

FULHAM BROADWAY SW 6
thefulhamcentre.com

THE FULHAM CENTRE





EXAMPLE TENANT FITOUT



WELCOME TO FULHAM'S WORKPLACE OF THE FUTURE

Whether you are looking for a self-contained statement headquarters or a space for your business to call home, the Fulham Centre boasts approximately 32,000 sq ft of cutting-edge workspace flooded with natural light.

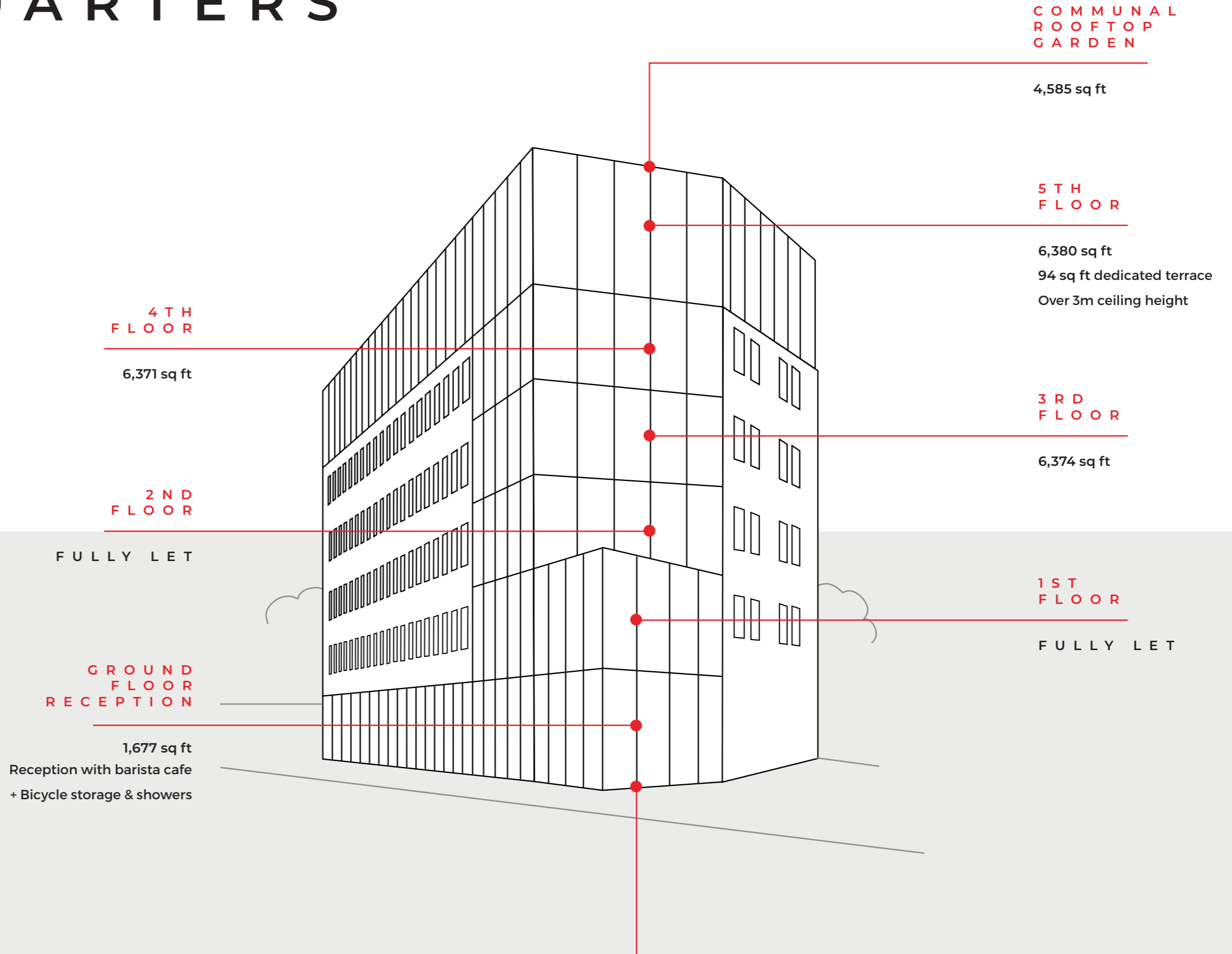
Having undergone a complete transformation with back-to-frame renovation and extension, Fulham's latest offering delivers five tech-enabled floors with striking rooftop garden, private terraces and excellent transport links across London.

