GLEN HOUSE

HAMMERSMITH W6

GLEN HOUSE IS A STRIKING 32,900 SQ FT ART DECO STYLE BUILDING SITUATED WITHIN A PROMINENT CENTRAL HAMMERSMITH LOCATION

Having undergone a comprehensive refurbishment, the building provides high quality office space with modern, exposed finishes and a fully remodelled ground floor reception.

The 2nd and 4th floors are now available for lease, with both offering large privately demised terraces. The spaces provide excellent flexibility and are available either floor-by-floor or in its entirety to a single occupier.

Glen House is well located with good underground and overground connections, and offers secure bicycle storage. On-site car parking can be provided by prior arrangement.



GLEN HOUSE FROM GLENTHORNE ROAD

SCHEDULE OF AREAS

Floor	Office NIA (sq ft)	Terrace (sq ft)	Status
4	4,700	800	Available, fully fitted
3	5,600		Occupied
2	6,800	1,000	Available, fully refurbished
1	8,300		Occupied
G	6,700		Occupied
R	800		–
Total	32,900	1,800	

SECOND FLOOR OFFICE SPACE

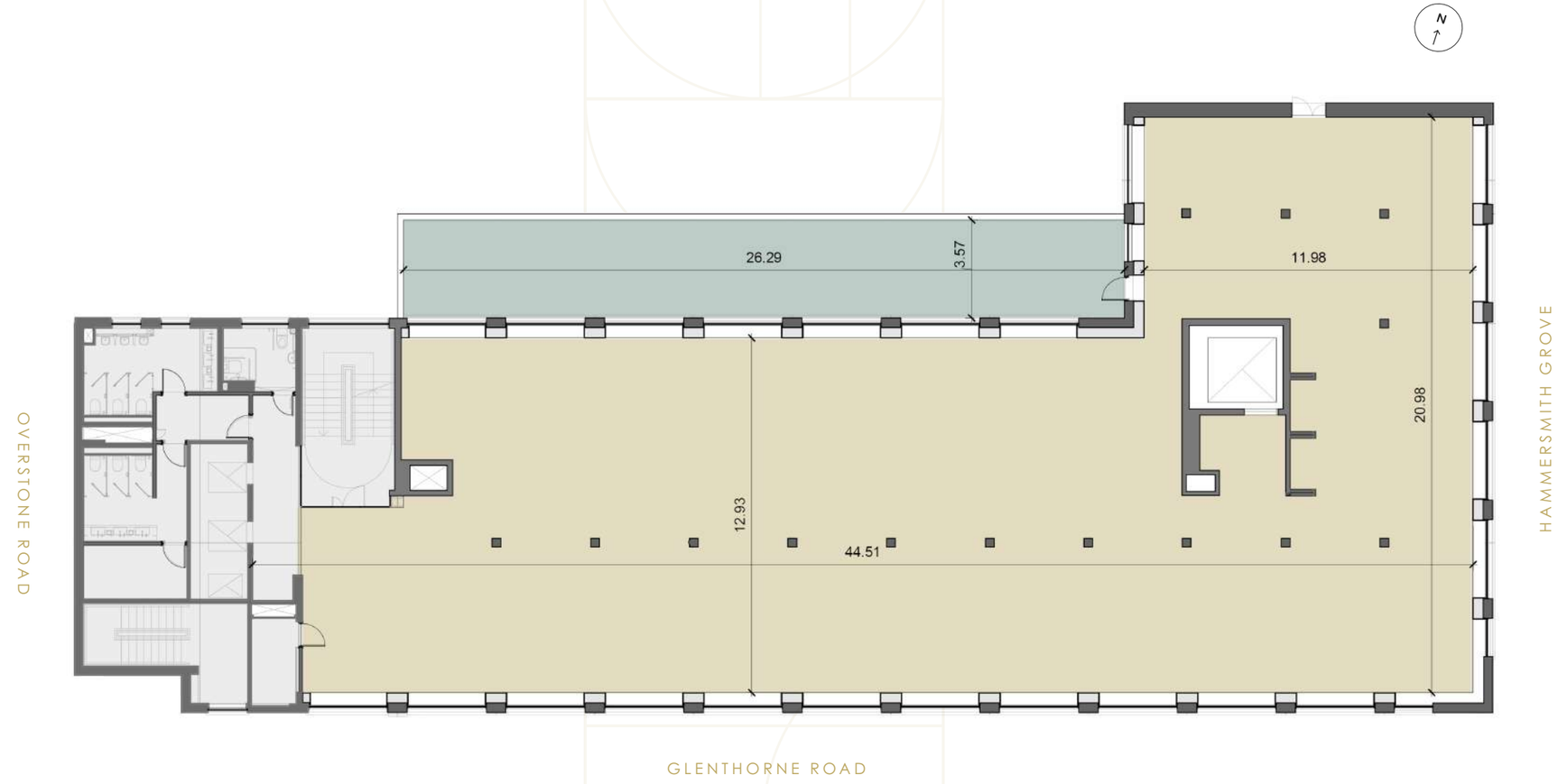
SECOND FLOOR
FLOOR PLAN

The second floor offers 6,800 sq ft of newly-refurbished high quality office space, with a large private terrace.

