFICE BUILDING

32,000 sqft of newly refurbished workspace
in the heart of Fulham with connections
to the West End, City and Heathrow.

Next to Fulham Broadway station.

Extended and full remodelled reception.

Cycle and shower provision.

Panoramic views from the 5th floor.

Statement building.

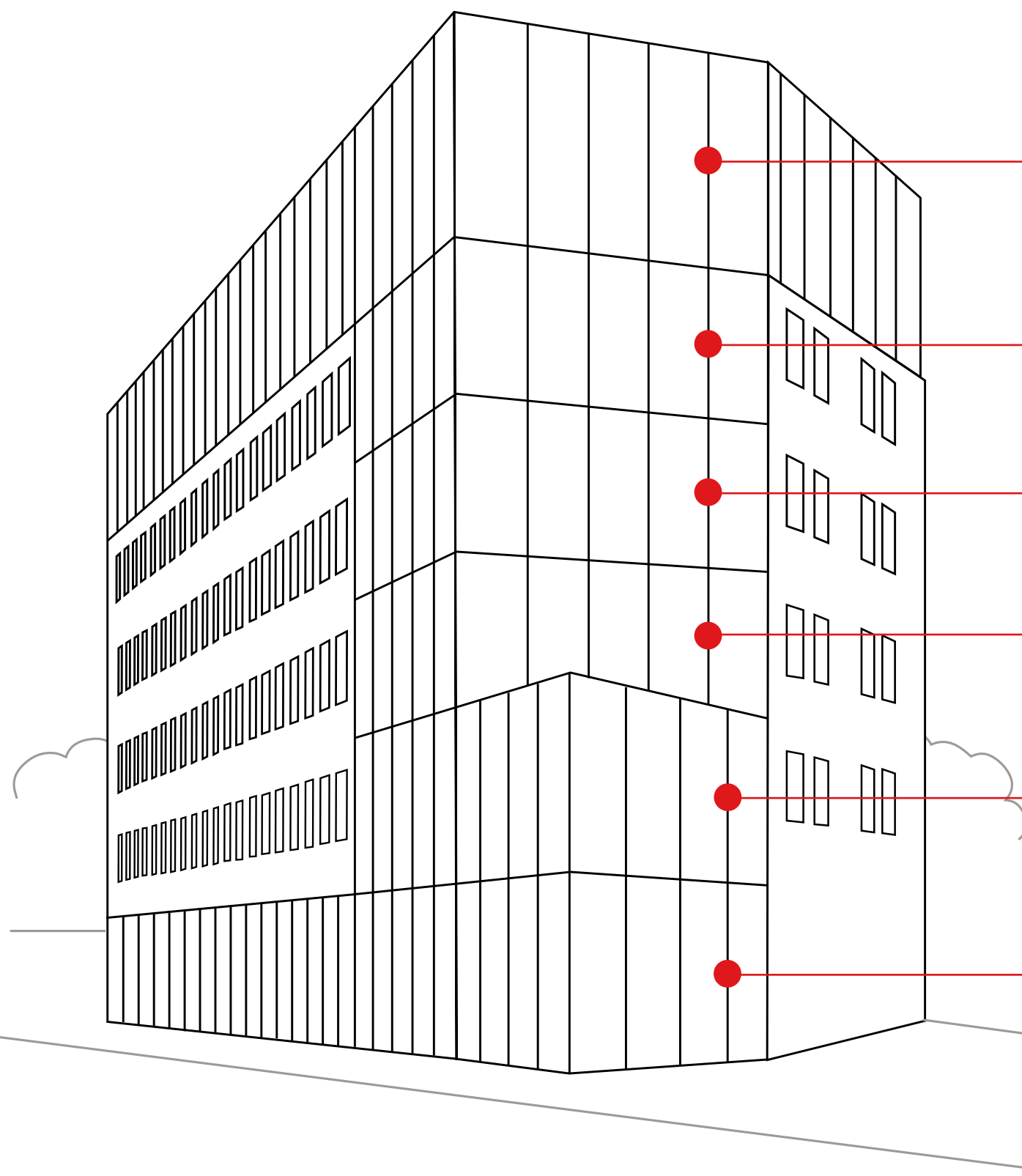
Iconic sculpture - 'Clarion' by Philip King



AVAILABLE FROM SPRING 2021

The Fulham Centre is a headquarter office building in the heart of bustling Fulham Broadway. There is 32,000 sqft of high quality office space available across floors 1 to 5 with new exposed finishes.