YOUR NEW HEADQUARTERS

Previously the headquarters of Universal Music, the Fulham Centre's striking glazed facade and new reception with provision for a barista cafe creates an impressive sense of arrival.

Occupiers benefit from bright extended floorplates, two private terraces on the 2nd and 5th floors and a rooftop garden with panoramic views across London.

Soft spots have also been built into the floors, providing the ability to create inter-floor connectivity.



Total area of 1st to 5th floors:
31, 841 sq ft

Total building area excluding
roof garden and terraces:
33, 518 sq ft

This does not include the retail.



5TH FLOOR WITH INDICATIVE FIT OUT

WORLD CLASS AMENITIES



Statement Building

Newly refurbished and extended with striking glazed facade



Flexible Floorplates

Modern cutting-edge workspace across 5 floors



Rooftop Garden

Improving wellbeing and providing panoramic views across London



Cycle Friendly

On site cycle storage, electric charging points and showers



Fully Connected

High speed fibre internet throughout



Ideally Located

Within 100m of Fulham Broadway station



Private Terraces

Located on the 2nd and 5th floors



Glazed Reception

The Clarion Cafe and breakout space on the ground floor to work and meet



Soft Spots

Providing inter-floor connectivity throughout the building



Transport Links

Quick connections to the City, West End and Heathrow



Local Amenities

Including gyms, shops, restaurants and bars



Supporting British Artists

Home to public sculpture 'Clarion' by Phillip King and 'Optical' chandelier by Stuart Haygarth



