

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	

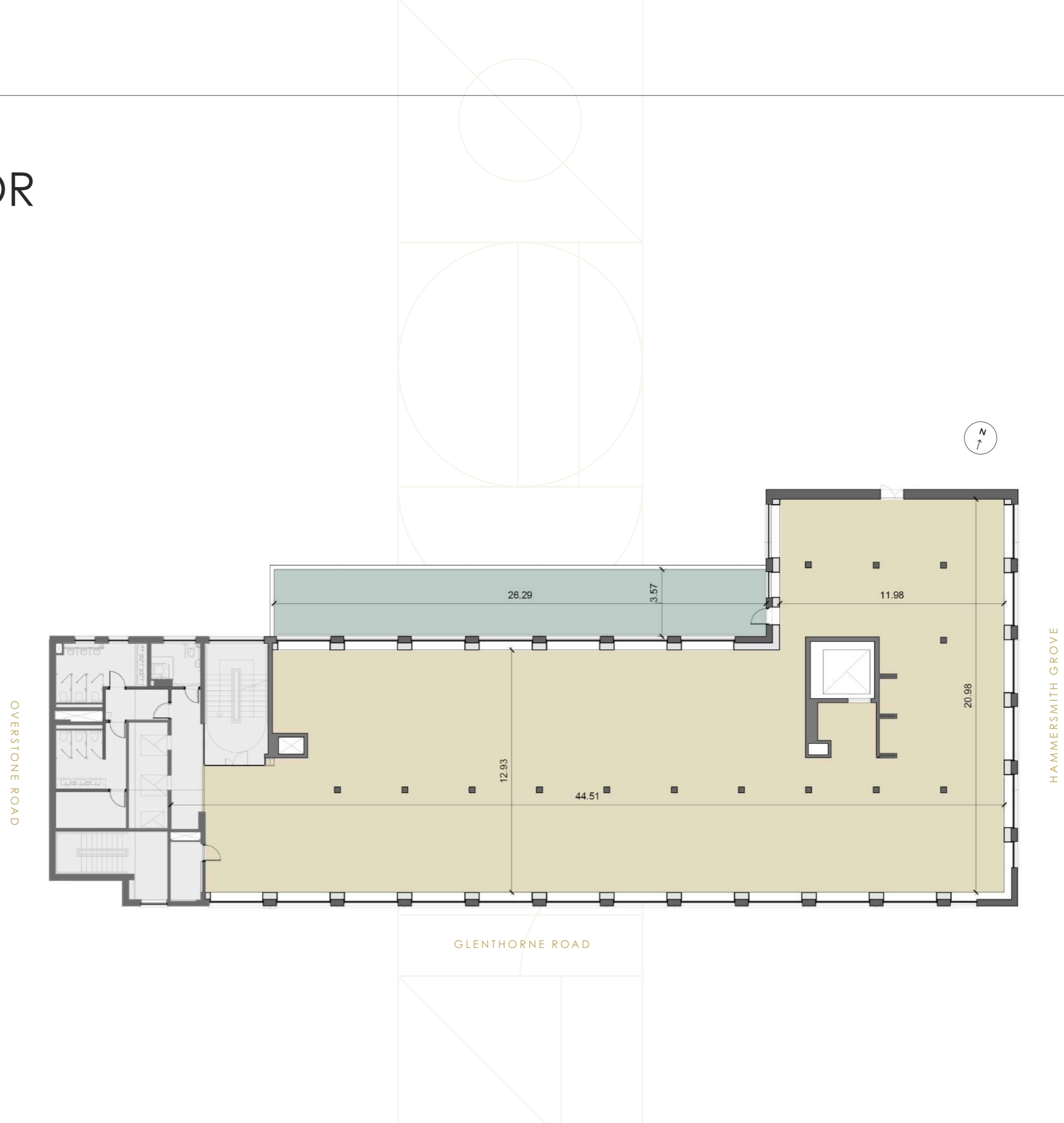
SECOND FLOOR FLOOR PLAN

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

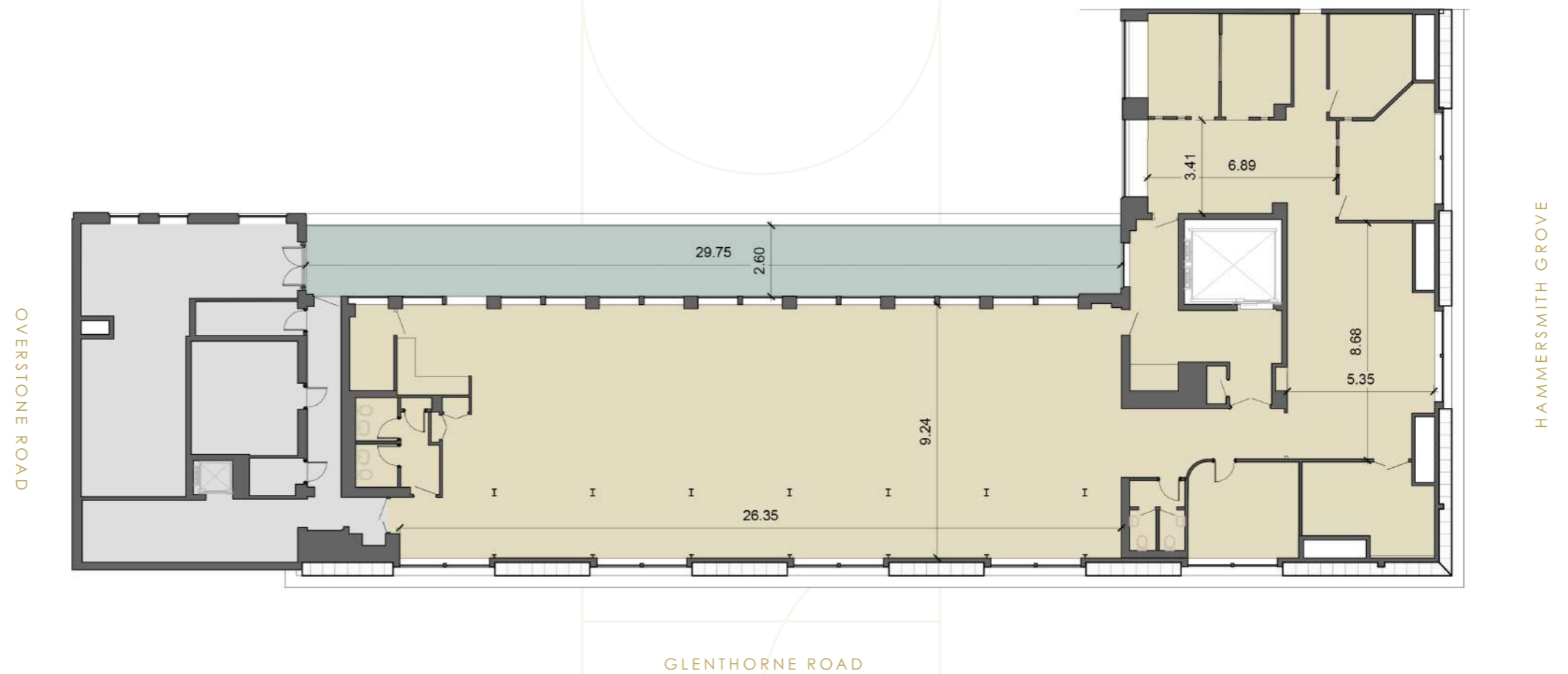
The fourth floor offers 4,700 sq ft of newly refurbished high quality office space, whilst also benefiting from the use of its own private entrance and lift from ground to 4th floor.

