

GLEN HOUSE

Office space to let
22-24 Glenthorne Road
Hammersmith
W6 0PP

6,781-15,123 sq ft across 1st & 2nd floors

Contemporary exposed finishes

Large private terrace on second floor

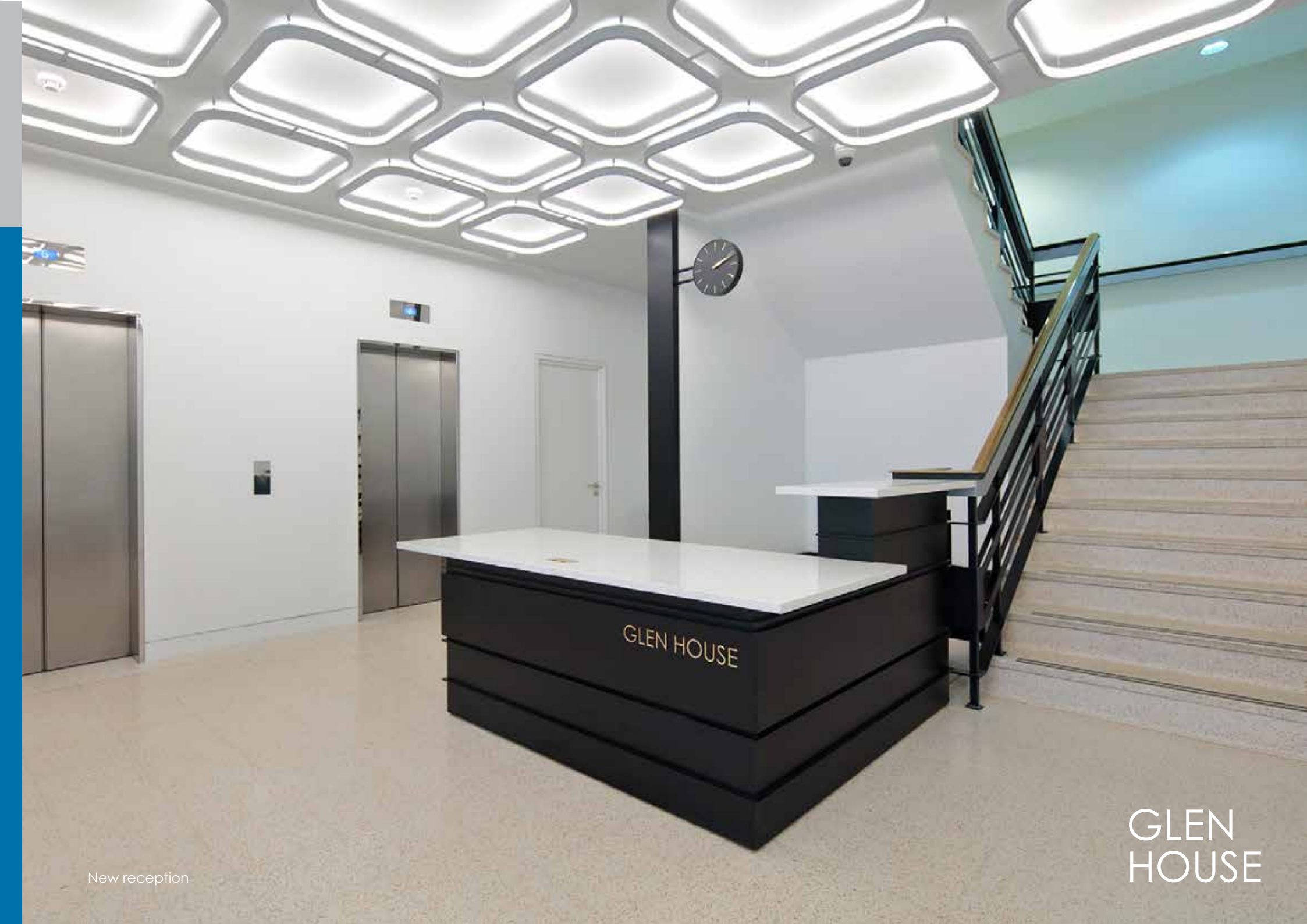
On site car and bicycle parking



CGI of landlord works and indicative fit-out

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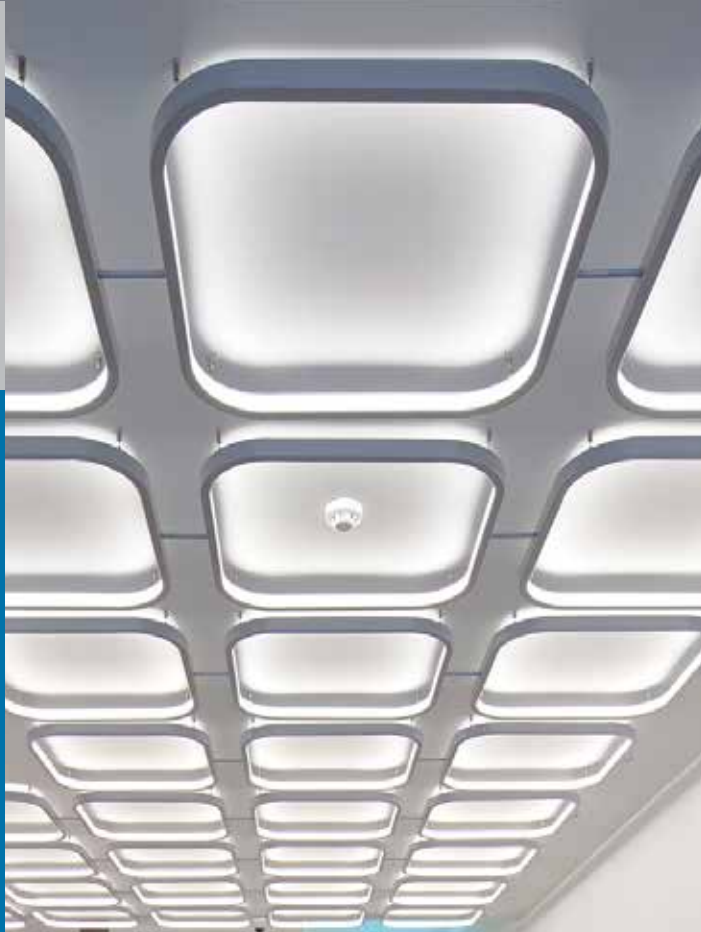


New reception

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Glen House is an Art Deco style office building in the heart of Hammersmith.

The building has undergone a comprehensive refurbishment providing high quality offices with exposed finishes. The reception has been fully remodeled with new furniture and finishes.

The second floor has a large private terrace as part of the demise.

- Exposed ceiling
- Air-conditioned
- Full access raised floor
- New LED suspended lighting
- Cycle parking
- Remodeled reception
- 3 Passenger lifts
- New male and female WC's
- On-site car parking
- On-site showers
- Roof terrace
- Fibre connectivity

Floor areas

Floor	Size	Availability
4th Floor		LET
3rd Floor		LET
2nd Floor	6,781 sq ft	Available
1st First Floor	8,342 sq ft	Available
Ground		LET