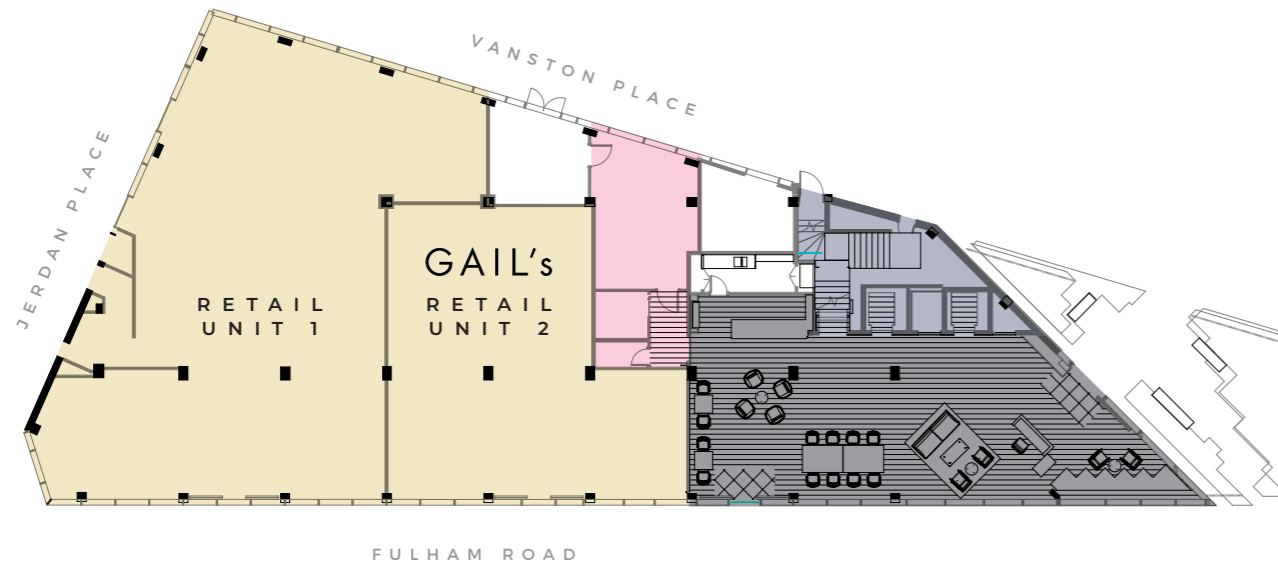
EXAMPLE TENANT FITOUT:
KITCHENETTE AND BREAK OUT AREA



EXAMPLE TENANT FITOUT:
BOARDROOM

GROUND FLOOR

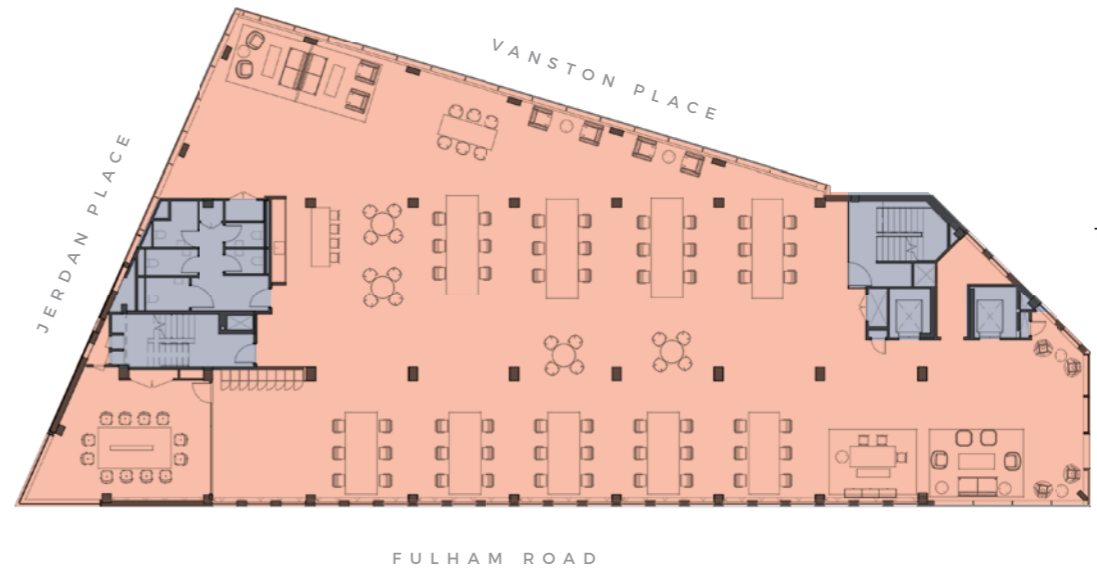
1,677 sq ft
 This does not include the retail



