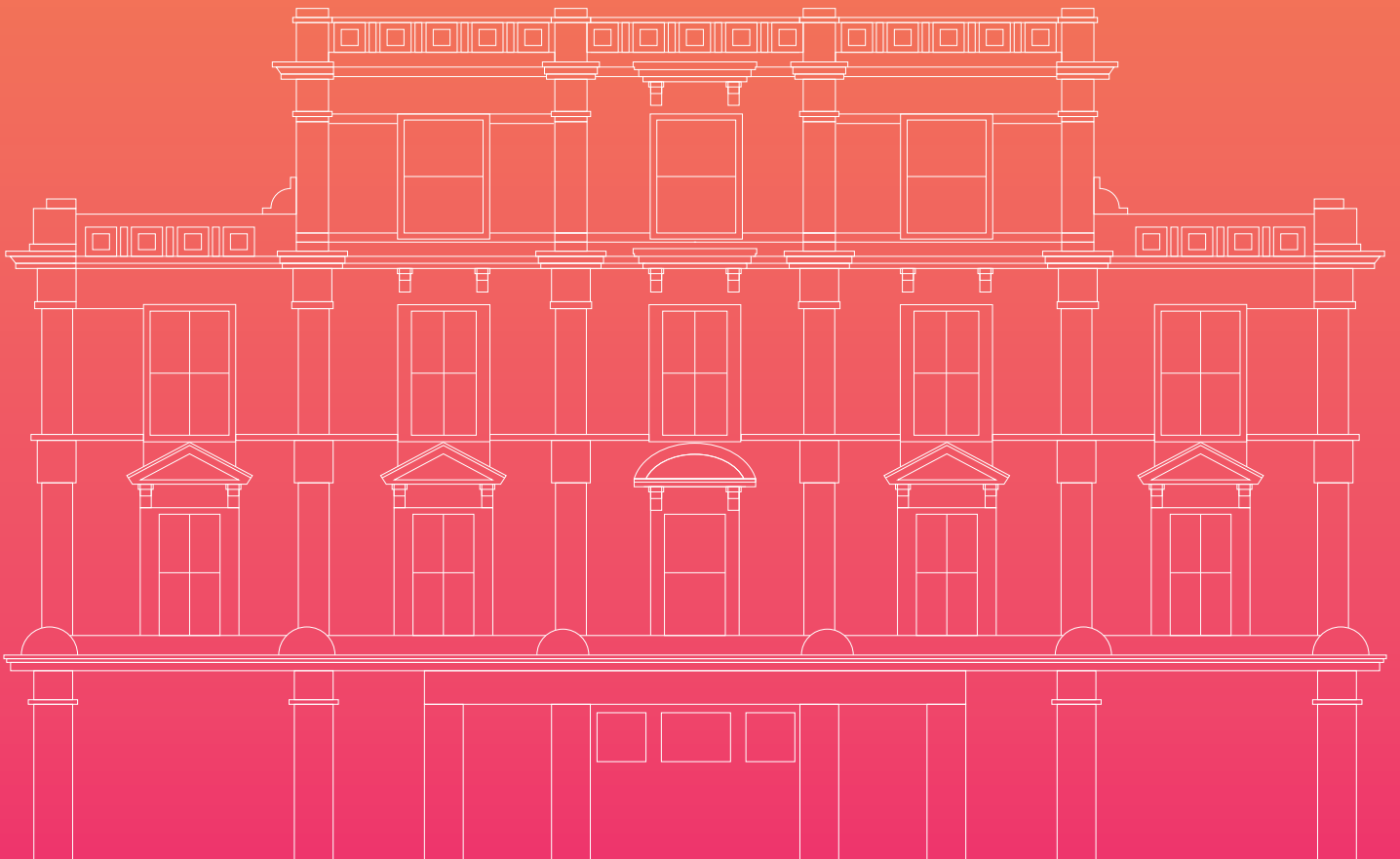
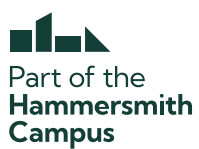


