DOMINION

Workspace by **Romulus**

17

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	Under offer	-
SECOND FLOOR	4,309	Under offer	-
FIRST FLOOR	**4,328**	**Q1 2027**	**CAT B**
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 floor is undergoing a complete back-to-frame refurbishment and will be offered to market as fully-fitted plug and play workspace.

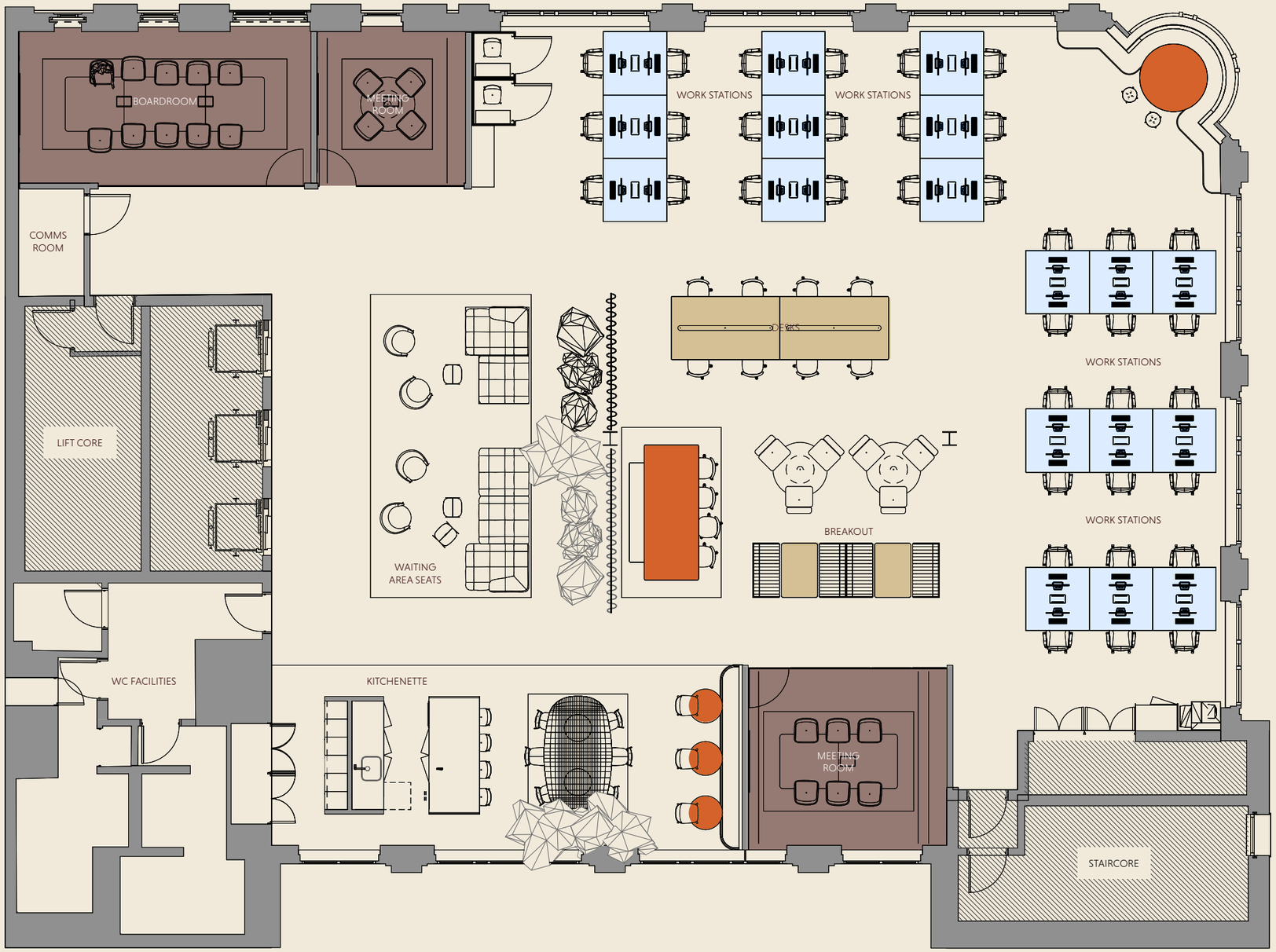
The floor is fully glazed, providing an abundance of natural light with good floor-to-ceiling heights and exposed services.