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






4,700 SQ FT

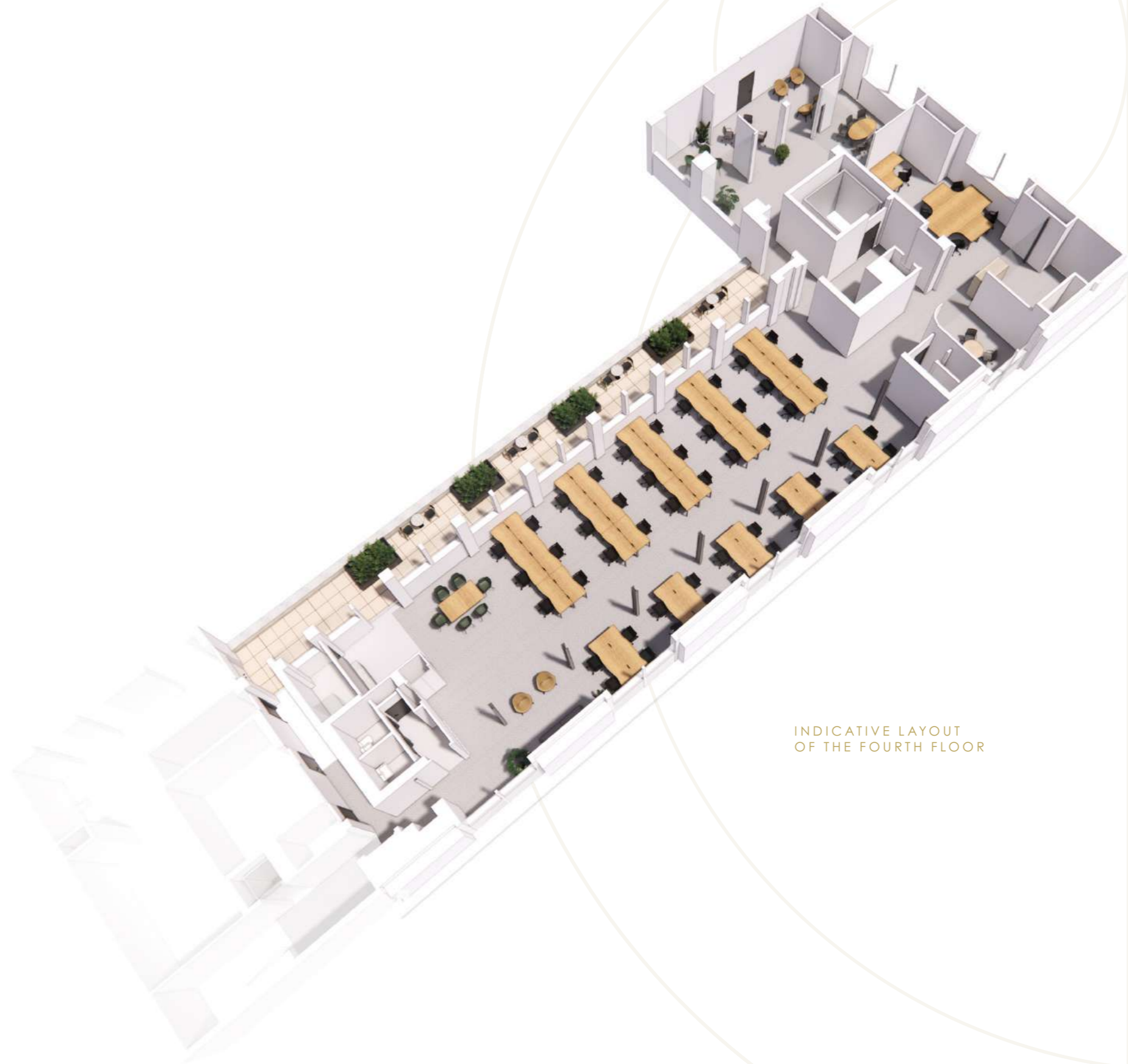
800 sq ft Terrace

- 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



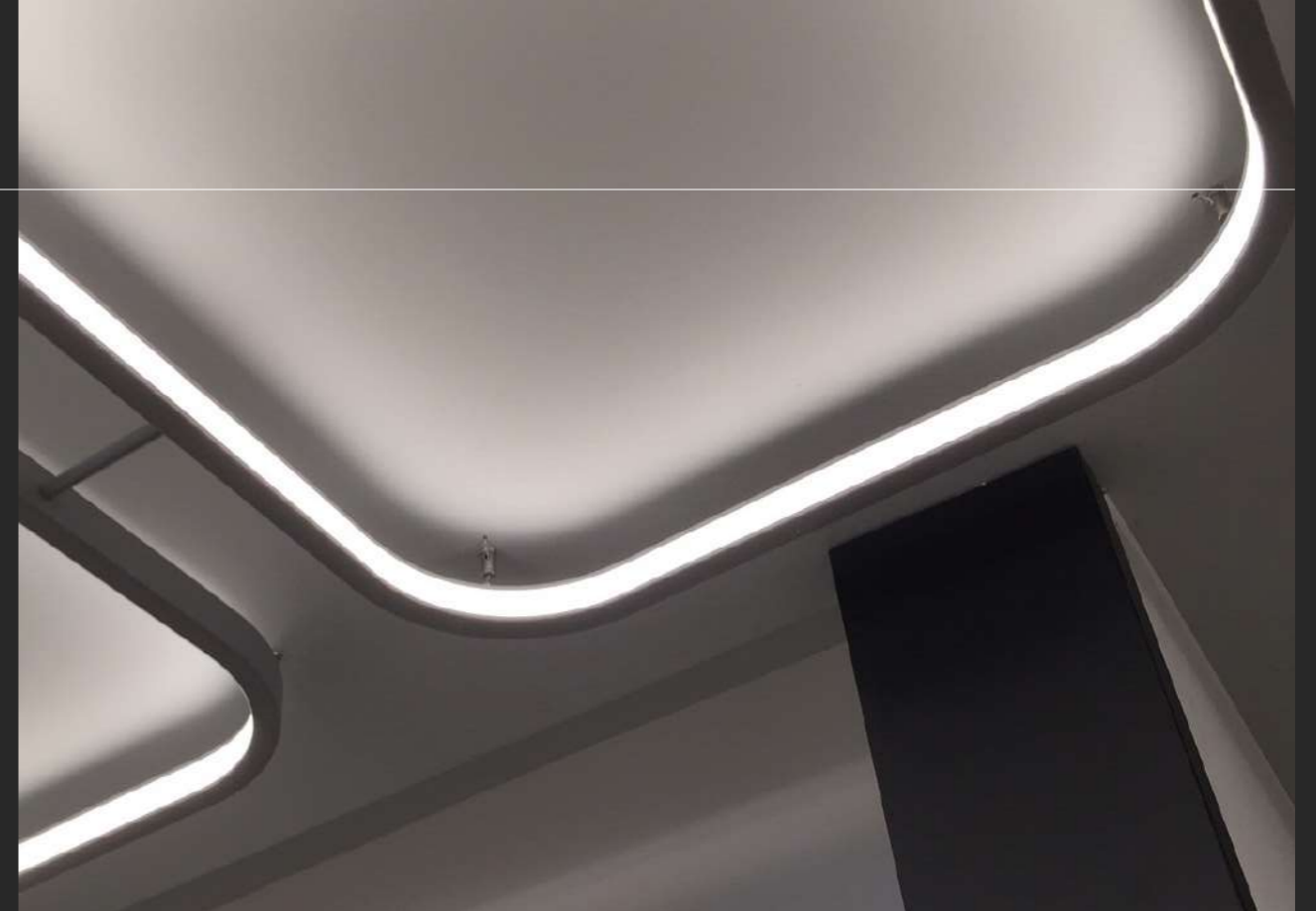
FOURTH FLOOR OFFICE SPACE