7
sq. LYRIC



HAMMERSMITH W6

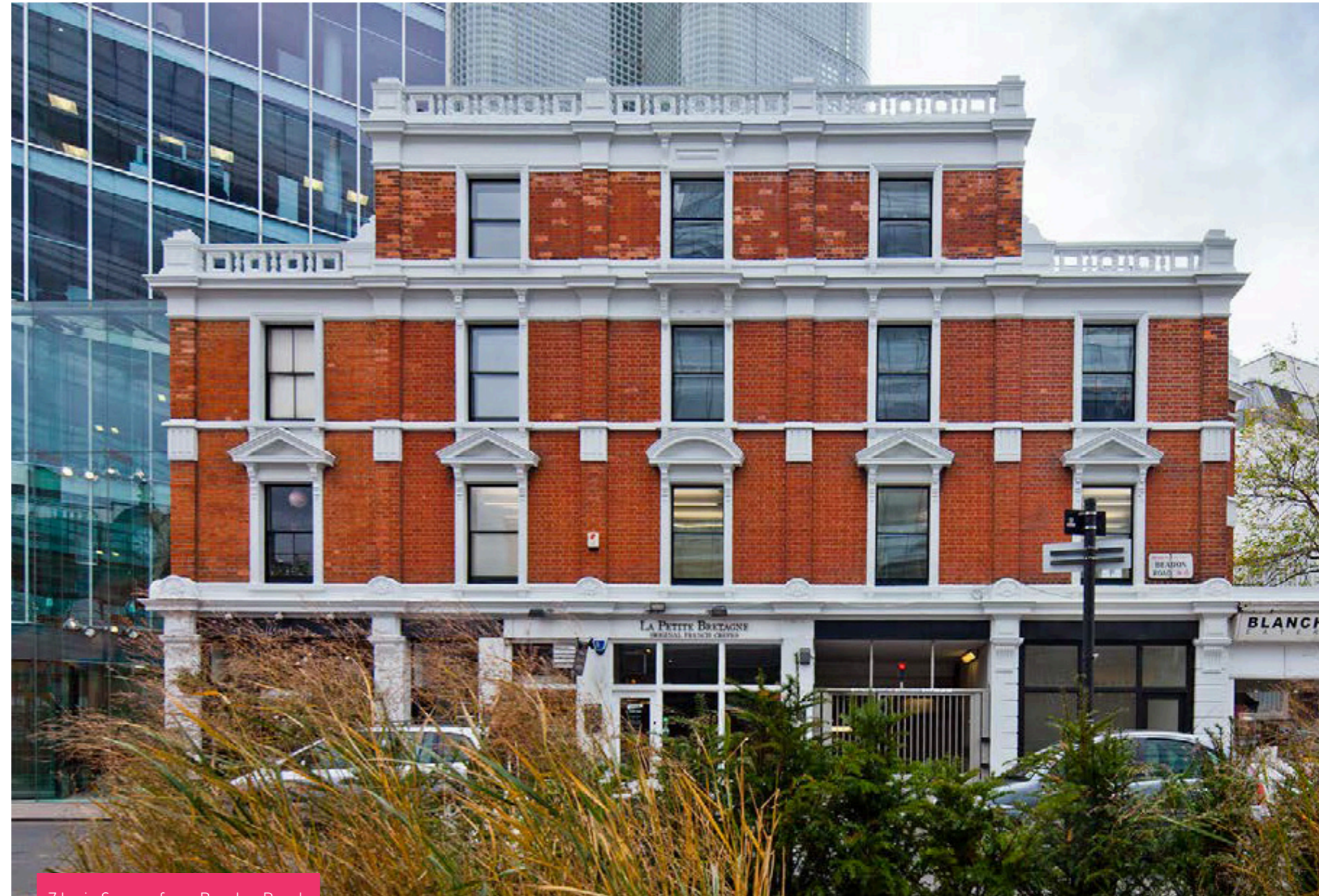
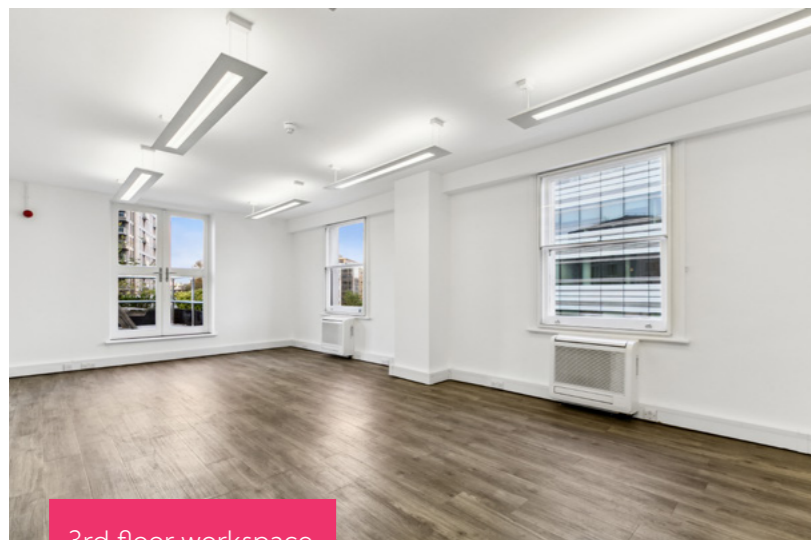
Self-contained offices of approximately 2,480 sq ft available to lease