6,800 SQ FT

1,000 sq ft Terrace

- Office Space
- Terrace
- Core

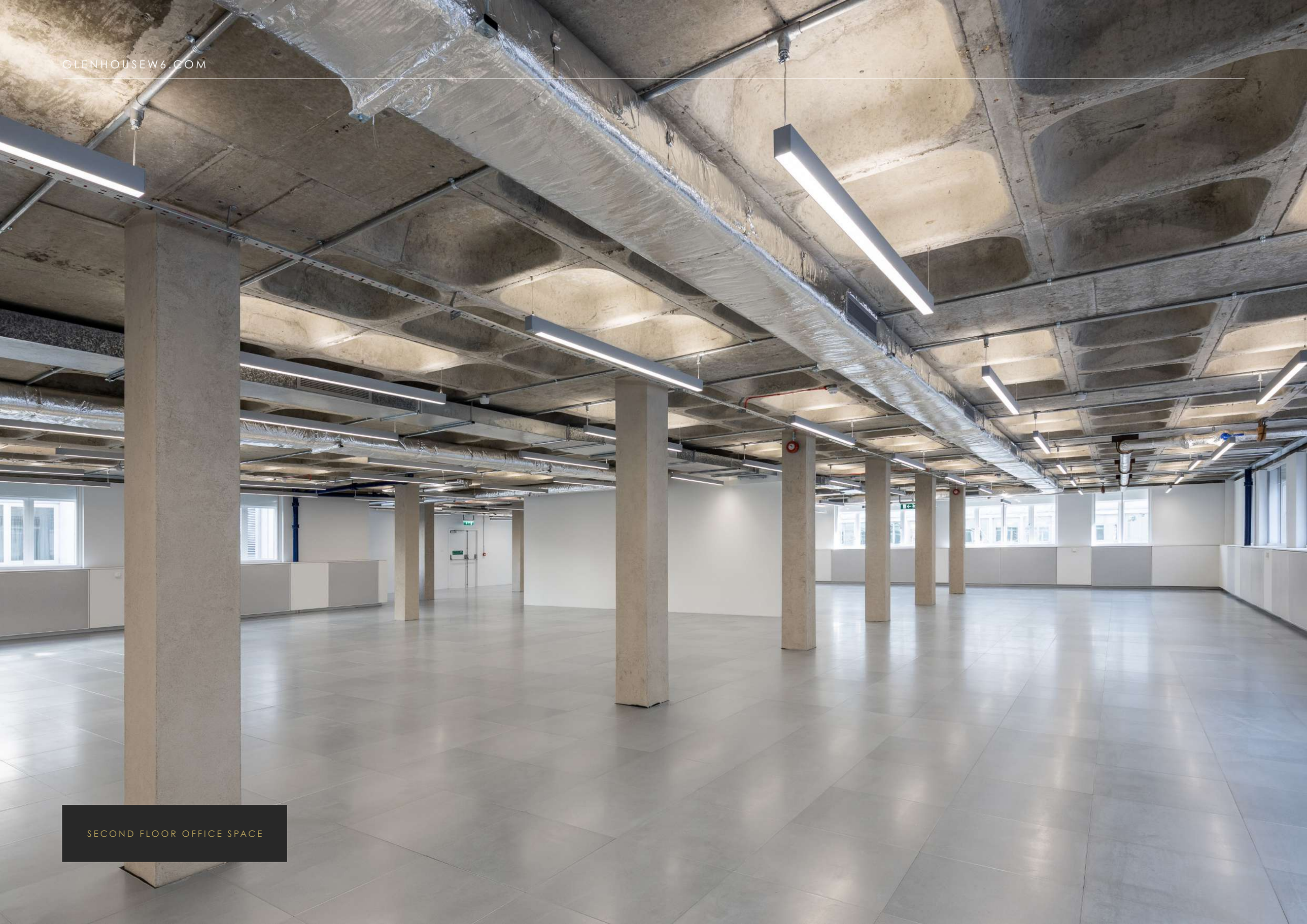


SECOND FLOOR
CREATIVE
SPACE PLAN

- 48 Dedicated workstations
- 18 Hotdesk stations
- 1 Boardroom
- 3 Private meeting rooms
- 2 Soft seating zones
- 3 Phone booths
- 2 Teapoints



INDICATIVE LAYOUT