TYPICAL FLOOR SPACE PLAN

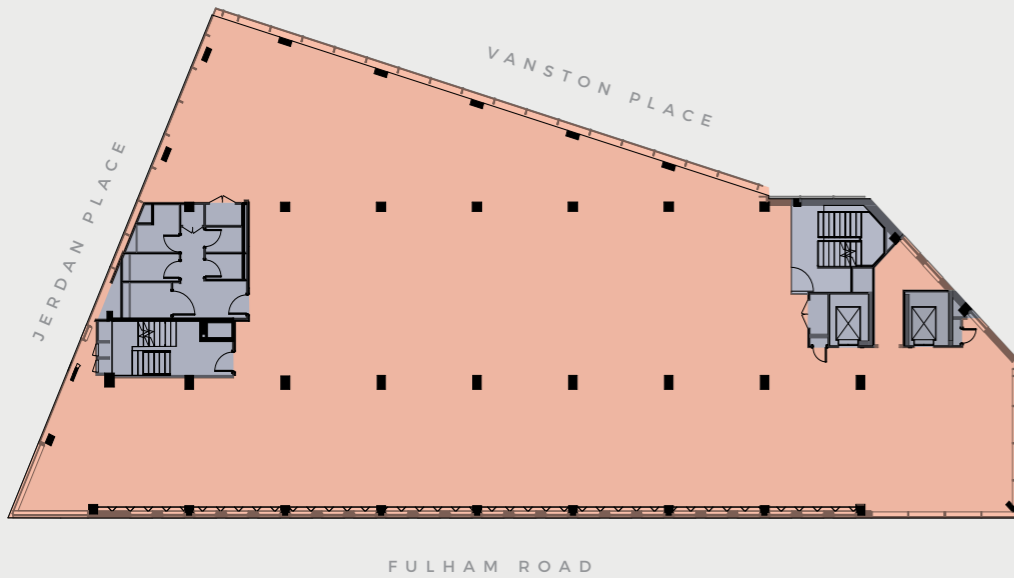
6,367 sq ft

- OFFICE SPACE
- OFFICE RECEPTION
- CYCLE STORAGE & FACILITIES
- CORE
- RETAIL
- TERRACE



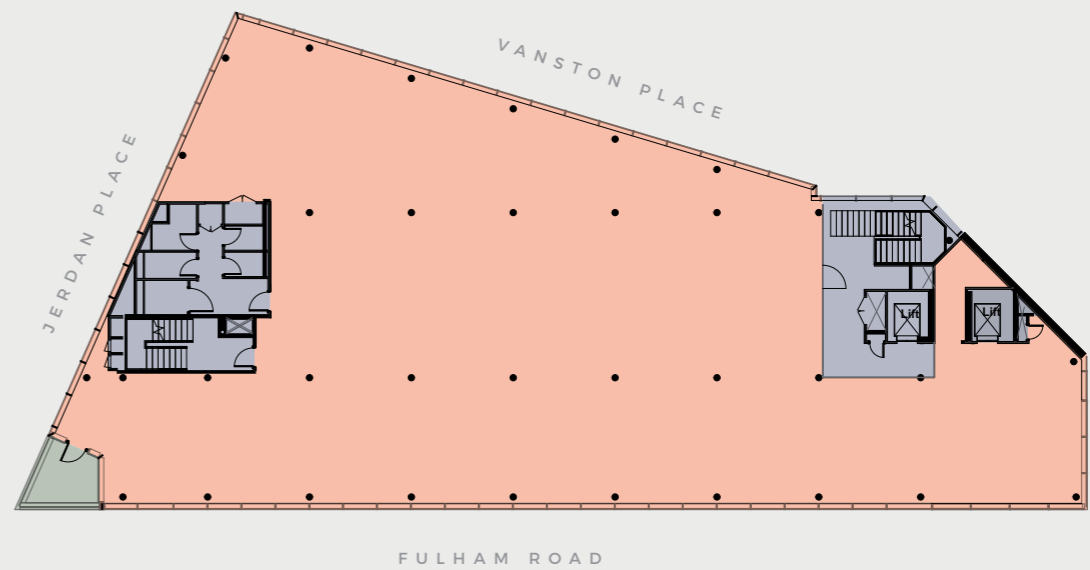
TYPICAL FLOOR

6,370 sq ft



5TH FLOOR

6,380 sq ft
 Terrace: 94 sq ft





GROUND FLOOR RECEPTION



WE BELIEVE IN A SUSTAINABLE APPROACH TO OFFICE SPACE

This means rather than demolishing existing buildings, we re-purpose spaces into design-led, quality workspaces for the modern occupier. The Fulham Centre is no exception. Our sustainable approach has resulted in the following improvements:*

Embodied Carbon Reduction

During the construction phase, the original structure was retained and enlarged. Because of this, we have reduced embodied carbon emissions by 1,500 tonnes.

Reduced Carbon Footprint

It's estimated that over a 60 year period, the Fulham Centre's carbon footprint will be 38% smaller than a new build.

All-electric Energy Efficient Systems

The new highly efficient air-source heat pumps will create 1,000 tonnes less carbon over a 20 year period than gas fired boilers.

High Performing Glazing

Energy demands will be reduced and air leakage minimised due to the installation of high performing glazing.

Intelligent Lighting Control System

The highly efficient lighting control system reduces energy consumption by balancing the lighting levels during daylight and automatically switching off when not required.