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

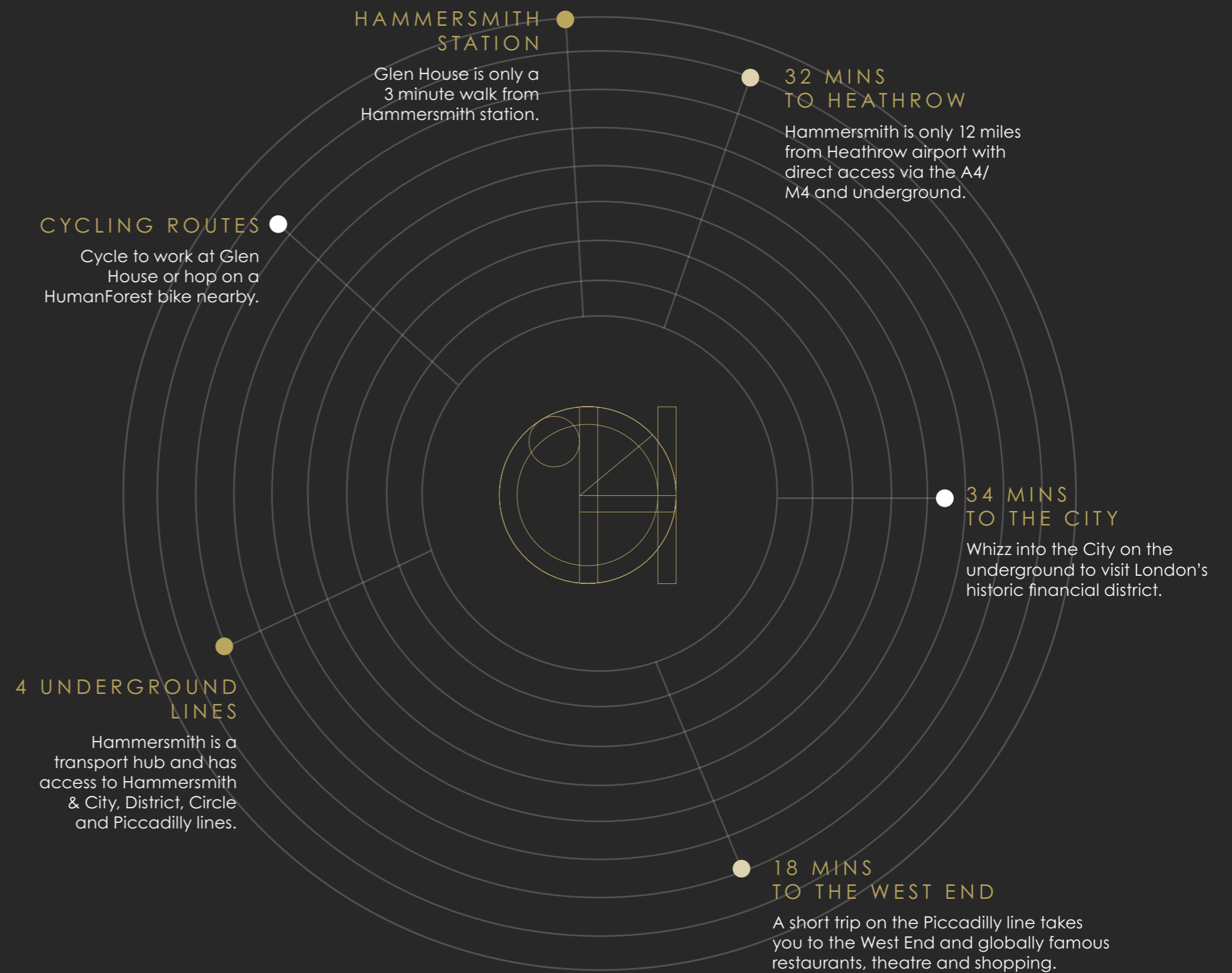
WELL CONNECTED

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



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

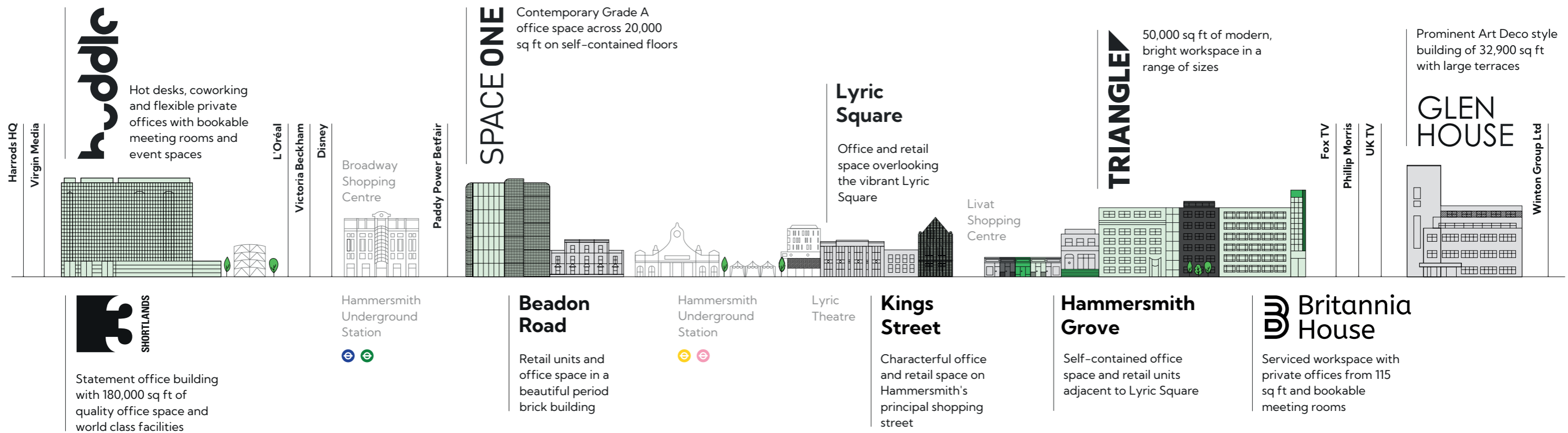