OF THE SECOND FLOOR



SECOND FLOOR OFFICE SPACE



SECOND FLOOR TERRACE

FOURTH FLOOR
FLOOR PLAN

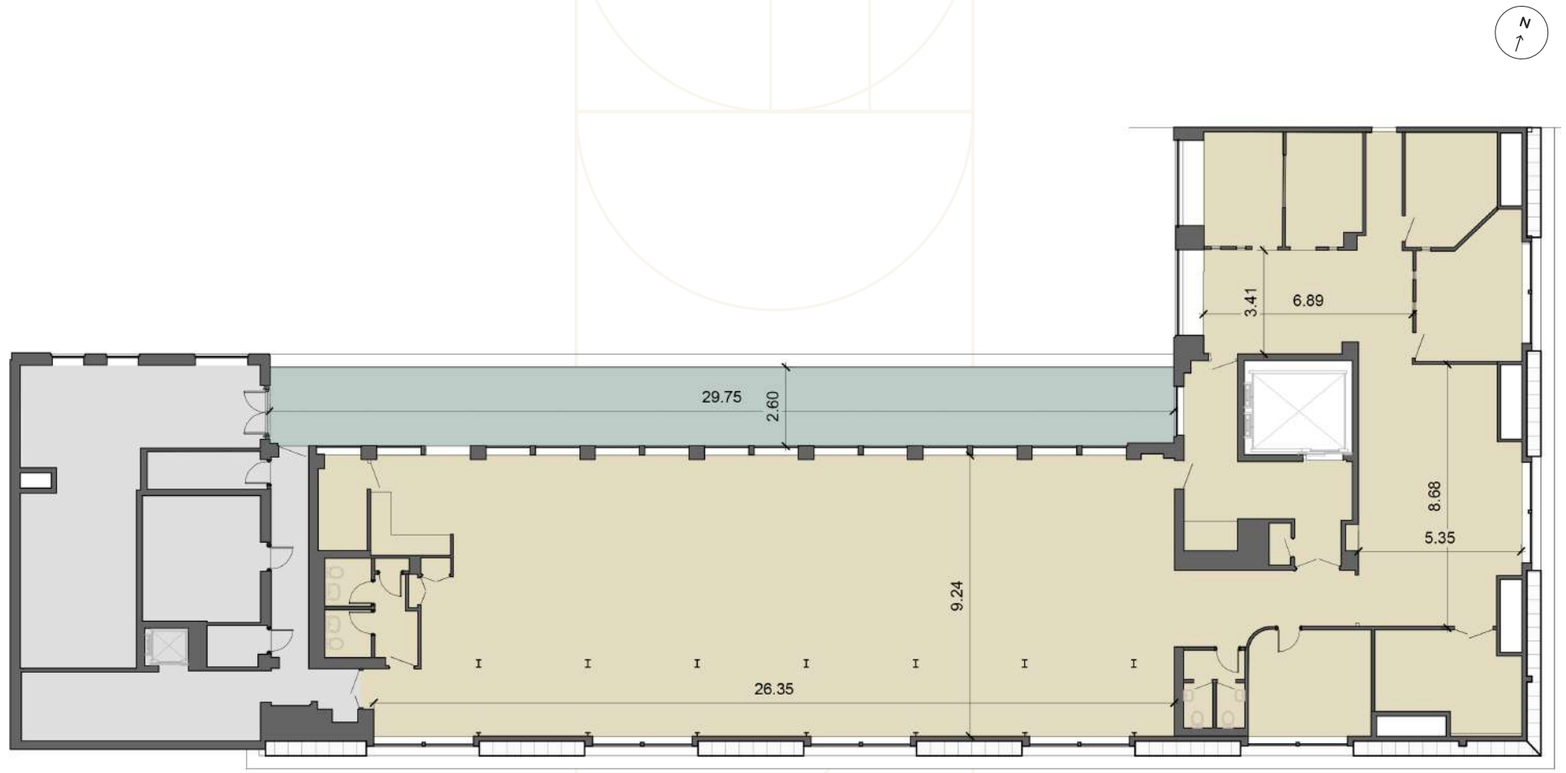
The fourth floor offers 4,700 sq ft of newly refurbished high quality office space, whilst also benefiting from the use of its own private entrance and lift from ground to 4th floor.