thefulhamcentre.com



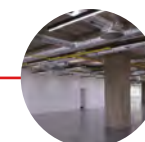
5 T H

6,340 sqft
Panoramic views
Over 3m ceiling height



4 T H

6,297 sqft
New exposed finishes



3 R D

6,297 sqft
New exposed finishes



2 N D

6,297 sqft
New exposed finishes



1 S T

6,297 sqft
New exposed finishes



G R O U N D

Reception with café
Cycle Provision
Retail



THE
SPACE
YOU
NEED
32,000
SQFT

A wide variety of office
floors to provide you with
easily divisible, flexible and
efficient accommodation.



WORK
HERE

WORLD CLASS AMENITIES

The Fulham Centre is filled and surrounded by top amenities. From showers and cycle stores to barista cafés and food halls.



TOP AMENITIES

A multitude of local gyms, shops, restaurants and bars.



FULLY CONNECTED

High speed fibre internet throughout.



CYCLE FRIENDLY

On site cycle store, showers and lockers.



GREAT LOCATION

Within 100 metres of Fulham Broadway Station.



TRANSPORT LINKS

Quick connections to the City, West End and Heathrow.



HEADQUARTER BUILDING

Prominent statement office building.



QUALITY OFFICES

Fully refurbished workspaces with natural light on all sides.



TOP VIEWS

Panoramic views from the 5th floor suite.

