



HAMMERSMITH W6 8DA



SHORTLANDS

Perfect work life balance at 3 Shortlands

3 Shortlands is a prominent office building located on Hammersmith road less than 350m from Hammersmith Broadway transport hub and shopping centre.

The building has a welcoming arrival with a large, bright reception set back from Hammersmith road with vehicle drop-off area and generous on-site parking provision.

The building benefits from excellent natural light with uninterrupted views across the London skyline. The office floors provide easily divisible, flexible and efficient accommodation.



350m From
Hammersmith
Transport Hub



9 floors of
inspiring
workspaces



Excellent
natural lighting
throughout



Available Spaces

We have completed an extensive floor-by-floor refurbishment of the office space to provide a mixture of exposed and smart modern finishes.

These floors are divisible in to separate units from 3,000sq ft upwards.



9th Floor
Fully let

8th Floor
16,195 sq. ft – Coming soon

7th Floor
9,864 sq. ft – Coming soon

6th Floor
16,065 sq. ft – Coming soon

5th Floor
Fully let

3rd & 4th Floor
Huddle – Available now:
Range of small suites,
coworking and meeting rooms.

2nd Floor
3,217 sq. ft – Available now
12,834 sq. ft – Coming soon

1st Floor
16,208 sq. ft – Coming soon

Reception
with Barista café



Light

Excellent natural light with uninterrupted views across the London skyline.



Fibre

Diverse fibre routes for true resilient connectivity.



Meetings

Meeting spaces for all formats, from 1 to 75 people.



Garden

A large newly landscaped space including new planting, seating and table tennis tables.



Cafe

The cafe is run by our friends at the Gentlemen Baristas.



Gym

The gym is run by the Virgin Active Team.



Cycle

Secure cycle and e-scooter store, showers, changing rooms, drying room and lockers.



Events

We run regular events at 3 Shortlands for all our clients.



Parking

Large, secure basement carpark.



World Class Amenities

Life at 3 Shortlands

With an on-site gym, barista café, cycle & shower provision and access to exclusive local discounts with PERKS, 3 Shortlands offers everything you need to attract, motivate and retain the best talent.



Break-out spaces



Ride or run to work and make use of our secure cycle store, showers and drying facilities.

Ride to work



156
Bike spaces



E-scooter
parking and
charging



Disabled
access
shower/ WC



12
Showers



Inner tube
vending
machine



Large secure
drying room



Direct
street to
office access



Cycle
repair stand
and pump



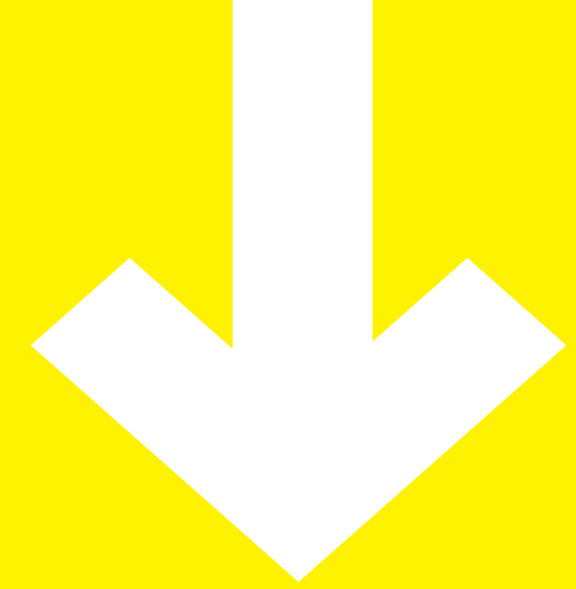
Unparalleled natural light



A study of comparable buildings demonstrates that 3 Shortlands has the best access to natural light in terms of total glazed area and max distance to a window.

Building	Floor Area	Glazed Area	Glazing/sqm	Rank	Max distance to glazing	Rank
3 Shortlands	1,525 sqm	173m	11/100	1	9m	1
12 Hammersmith Grove	1,780 sqm	185m	10/100	2	18m	6
Chiswick Park	2,603 sqm	213m	8/100	3	16m	4
The Foundry	2,175 sqm	151m	7/100	4	20m	7
Westworks	4,728 sqm	311m	7/100	5	27m	9
Kings House	1,234 sqm	71m	6/100	6	25m	8
2 Television Centre	3,472 sqm	141m	4/100	7	17m	5
26-28 Hammersmith Grove	2,860 sqm	n/a	Not fully glazed	8	10m	2
Metro Building	1,061 sqm	n/a	Not fully glazed	8	11m	3

Based on architects' estimated measurements of the key competitive set. External glazing only included (no atria/lightwells).