The floor also provides private access to a terrace and is currently fully-fitted.

4,700 SQ FT

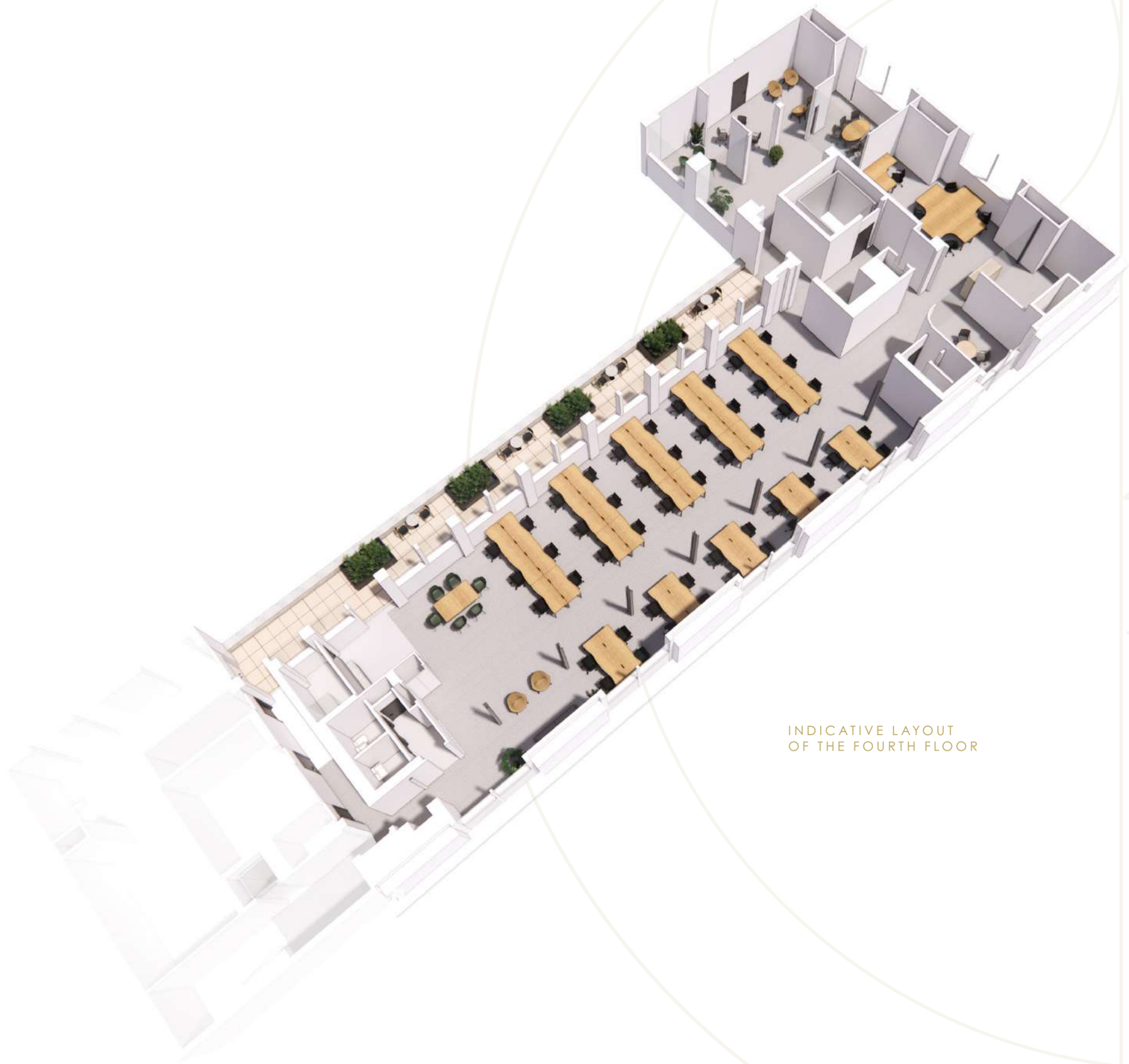
800 sq ft Terrace

- Office Space
- Terrace
- Core



FOURTH FLOOR
CREATIVE
SPACE PLAN

- 55 Dedicated workstations
- 3 Private meeting rooms/ or exec suites
- 2 Open meeting spaces
- 2 Soft seating zones
- 2 Teapoints



INDICATIVE LAYOUT
OF THE FOURTH FLOOR



FOURTH FLOOR OFFICE SPACE

FOURTH FLOOR TERRACE



GLEN HOUSE RECEPTION



SUSPENDED LIGHTING

SPECIFICATION

- Contemporary finishes
- 2.75m floor to ceiling height
- Full access raised floor
- New LED suspended lighting
- Fibre connectivity
- Exposed waffle ceiling
- Large private terraces on 2nd and 4th floors
- 9 on-site car parking spaces (by prior arrangement)
- Air conditioning
- 20 secure bike racks with lockers
- New WCs with on-site showers
- Remodelled, staffed reception
- 3 passenger lifts and 1 goods lift providing direct access to all floors

WELL CONNECTED

Glen House is well located within the heart of Hammersmith and benefits from direct transport links to the West End, City and Heathrow.

London Overground and Underground Transport Links

*Times below are from Hammersmith station

SHEPHERD'S BUSH Central, London Overground	3 mins