BY  **Romulus**

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





CUSTOM DESIGN YOUR PERFECT WORK SPACE

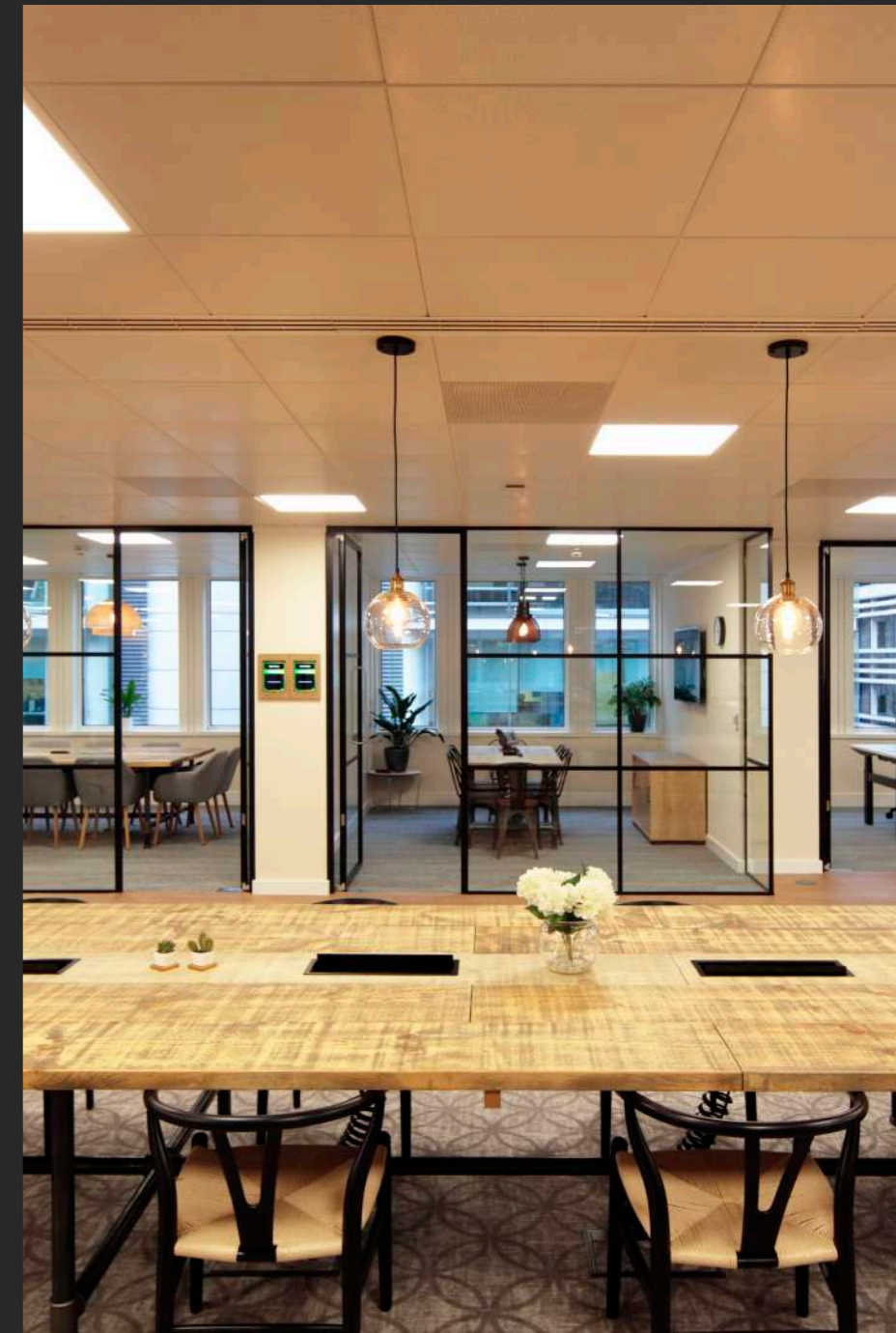
Taking on a new workspace can seem like a daunting prospect with agents, architects, builders, contractors