Fully glazed
facade on all aspects.

Unique shape
maximises window areas.

Maximum distance
of 9m to any window.

Dual or triple aspect
views across floorplate.

Generous distances
from nearby buildings.

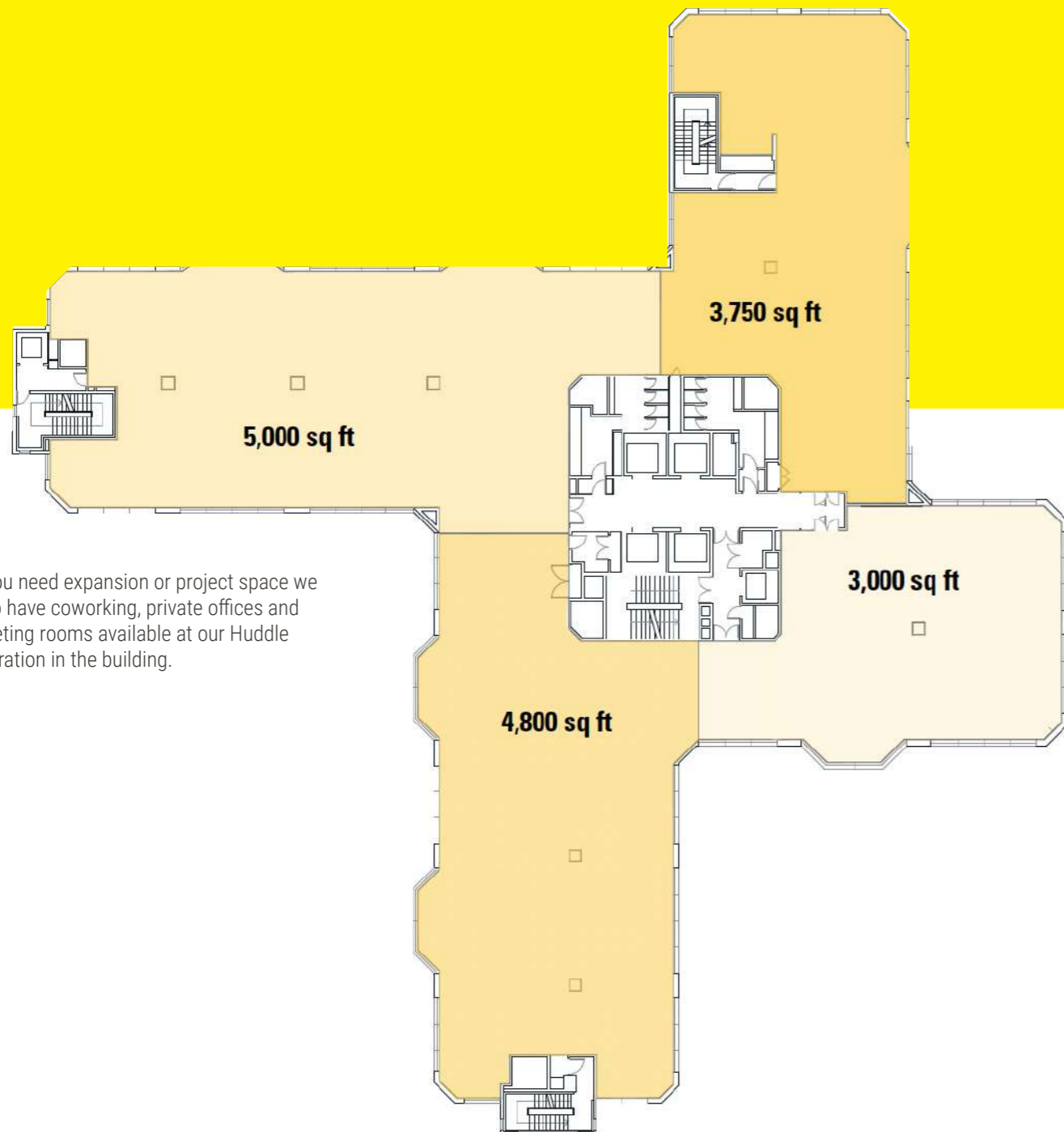
Panoramic views
across London.