PADDINGTON Bakerloo, Circle, District, Hammersmith & City, Elizabeth line, Heathrow Express	13 mins
VICTORIA Circle, District, Victoria, Overground	15 mins
PICCADILLY CIRCUS Bakerloo, Piccadilly	18 mins
VAUXHALL Victoria, Overground	28 mins
KING'S CROSS ST PANCRAS Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, Overground, Thameslink and Eurostar	28 mins
LONDON BRIDGE Jubilee, Northern, Overground, Thameslink	33 mins
BANK Central, Northern, Waterloo & City, DLR	34 mins

HAMMERSMITH STATION

Glen House is only a 3 minute walk from Hammersmith station.

32 MINS TO HEATHROW

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

CYCLING ROUTES

Cycle to work at Glen House or hop on a HumanForest bike nearby.

34 MINS TO THE CITY

Whizz into the City on the underground to visit London's historic financial district.

4 UNDERGROUND LINES

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

18 MINS TO THE WEST END

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

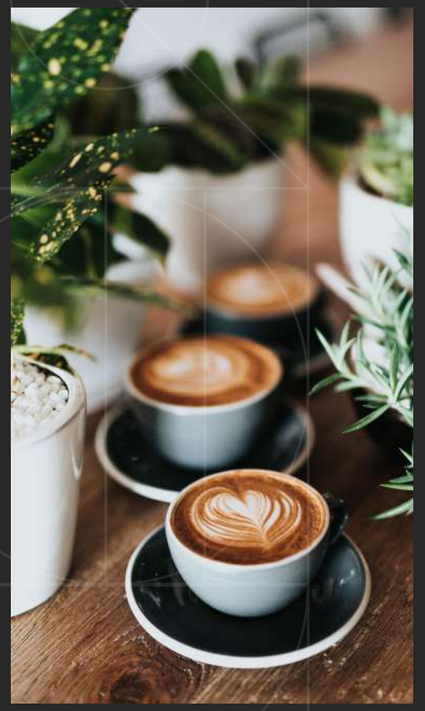
EXPLORING HAMMERSMITH

Located in the heart of West London, close to green spaces and minutes from great transport links, it is easy to see why people choose to place their business in Hammersmith.