The 1st floor will be available with professionally designed and well-considered layouts to meet all workspace requirements.

Indicative First 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

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 Stanstead 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

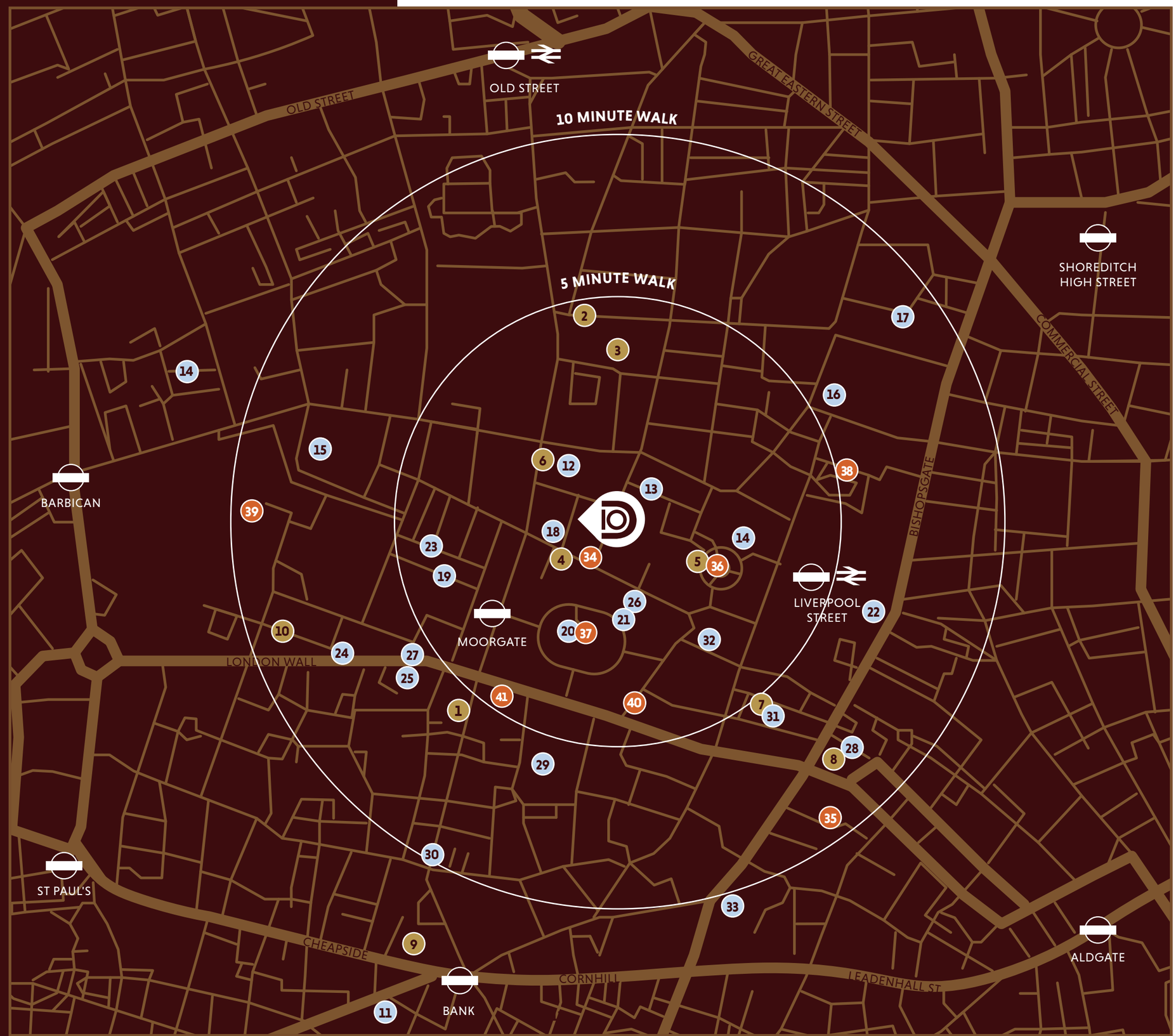
1. Clays
2. Flight Club Shoreditch
3. Aviary London
4. Gordon Ramsey's Bread Street Kitchen
5. Broadgate Circle
   > Back to mine
   > Bar Douro City
   > Farmer J
   > Everyman
   > Gaucho
   > Jose Pizarro
   > Tank and Paddle
6. Blank Street Coffee
7. The Ivy City Garden
8. Duck & Waffle
9. The Ned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