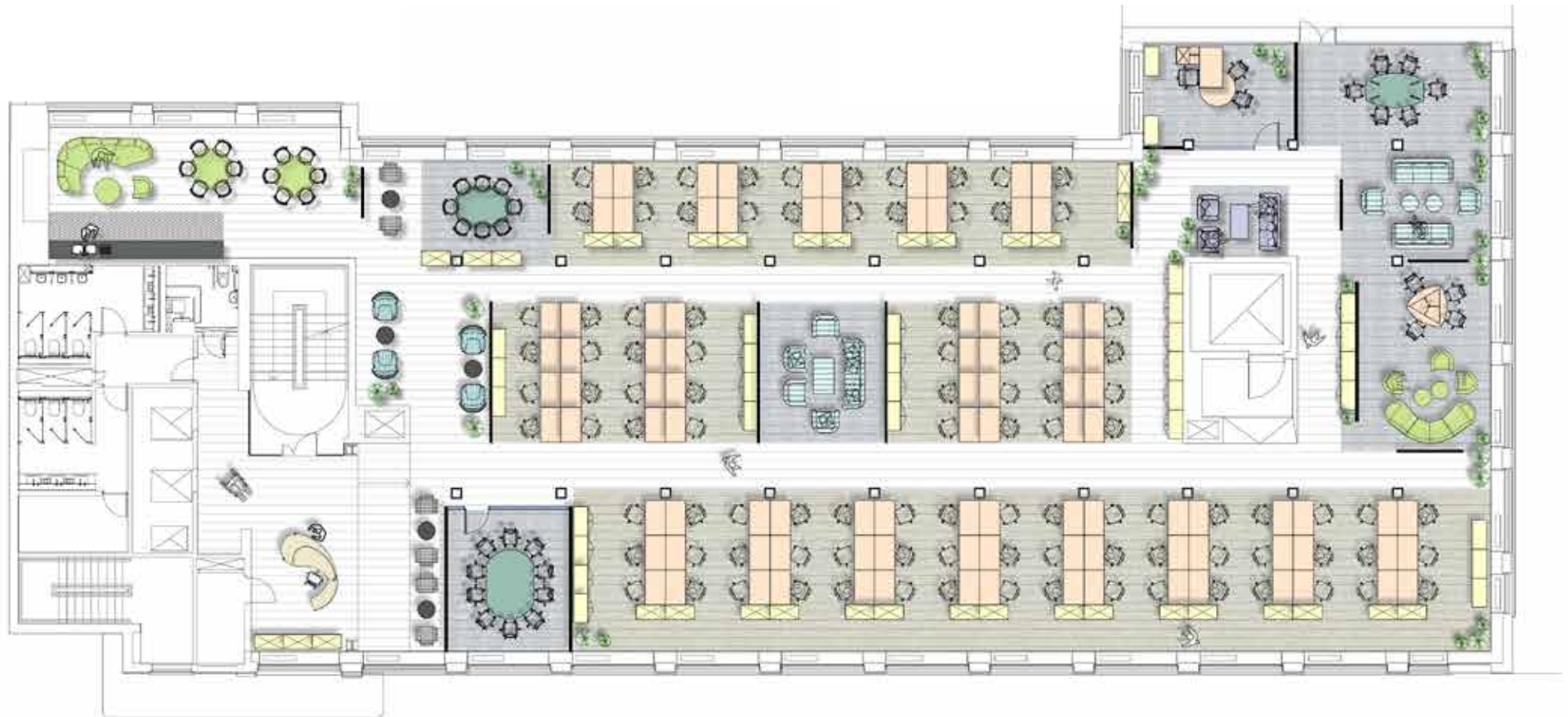
EPC
Projected D

Subject to final measurement

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First floor Maximum density

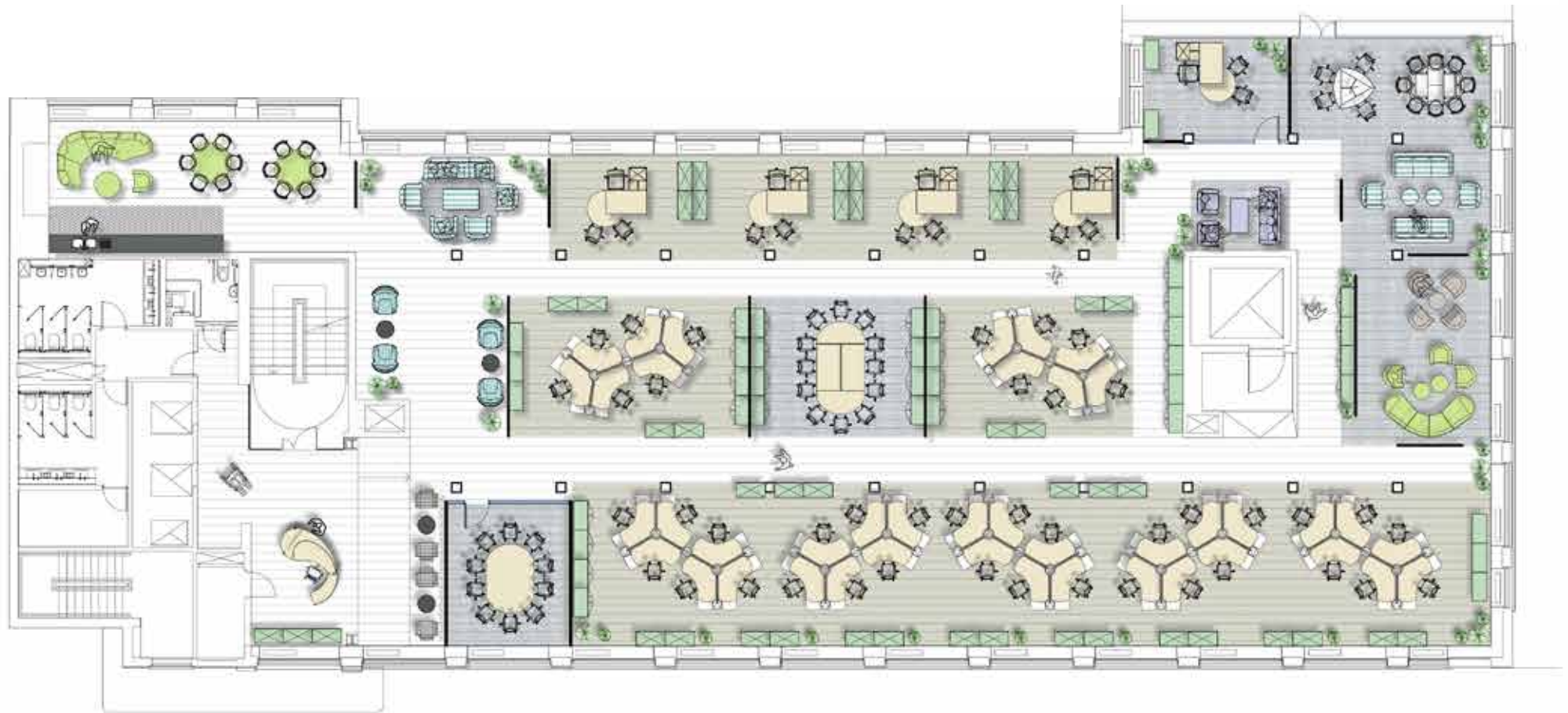
- 100 Desk workstations in open office
- 33 Soft seats
- 18 Seats in open meeting points
- 17 Break-out seats
- 10 Seats in meeting room cubicle
- 4 Waiting seats
- 1 Reception desk