and suppliers to juggle, all whilst continuing to run your business.

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.

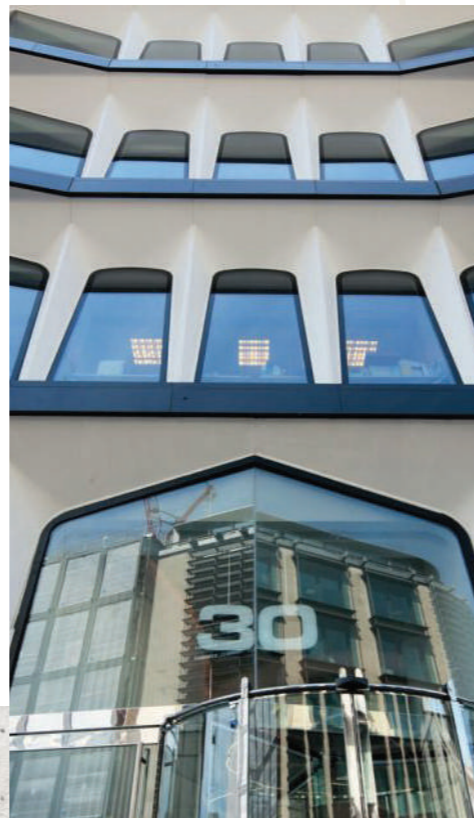
We endeavour to be your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.



FULHAM CENTRE



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30 CANNON STREET



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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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