Rooftop Garden

The rooftop garden not only improves occupier wellbeing, the green plants and trees also reduce the Urban Heat Island (UHI) effect and help combat global warming.

Conservation X Paving

Manufactured in Britain, our rooftop paving Conservation X has a much lower carbon footprint than imported alternatives.

Biodiversity

Two beehives and a number of insect houses have been installed on the rooftop garden to help improve local biodiversity.

ROOFTOP GARDEN WITH VIEWS ACROSS LONDON

* This information is taken from a Whole Life Carbon Usage report for the Fulham Centre covering development to operation. The full report can be provided upon request.



ROOFTOP GARDEN PROVIDING GREENERY ALL YEAR ROUND

IN THE HEART OF FULHAM BROADWAY

Tucked into a bend of the River Thames and bordering the boroughs of Hammersmith and Chelsea, Fulham is arguably one of the best-connected areas in London.

The world-famous designer shops and restaurants of King's Road and Sloane Square are a short stroll away and the area offers riverside walks and plentiful green spaces with Eel Brook Common, Parsons Green and Bishops Park nearby.

WE ARE HERE

FULHAM BROADWAY

STAMFORD BRIDGE

THE CITY

CHELSEA

LONDON BRIDGE

KINGS ROAD

BATTERSEA POWERSTATION

IMPERIAL WHARF

EEL BROOK COMMON

CUT YOUR COMMUTE

Located 100 metres, or a 2 minute walk, from Fulham Broadway underground station, the Fulham Centre is situated within an enviable location, positioned within one of London's most popular residential destinations yet a short commute on the underground from the City and West End.

Overground services are found nearby at West Brompton and Imperial Wharf and Heathrow airport is conveniently located only 30 minutes away by car.

There is also a strong cycling community in Fulham with a network of cycle paths and quiet ways. Fulham can be reached in 20 minutes from Victoria or half an hour from Waterloo.



Car

To A3:
20 mins
To M4:
26 mins



Imperial Wharf

To Clapham Junction:
8 mins
To Gatwick Airport:
60 mins



Earls Court

To Knightsbridge:
8 mins
To Green Park:
11 mins
To Holborn:
18 mins
To Liverpool Street:
29 mins



Fulham Broadway

To Sloane Square:
12 mins
To Paddington:
12 mins
To Bond Street:
24 mins
To King's Cross:
31 mins
To Euston:
34 mins
To Heathrow Airport:
55 mins



West Brompton

To Paddington:
15 mins
To Euston:
30 mins
To King's Cross:
30 mins



Cycling

For those commuting by bike, there are secure bicycle racks, foldable bike lockers, electric charging points and showers.



YOU'RE IN GOOD COMPANY

Fulham is already home to a thriving business community.

The Design Centre at Chelsea Harbour, internationally renowned as the voice of authority for interior design, is located close to the Fulham Centre and global brands including L'Oreal, Virgin Media and Disney have headquarters in the borough.

The area also boasts one of the highest concentrations of start-ups, particularly from the digital, creative and life science industries.



Nandos (Putney)