- 1 Desk workstation in office cubicle



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First floor Creative layout

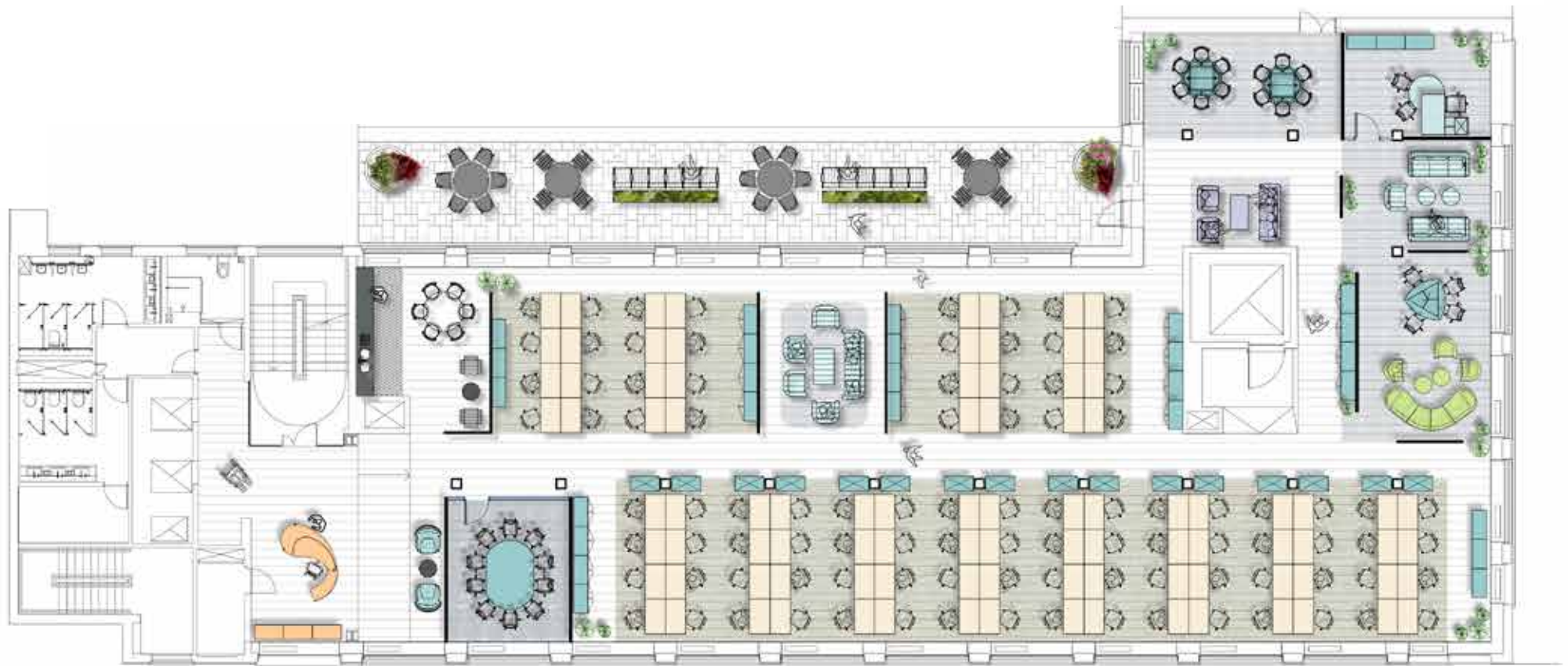
- 46 Desk workstations in open office
- 35 Soft seats
- 24 Seats in open meeting points
- 17 Break-out seats
- 10 Seats in meeting room cubicle
- 4 Waiting seats
- 1 Reception desk
- 1 Desk workstation in office cubicle