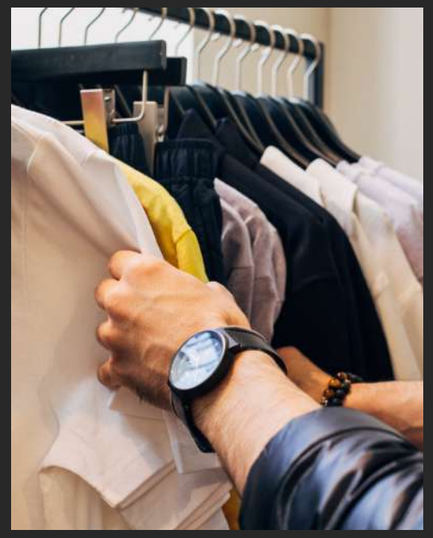
And with neighbours including Victoria Beckham, Formula E, Virgin Media and Disney, you are in good company.

FOOD & DRINK

Bills
Byron Burger
Independent Coffee shops
Lyric Square food market
The Dove
The River Cafe







LOCAL OCCUPIERS

Creative Artists Agency
DAZN Group
Disney
Formula E
Hyperoptic
Philip Morris International
Victoria Beckham
Virgin Media
Winton Capital



LOCAL GYMS

Boom Cycle
Fitness First
PureGym
RavensWall
Roger Gracie Jiu Jitsu
Virgin Active
1Rebel

ENTERTAINMENT & RETAIL

Eventim Apollo Concert Hall
Hammersmith Broadway
Livat Shopping Centre
Lyric Theatre

INTRODUCING HAMMERSMITH CAMPUS

BY Romulus

The Hammersmith Campus offers 350,000 sq ft of prime office and retail space across W6.

Whether you are looking for 1 desk or 1,000 desks we have workspace solutions for all, including pay as you go hot desks and co-working in Huddle, flexible office space and statement headquarters.

And as valued members of the Hammersmith Campus community, you are able to book meeting rooms, attend member networking events and benefit from an exclusive range of local discounts through our Perks scheme.

To find out more, speak with your reception team or email:
info@hammersmithcampus.com





Romulus
Custom
Build

CUSTOM DESIGN YOUR PERFECT WORK SPACE

Taking on a new workspace can seem like a daunting prospect with agents, architects, builders, contractors and suppliers to juggle, all whilst continuing to run your business.

CustomBuild by Romulus is here to manage the entire process for you.

Whether you require a plug and play workspace or a place to fully customize yourself, our inhouse teams will not only source your office space, they will work with you to design and fit it out too.

We can even take care of the daily office management. All wrapped up in simple monthly payments that work for you.

To find out more, visit **www.romuluscustombuild.com** or email **info@romuluscustombuild.com**





ABOUT 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 at Huddle 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.

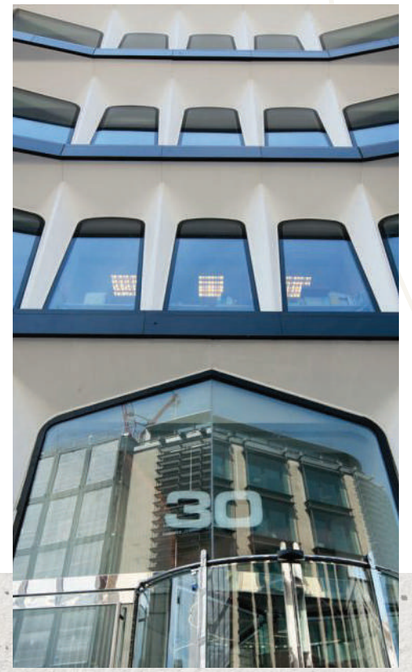
We endeavour to be your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.



FULHAM CENTRE



101 EUSTON ROAD



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Terms To let on new flexible leases. Rent rates and service information on application to the agents.

EPC Available on request

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