Introduction

7 Lyric Square offers superb self-contained office accommodation overlooking a bustling pedestrianised square in the heart of Hammersmith.

Comprising the entire first, second and third floors, the space provides modern open-plan workspace with contemporary finishes and benefits from two external roof terraces.

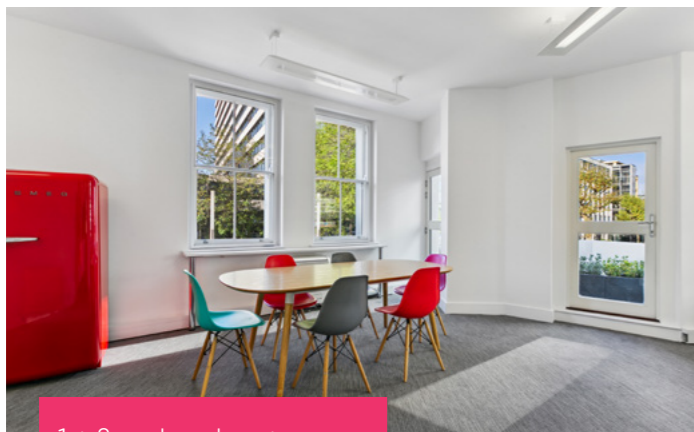


Lyric Square enjoys unrivalled access to both Hammersmith underground stations. The premises is dual fronted with private access off Lyric Square and Beadon Road.