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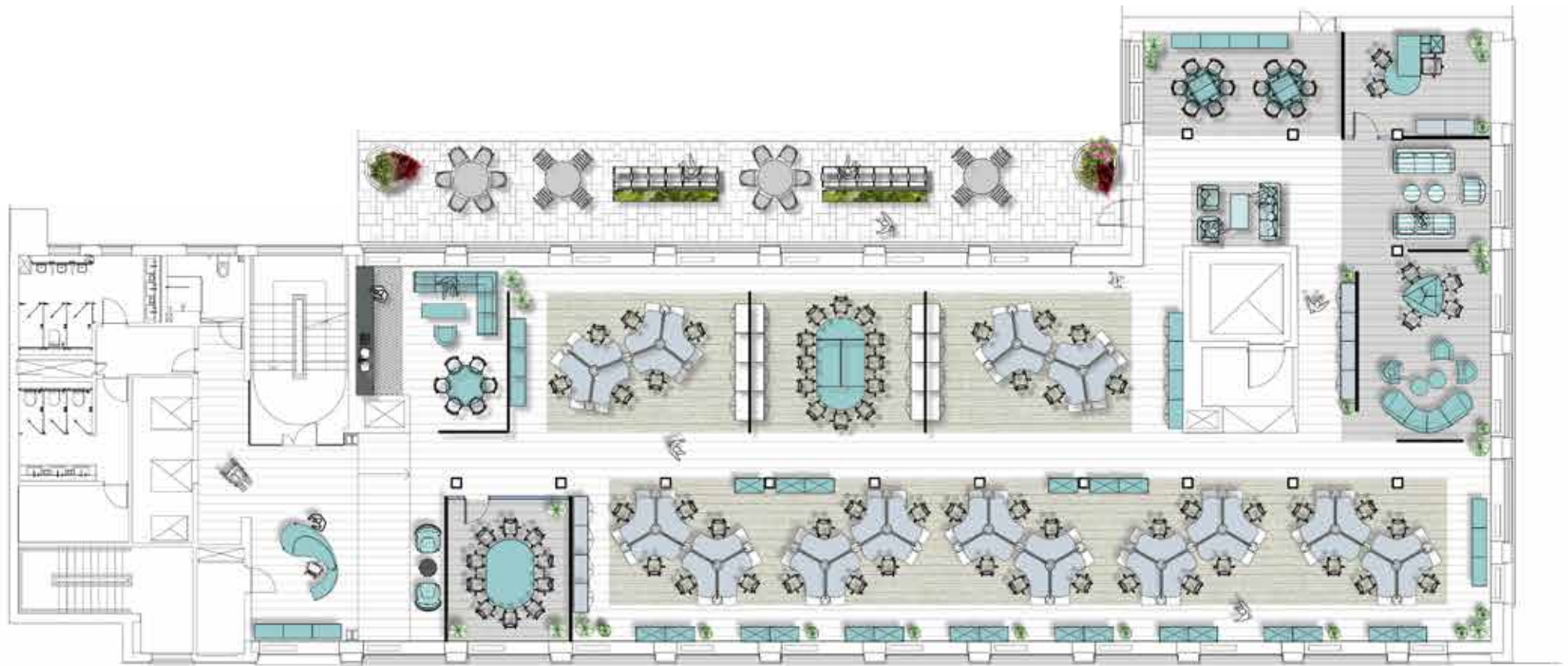
Second floor Maximum density