Garden



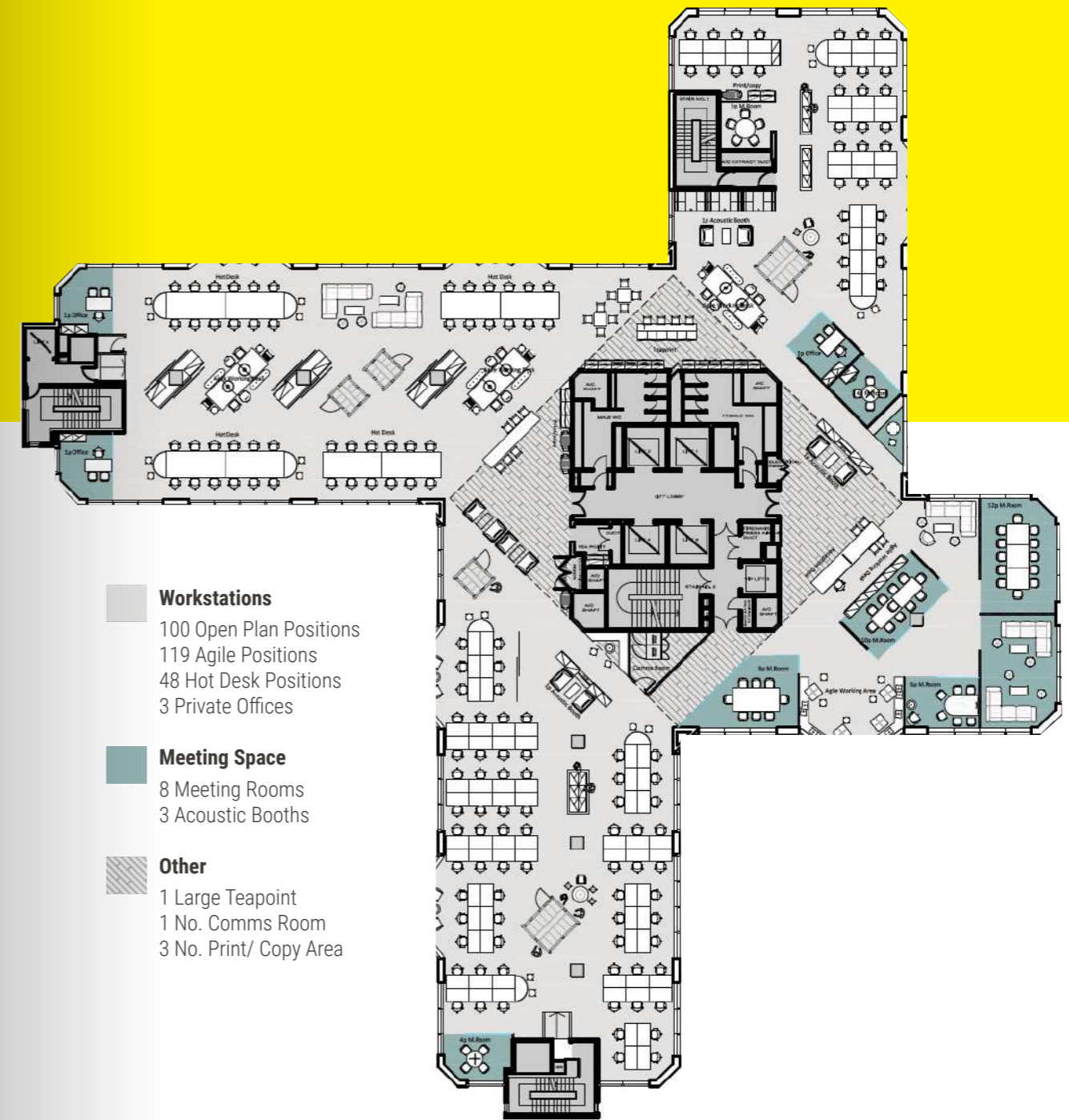
Spaces of all sizes with room to grow

Available in wings of 3,000 sq. ft, 5,000 sq. ft, 8,000 sq. ft, 10,000 sq. ft or 11,500 sq. ft or entire floors of 16,250 sq. ft and combinations.