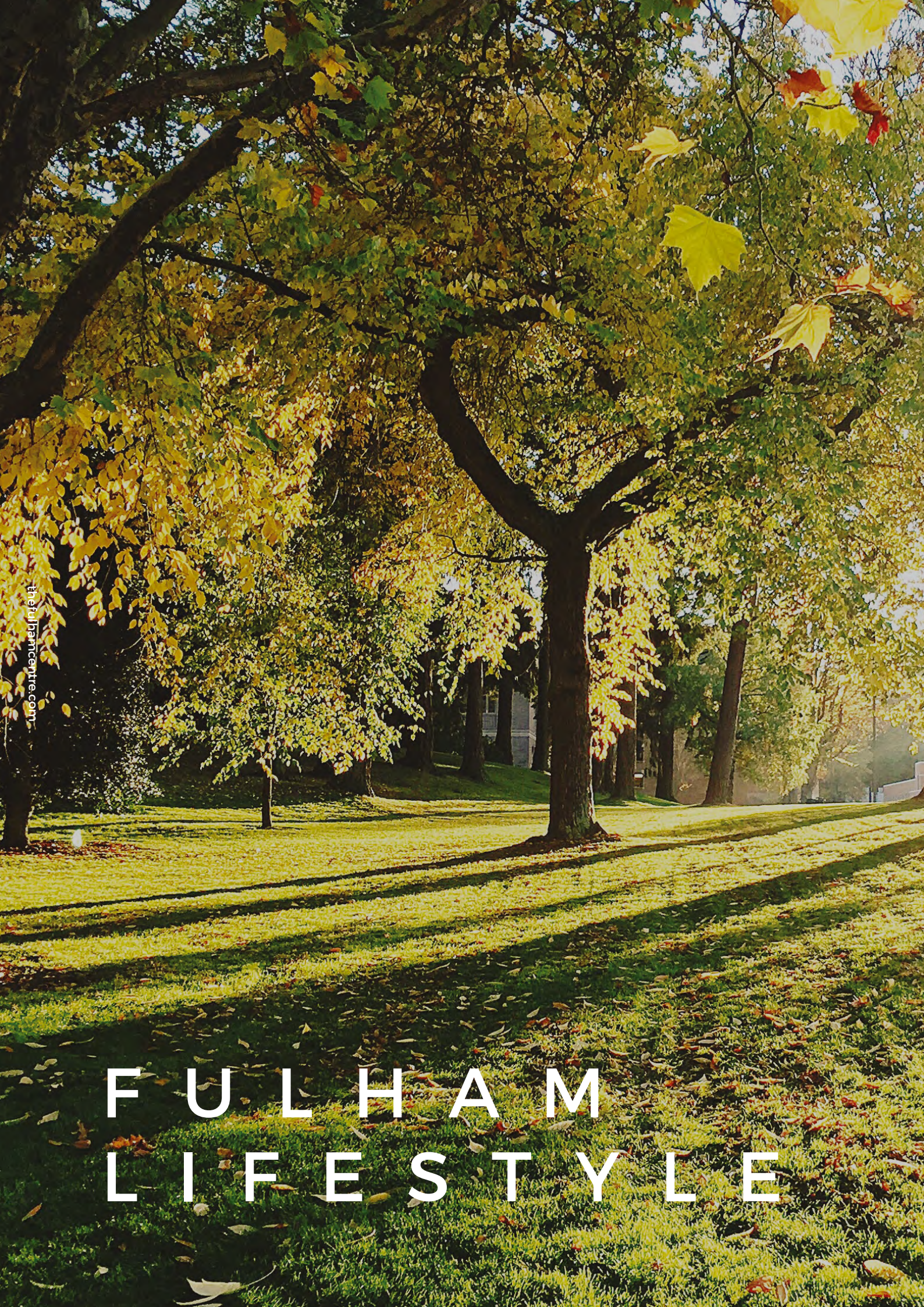


LARGE RECEPTION

Brand new expanded arrival with grab and go coffee.

EAT
WELL
WORK
WELL





thefulhamcentre.com

FULHAM LIFESTYLE

GREEN SPACES

Eel Brook Common
Parsons Green

LOCAL GASTRO PUBS

The Tommy Tucker
World's End Distillery
The Malt House

INDEPENDENT COFFEE SHOPS

Shot Espresso
Chairs & Coffee

BARS & RESTAURANTS

Fulham Market Halls
La Famighia
The Jam Tree

GYMS AND FITNESS

Pure Gym
David Lloyd
F45

QUALITY HIGH- STREET SHOPS

Whole Foods
Vagabond Wines





BATTERSEA POWERSTATION

LONDON BRIDGE

THE CITY

THE WEST END

CHELSEA

STAMFORD BRIDGE

KINGS ROAD

FULHAM BROADWAY

WE ARE HERE

EEL BROOK COMMON



ENJOY
SOME
PERKS



All Romulus customers benefit from Perks, exclusive discounts from our local friends.

Use your card inside our ever growing selection of local gyms, bars, restaurants and more to receive a range of offers issued exclusively to valued members of Romulus buildings.