Douglas & Gordon



Rockstar Games



Bimm London



Research Partnership



Chelsea Football Club



Damien Hurst



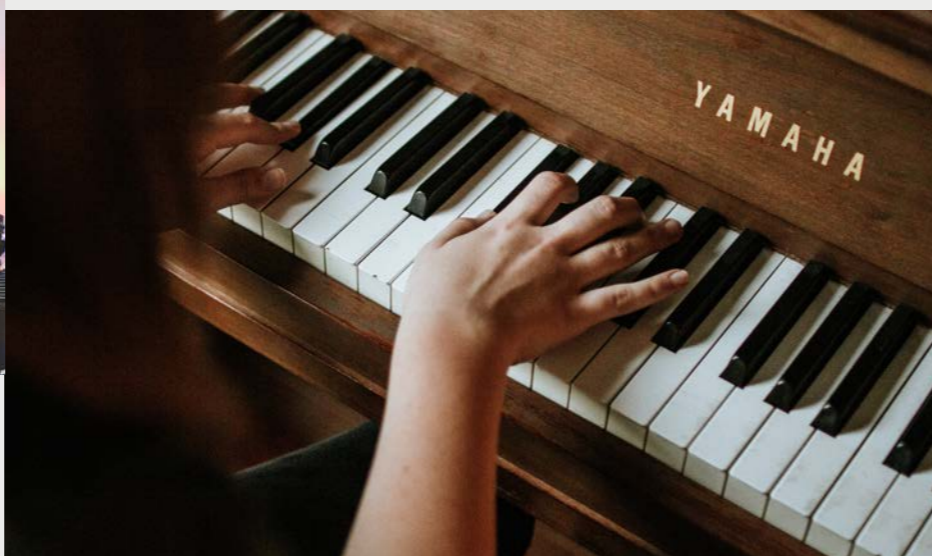
Caroline Hirons



Clarion Events



Emma Bridgewater





F U L H A M L I F E S T Y L E

Firmly established as one of London's most desirable locations, Fulham offers endless amenities with boutique shops, cafés, bars, riverside pubs and restaurants.

There are numerous spots for al-fresco lunches and Bishops Park boasts a Grade II listed manmade urban beach and sculpture garden.

The Hurlingham Club, one of the world's finest private member establishments and the birthplace of polo, is located a short drive away.

Green Spaces

Bishops Park
Eel Brook Common
Hurlingham Park
Parsons Green
South Park

Gyms & Fitness

Body Society
David Lloyd
F45
One London
Pure Gym
Safari Kickboxing

Local Eateries

The Butcher's Hook
Aragon House
The White Horse
Gail's

Bars & Restaurants

Amuse Bouche
La Famiglia
The Harwood Arms
The River Cafe
The Wolfpack
Vagabond

Independent Coffee Shops

Chairs & Coffee
COFX Caffeine Society
Love Walk Coffee
Local Hero
District
The Clarion Cafe



DESIGN YOUR PERFECT WORKSPACE

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



Huddle

Custombuild delivered 16,250 sq ft of work space for Huddle, Romulus' co-working and flexible workspace offering in Hammersmith.

"The team delivered the space, ranging from collaborative break out areas to individual offices, from conception to completion and with fully managed services for every business need."

Alex Woolf (Founder, Huddle)

Asset TV

Our team had the pleasure of working with Asset TV to install a new workspace and television studio in their Cannon Street office.

"With CustomBuild's effort, and support of a great team of individuals working with them, we were able to achieve our aim, and importantly, ensure that the costs were properly managed."

Andrew White (COO, Asset TV)

BMI Healthcare

We managed the delivery of BMI's new 11,000 sq ft office headquarters on Cannon Street in the City.

"The Romulus team helped BMI Healthcare ensure a bespoke workspace was delivered smoothly and quickly, by assisting in the management of the fit-out works into a single streamlined process."

Neil Bond (Project Manager, BMI)