Business HQs

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

Fitness & Wellbeing

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



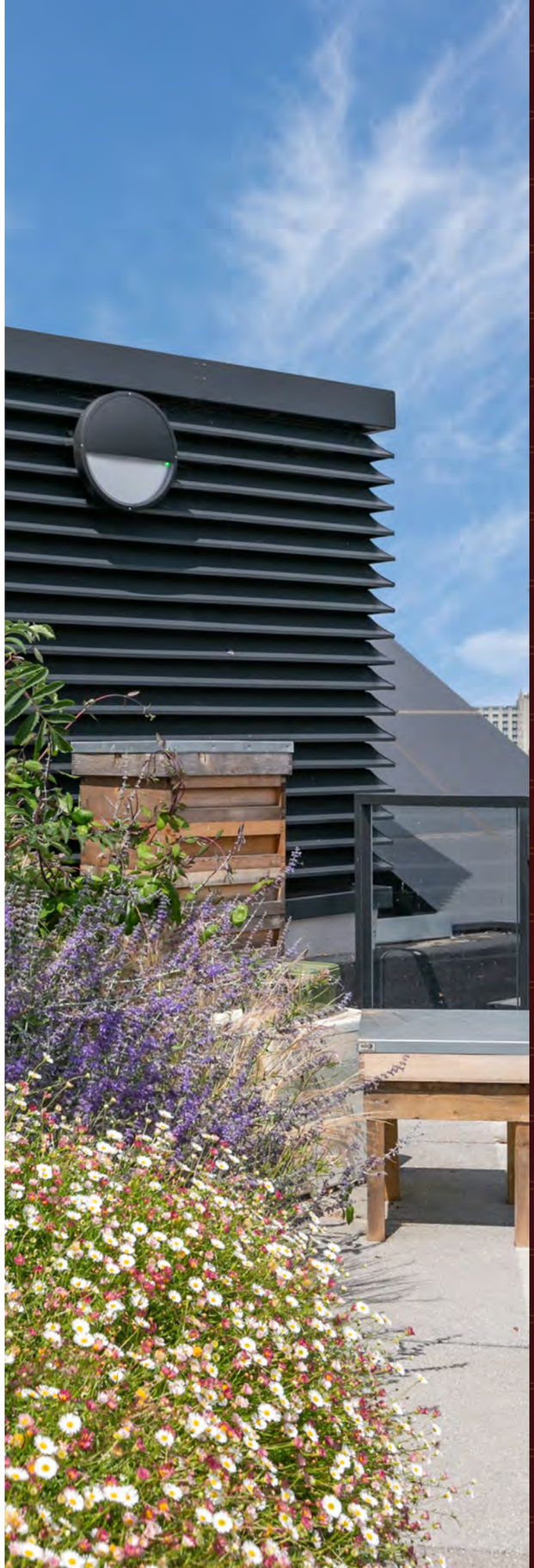
SUSTAINABILITY AT ROMULUS

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

80%

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 BIODIVERSITY

ELECTRIC CHARGING POINTS PROVIDED IN THE MAJORITY OF OUR CAR PARKS

ALL ROMULUS STAFF AND CONSTRACTORS 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

Our Workspace Fitout Service

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.

Management Team

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