Discover all the latest Perks at huddle.london/perks



CUT YOUR COMMUTE



HEATHROW
Drive - 40 mins
Underground - 50 mins



M 4
Drive - 20 mins



**WEST
BROMPTON**
To Paddington St - 15 mins
To Euston St - 30 mins
To Kings Cross St - 30 mins

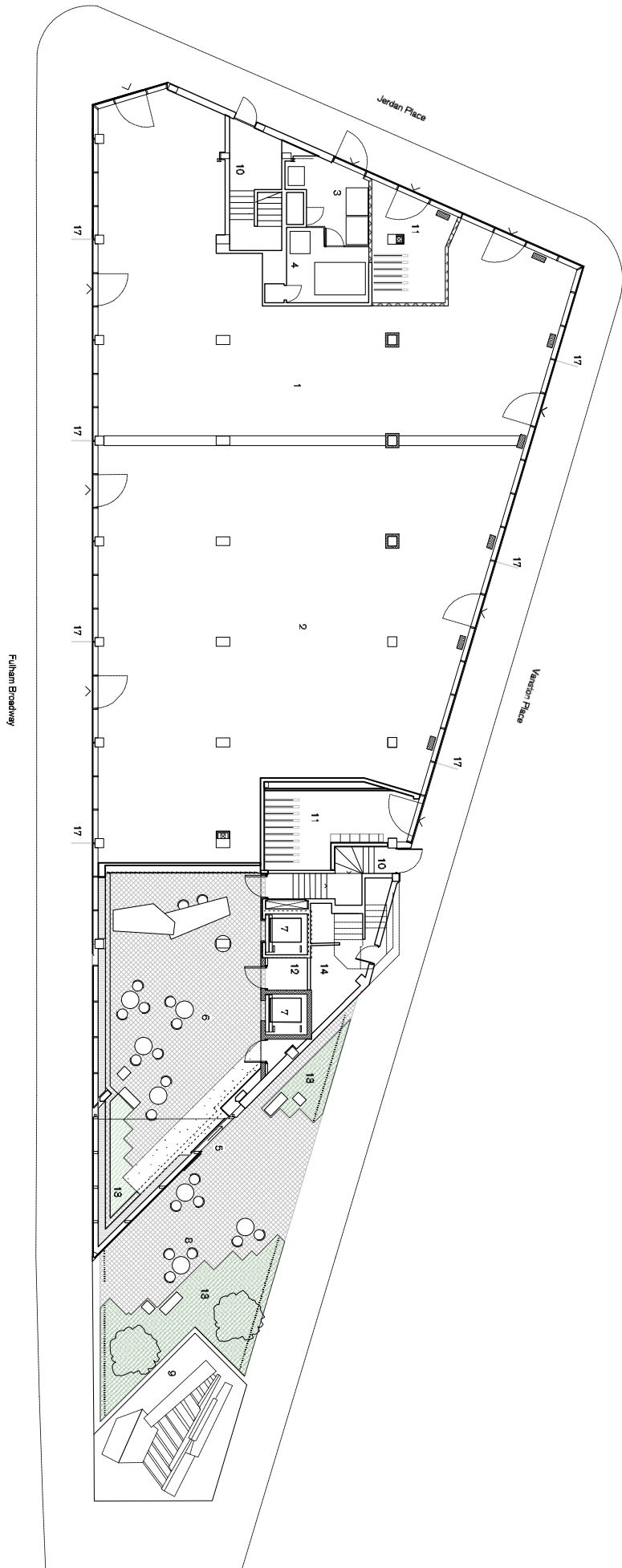


**FULHAM
BROADWAY
UNDERGROUND**
To Kensington - 10 mins
To South Kensington - 10 mins
To Sloane Square - 12 mins
To Bond St - 24 mins
To Shepherd's Bush - 30 mins



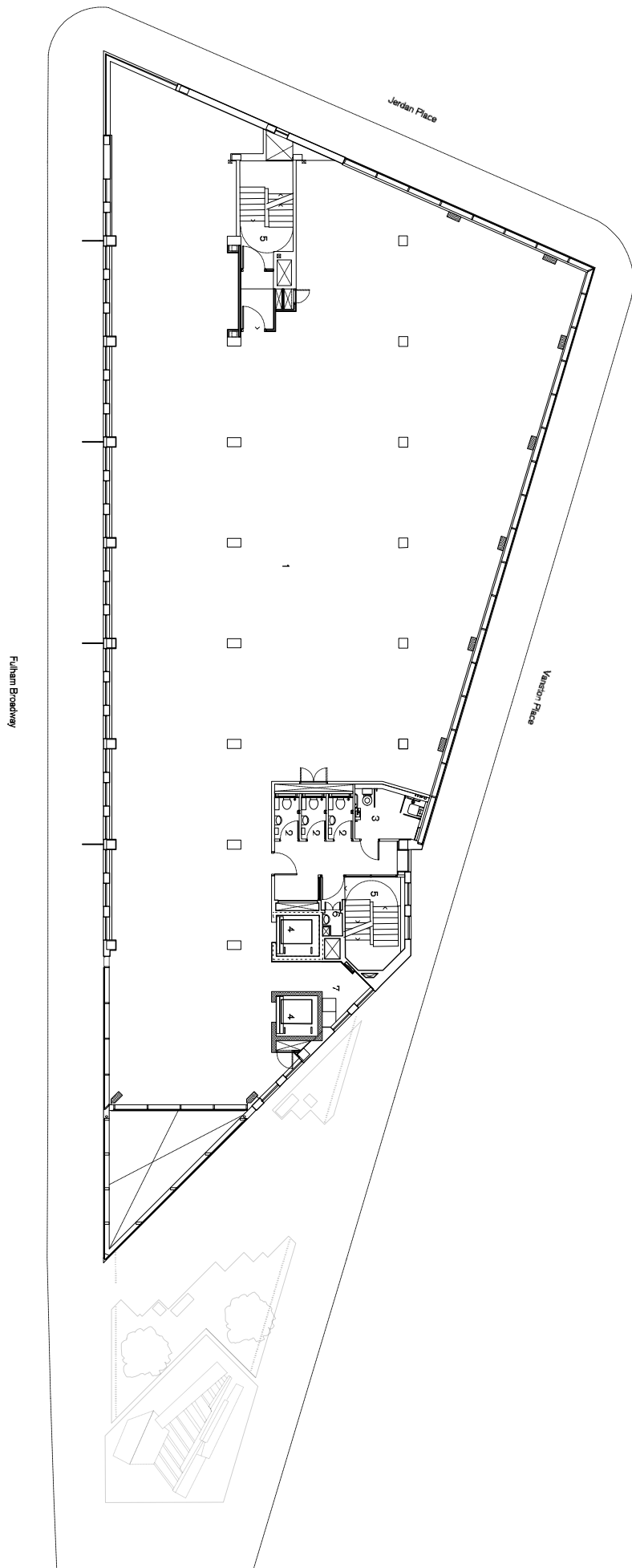
**IMPERIAL
WHARF
STATION**
To Clapham Jct - 50 mins
To Gatwick - 1 hr

GROUND FLOOR



1ST - 4TH FLOOR

6,297 sqft



SPECIFICATIONS

Basebuild information for the refurbished office floors.