Perks

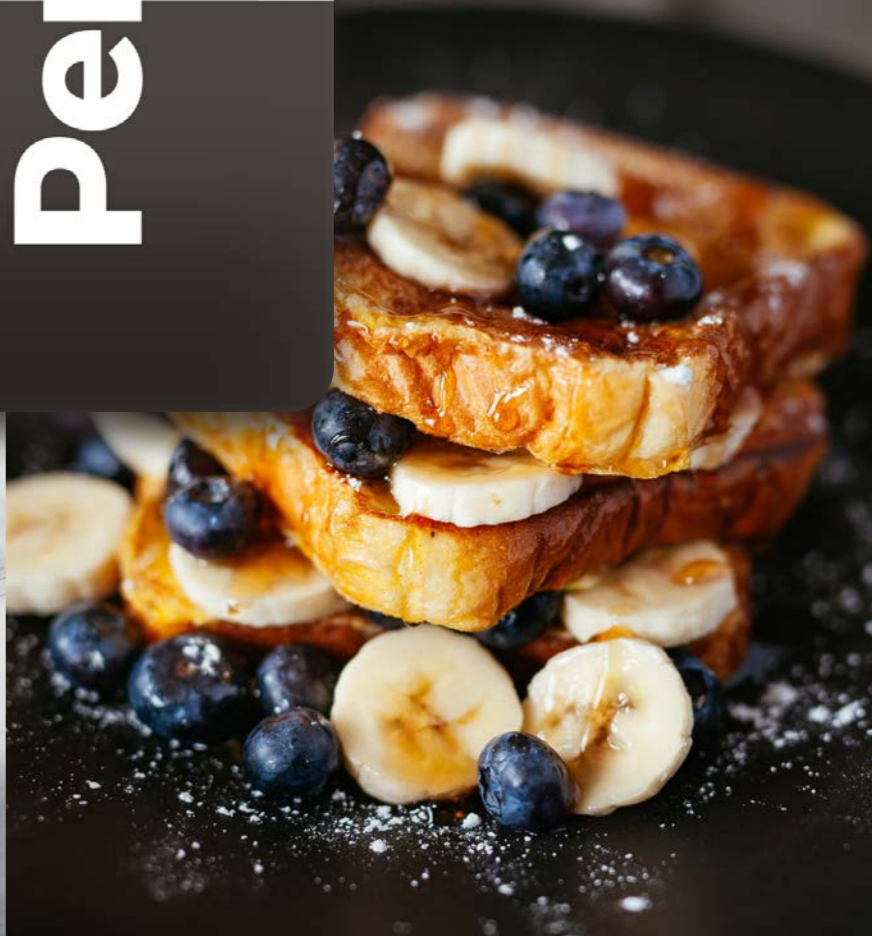
ENJOY SPECIAL OFFERS AND EVENTS SELECTED JUST FOR YOU

As a valued member of the Romulus community, you have access to an ever-growing selection of offers and events through our Perks scheme.

Use your card inside a range of local gyms, bars, restaurants and more to receive an array of discounts issued exclusively to valued members.

Perks members also benefit from regular events aimed at helping you grow both personally and professionally.

To find out more or to register for your complimentary card, contact the team at perks@romulusuk.com



S P E C I F I C A T I O N

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|--|---|---|
| <p>General structure</p> <p>6 storey mixed use building with reinforced concrete frame and steel frame on the top floor</p> | <p>Occupational Density</p> <p>1:6 (m2) maximum density 1:8 (m2) air maximum density</p> | <p>Ceiling Heights</p> <p>Typical slab-to-slab 2.65m - Floors 1-4 3.6m - Floor 5</p> |
| <p>Bicycle Storage</p> <p>24 secure bike racks 12 lockers 9 folding bike lockers Electric charging points Cycle maintenance rack</p> | <p>WCs & Showers</p> <p>Each floor provides: 4 x unisex WCs 1 x accessible WC 1 x shower</p> | <p>Lifts</p> <p>2 x new access controlled passenger lifts</p> |
| <p>Soft Spots</p> <p>Soft spots built into the floors to provide interlinking staircases</p> | <p>Heating and Cooling</p> <p>New energy efficient perimeter heating and cooling 100% tempered fresh air</p> | <p>Lighting</p> <p>Intelligent Simmtronic lighting control system Suspended linear LED light fittings Designed for 500 Lux at desk level Integrated PIR sensors DALI dimmable fittings</p> |
| <p>Fire Safety</p> <p>New wireless fire alarm system</p> | <p>Power & Data</p> <p>BT and Virgin fibre lines Power is submetered to each floor</p> | <p>Landscaping</p> <p>Ground floor, Level 2, Level 5 and Level 6 (rooftop garden)</p> |
| <p>Curtain Wall</p> <p>Double height glazed curtain walling system in Reception Floor to ceiling glazed curtain walling to northern, eastern and western extensions</p> | <p>Security</p> <p>Access control and intruder alarms 24/7 CCTV monitoring</p> | |





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 offering 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.

Together, Romulus and Huddle are your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.

Find out more at romulusuk.com



GLAZED RECEPTION LOOKING ONTO FULHAM BROADWAY

Find out more:
thefulhamcentre.com



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



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