If you need expansion or project space we also have coworking, private offices and meeting rooms available at our Huddle operation in the building.

High density layout
16,250 sq ft



Specifications

Capacity

Occupancy Levels:
1 person per 7.4 sqm

Finishes

Ceiling: Exposed services and suspended perforated metal ceiling.

Floor: Full access raised floor.

WCs & Showers

WCs: Refurbished on-floor separate male and female WCs.

Showers: New shower, changing and drying facility in the basement.

Lighting

New Lighting: New LED lighting at 12 w/ sqm.

Lux Levels: 350 - 450 lux

Power & Data

Small Power:
Small power at 20 w/ sqm.

Data: COLT, BT and Virgin fibre lines in the building.

Wayleaves: Standard wayleave in place (agreed with COLT and BT)

All fully managed by Romulus.

Vertical Transport

Passenger Lifts: All 4 passenger lifts refurbished with new finishes.

Goods Lift: Refurbished goods lift with access to basement and all floors.

Heating, Cooling & Fresh Air

VAV System: On floor VAV heating and cooling system.

Perimeter Heating: 700W of heating output from boilers.

Temperature: 21°C +/- 2°C

BMS

BMS Spine: New Trend BMS spine provides improved landlord control.

BMS Floor: New BMS system can enable tenant control upon CAT B works.

Fire Safety

Sprinklers: New secondary pipework and sprinkler heads.

Fire Alarm: New smoke detectors and circuits installed.

Security

Access Control: New access control system at reception and floor levels.

Hours: 24/7 security staff.

World class office location

In the heart of Hammersmith
Moments away from transport links to the City, West End and Heathrow.