HEATING , COOLING & FRESH AIR

Fully refurbished or new perimeter heating and cooling.
100% tempered fresh air.

CAPACITY

Fire maximum density 1:6 (m2)
Air maximum density 1:8 (m2)

WCS & SHOWERS

Each office floor has three unisex WCs and one accessible WC and shower.

SECURITY

Access control to the building for out of hours access.
CCTV monitored at reception.

LIGHTING

Suspended linear LED light fittings.
Designed for 500 Lux at desk level.

VERTICAL TRANSPORT

Two new access controlled passenger lifts with a capacity of eight people each.

POWER & DATA

BT and Virgin Fibre lines.
Power is submetered to each floor.

FIRE SAFETY

New fire alarm system.
No sprinklers required.

C WE CAN DELIVER YOUR BESPOKE WORKSPACE FOR YOU

CustomBuild is a new turnkey solution for growing companies who want a new office designed to their needs, quickly and without the usual hassle or costs.

NO UPFRONT COSTS

We deliver you a high quality turnkey fit-out that avoids you spending large sums of money upfront on design and build works.

BESPOKE DESIGN

Our in house construction team work with you to understand your workspace needs and deliver these to your specification, quickly.

FLEXIBLE TERMS

We offer flexible terms that range from 1 year to 5 years in length to suit whatever your business needs right now and in the future.

DELIVERED QUICKLY

We know our buildings and our team and can deliver your dream office in time for your move in.

ALL INCLUSIVE

Everything is included. From a turnkey fit-out to fibre internet and boardrooms to business rates.

OPEN BOOK PRICING

All our plans are clearly priced at a simple monthly rate. Avoid the need to tie up valuable capex in fit-out and furnishings.



Huddle is Romulus' in house coworking. The Romulus CustomBuild team delivered this centre from conception to completion with fully managed services for every business need." Alex Woolf (Founder, Huddle)



With Romulus's effort and the support of a great team of individuals working for them, we were able to achieve our aim and importantly, ensure that the costs were properly managed." Andrew White (COO, Asset TV)



The Romulus team helped BMI Healthcare ensure a bespoke workspace was delivered smoothly and quickly, by assisting in the management of the fit-out works into a single streamlined process." Neil Bond (Project Manager, BMI)



We delivered 16,250 sq ft of co working space for Huddle, our new co working brand with a range of different workspaces.



We are in the process of delivering workspace and TV studio space for Asset TV's new office on Cannon Street.



We managed the delivery of BMI's new 11,000 sq ft office headquarters on Cannon Street in the City.



ABOUT ROMULUS

IN-HOUSE MANAGEMENT

Our properties are managed in-house by our team of property professionals, building managers and maintenance specialists.

REGENERATION

We continually invest to enhance and improve our properties through refurbishment, creating amenities and commissioning works of art.

DEVELOPMENT TEAM

Romulus has a highly experienced in-house team of project managers who oversee our development projects.

STAND-OUT AMENITIES

We provide attractive amenities for occupiers - top cycle facilities, reception areas, gyms, break-out spaces and terraces.

TRACK RECORD

We have been successfully developing and managing properties in UK and USA for over 40 years.

HUDDLE

Huddle is a dynamic light filled workspace designed with your work lifestyle in mind. From co-working space, to private offices, informal break-out spaces to formal boardrooms.

KEY ROMULUS PROPERTIES



thefulhamcentre.com

Terms:

To let on new flexible leases, rent rates and service information on application to the agents



Stuart Austin

07912 299 725

stuart.austin@eu.jll.com

Charles West

07969 551 072

charles.west@eu.jll.com

Projected EPC: D

MISREPRESENTATION ACT 1967 HNG and JLL for themselves and for the vendors/lessors of this property whose agents they are, 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. (3) No person in the employment of HNG or JLL have any authority to make or give any representation or warranty whatever in relation to this property. 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. June 2018