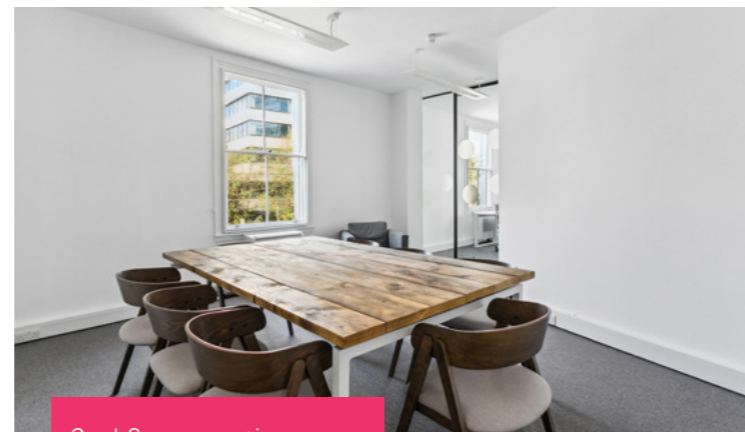
Your new workspace



2nd floor workspace



1st floor break out space



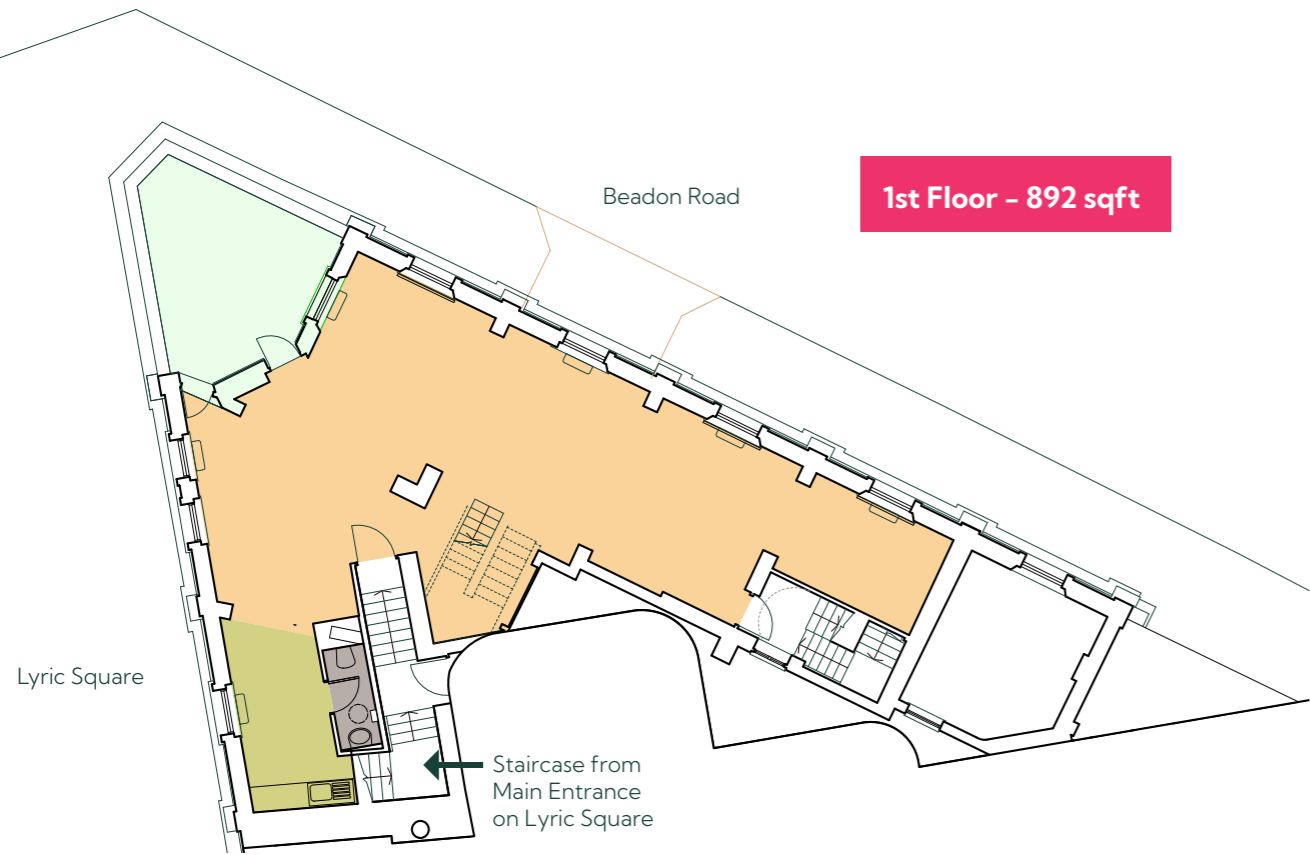
2nd floor meeting room



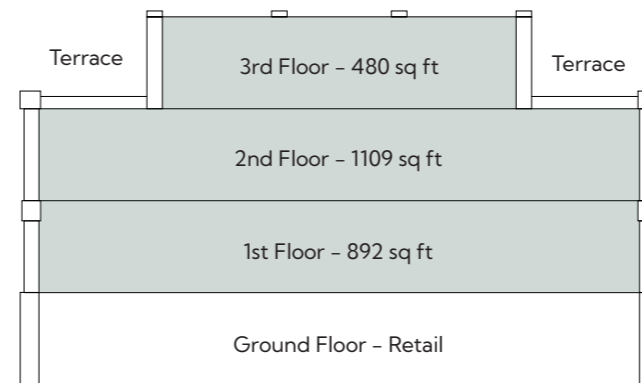
Prime Hammersmith location

Floor Areas

1st Floor - 892 sqft



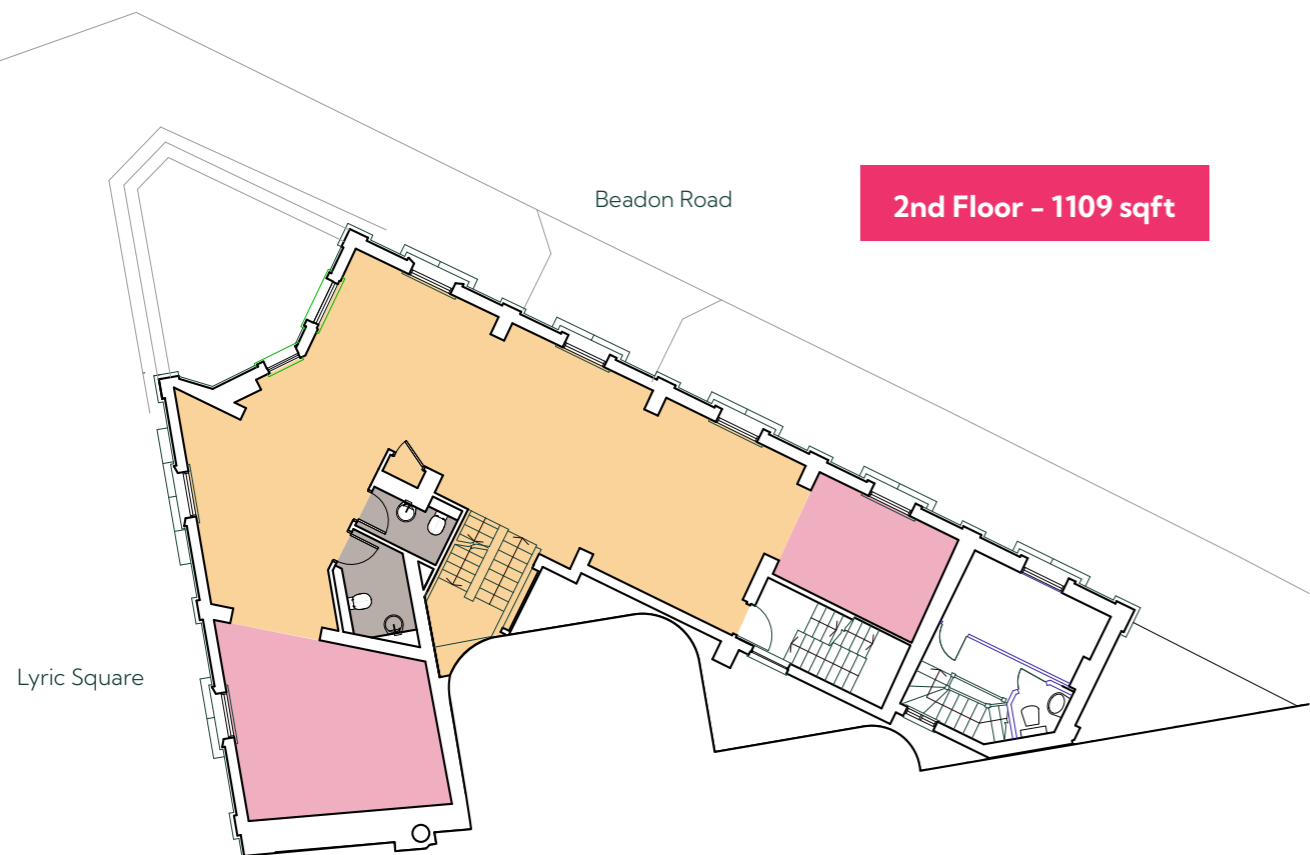
Schedule of Areas



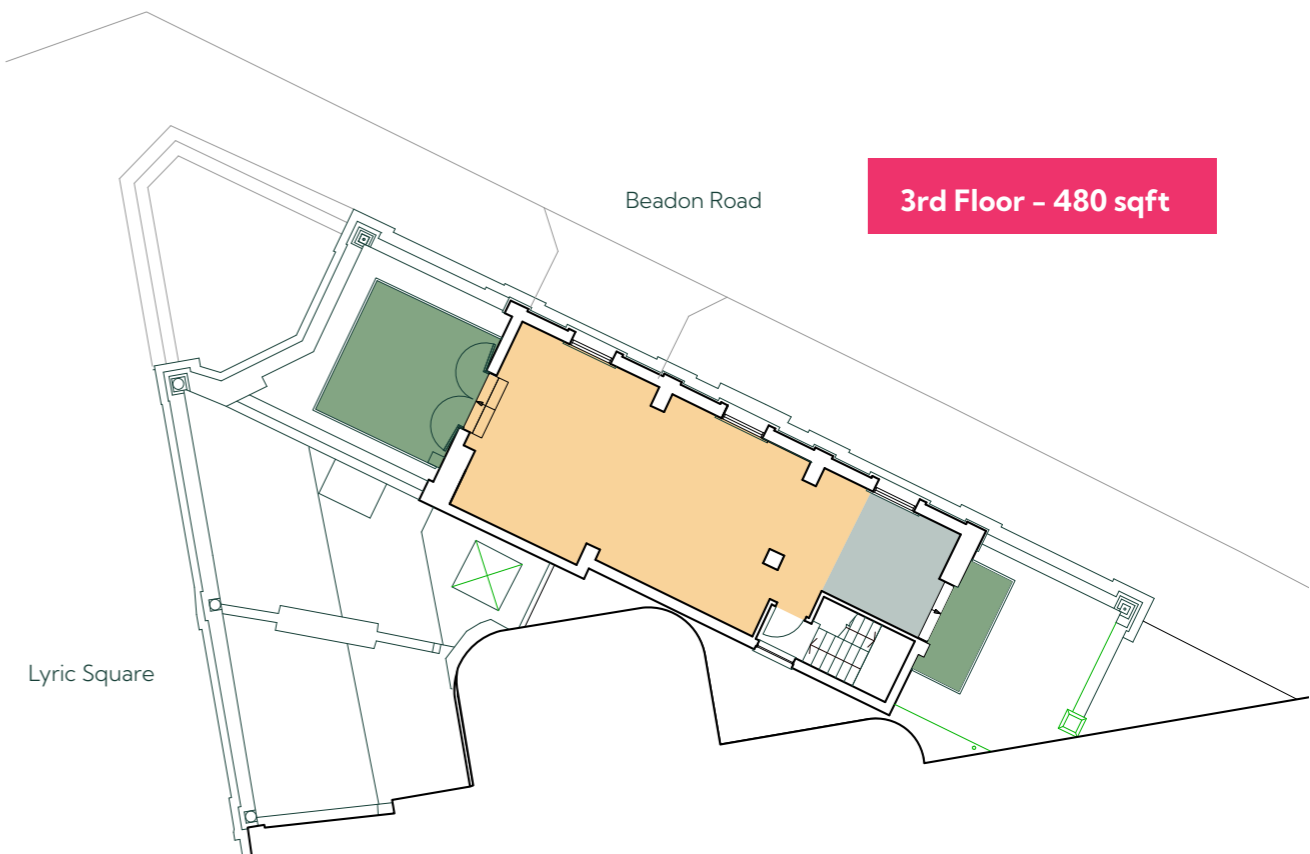