- 96 Desk workstations in open office
- 26 Soft seats
- 16 Seats in open meeting points
- 10 Seats in meeting room cubicle
- 8 Break-out seats
- 2 Waiting seats
- 1 Reception desk
- 1 Desk workstation in office cubicle



Second floor Creative layout

- 42 Desk workstations in open office
- 28 Seats in open meeting points
- 19 Soft seats
- 13 Break-out seats
- 10 Seats in meeting room cubicle
- 2 Waiting seats
- 1 Reception desk
- 1 Desk workstation in office cubicle





Glen House 22-24 Glenthorne Road Hammersmith W6 OPP

4 Underground lines

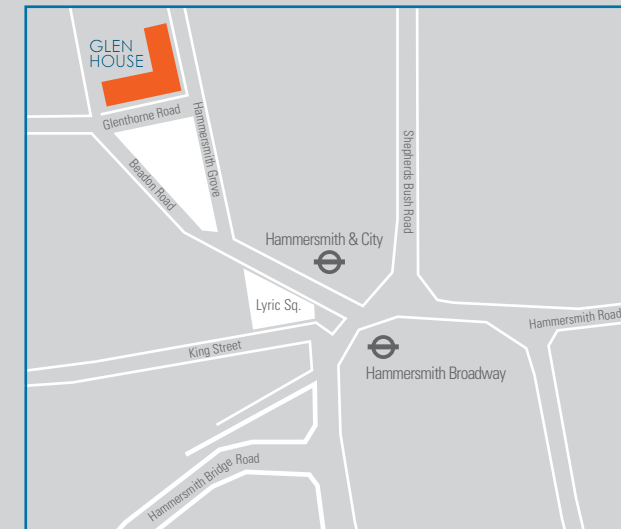
Hammersmith is a transport hub and has access to Hammersmith & City, District, Circle and Piccadilly lines.

32 minutes to Heathrow

Hammersmith is only 12 miles from Heathrow airport with direct access via the A4/M4 and Underground.

14 minutes to the West End

A short trip on the Piccadilly Line takes you to the West End and globally famous restaurants, theatre and shopping.



Shepherd's Bush Market	3 mins
Earls Court	5 mins
Paddington	13 mins
Victoria/Green Park	14 mins
Piccadilly Circus	16 mins
Vauxhall	20 mins
Kings Cross St Pancras	24 mins
London Bridge	29 mins

Hammersmith



Local occupiers

The Office Group
Philip Morris
Perform Media Group
Creative Artists Agency
Winton Capital
Shazam
Disney
L'Oreal
WeWork

Entertainment & Retail

Eventim Apollo
Lyric Theatre
Hammersmith Broadway
Kings Mall Shopping Centre

Local Gyms

Fitness First
Pure Gym
Boom Cycle
Virgin Active
Ravenswall

Food and Drink

Lyric Square food market
The Builders Arms and The Grove Gastro Pubs
Bills/Byrons and other main brands
Amoret/Alma and other Independent Coffee shops

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Workspace customised for your business

Custom Build by Romulus can help you make your workspace aspirations a reality, without the need for any capex. We offer bespoke fit-out and flexible terms allowing you to move in quickly and easily.



All inclusive

Simple pricing includes bespoke fit-out options customized to your company, dedicated and affordable fibre internet packages and all rates, service charge, repair and maintenance costs.

Tailored to you

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

On flexible terms

We offer flexible terms with easy to understand lease agreements.

Please let our agent team know if this is of interest

About Romulus



Track record

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

Regeneration

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

In-house management

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

Stand-out amenities

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

Development team

Romulus has a highly experienced in-house team of project managers who can conduct space planning and refurbishments for prospective tenants.

Flexible space

We run our own flexible workspace brand, Huddle, providing co-working, private office and meeting spaces for companies of all sizes.



romulusconstruction.com



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