Cathay Pacific →
Betfair

Hammersmith Bridge →

GE →

← Eventim Apollo

M4 Motorway →

Novotel →

← Disney

Hammersmith Broadway →
District & Circle Lines

Lyric Square & Theatre →

← Achilles
Therapeutics

← 3 Shortlands
Formula E
Huddle

← Victoria
Beckham

Philip Morris →
UKTV
Fox

← Virgin Media

Hammersmith & City Line →

← Medidata
Perform Media Group
Creative Artists Agency

Novotel →

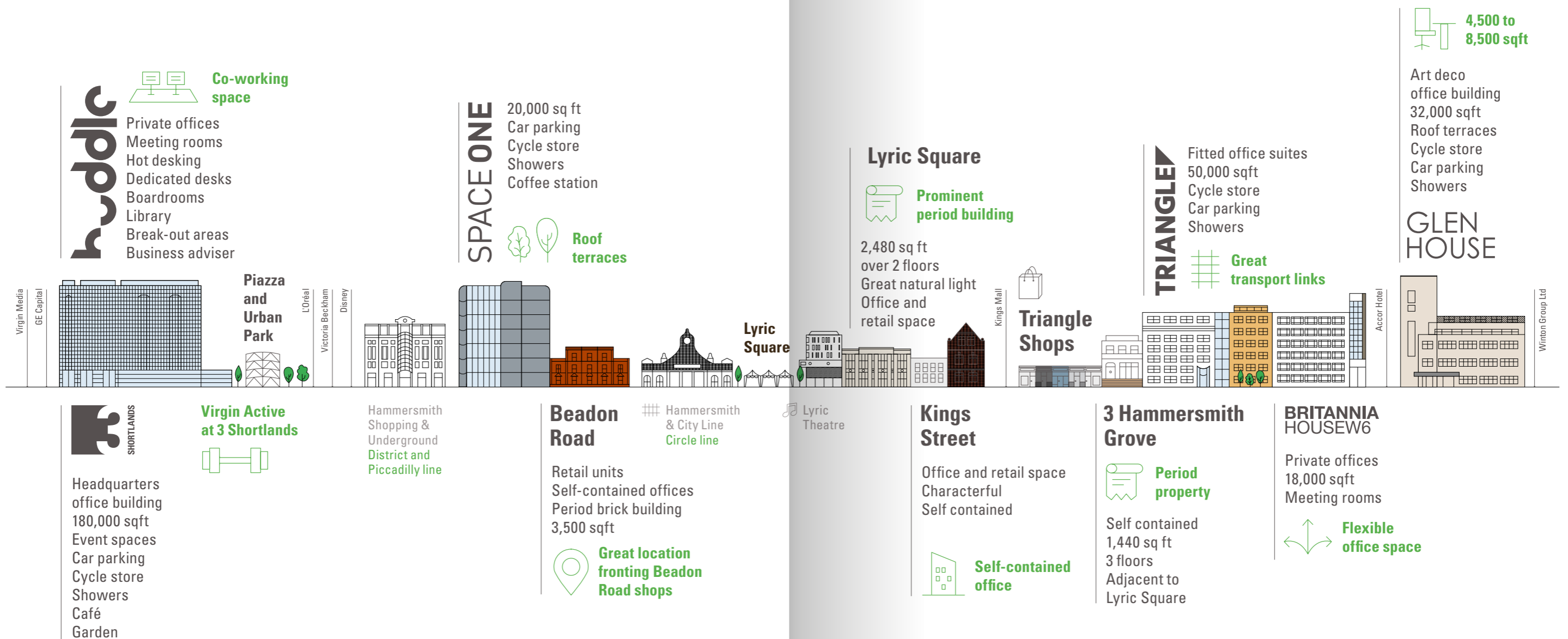
Luxottica →

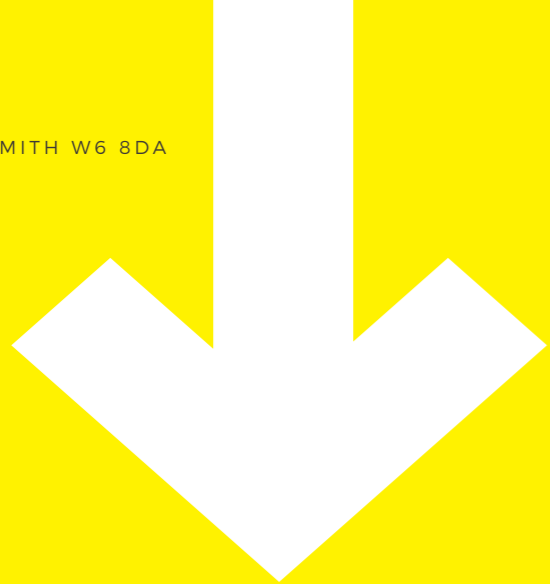
Winton Capital →

Introducing Hammersmith Campus

By  Romulus

The Hammersmith Campus offers endless opportunities, with spaces to suit every possible need. From 1 desk to 1,000 with co-working, events, cafés, gyms and more.





Get where you need to go

Shepherds 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

St Paul's

29 mins

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.

4 Underground Lines

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



SHORTLANDS



huddle

at 3 Shortlands

Huddle provides flexible workspace and meeting rooms to help your business grow.



Meeting Rooms

Our meeting rooms come in all types and sizes, from catch-ups to formal presentations with all the technology and catering you need.



Event Spaces

If you enjoy working in a collaborative and dynamic workspace, our coworking packages are the best solution for you.



Coworking

If you enjoy working in a collaborative and dynamic workspace, our coworking packages are the best solution for you.



Custom Build

Design your bespoke office, hassle free and with no up-front costs. We offer bespoke fit-out, managed services on flexible terms.



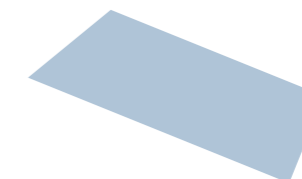
Virtual Office

Virtual Offices provide remote business services for your team. With a recognised address, mail and professional call answering.



Private Offices

We have private offices in all sizes, whether you're a start up looking to grow or an established business. All come with great natural light.



HAMMERSMITH W6 8DA

The Lifestyle

→ **Dining**
Café de Nata
Crosstown
Pure

→ **Socialise**
Starbucks Coffee
The Latymers
Kindred

→ **Wellbeing**
Virgin Active
PureGym
Boom Cycle

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 romulusperks.com

Perks



About Romulus

Romulus is a locally based workspace provider with full in-house service capabilities to ensure your team are well looked after.

www.romulus.com

Stand-out Amenities

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

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.

Track Record

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

→ Fulham Centre



→ Centre Court



→ 2-5 Fulham Broadway



→ 3 Shortlands



→ 30 Cannon St



→ 101 Euston Road



→ 10 Dominion Street



→ Glen House



→ Space One



→ 555 Kings Road



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Terms

To let on new flexible leases, rent rates and service information on application to the agents. EPC D 97

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