Floorplan key

- Office space
- Kitchen
- WC
- Plant space
- Meeting rooms
- Comms room
- Terrace

2nd Floor - 1109 sqft



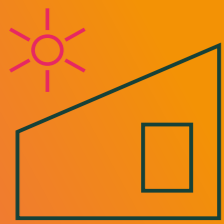
3rd Floor - 480 sqft



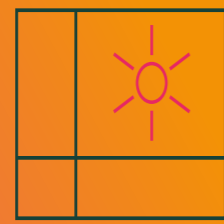
Amenities



Suspended lighting



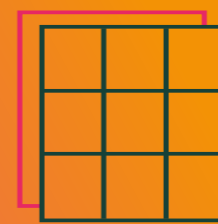
Excellent natural light



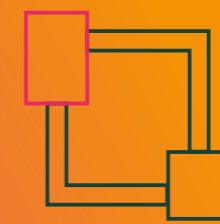
Panoramic windows



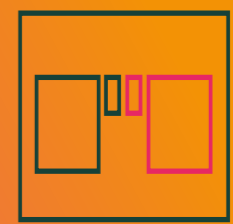
Private 3rd floor roof terraces



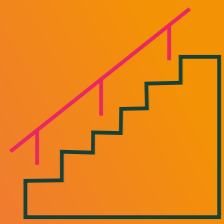
Secondary glazing



Perimeter trunking



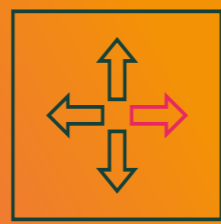
Capped off kitchenette points



Internal wood + steel feature stair



New air-conditioning



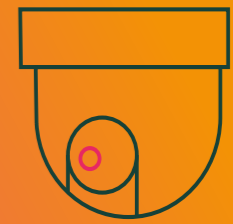
Open plan floors



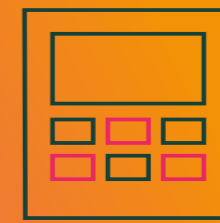
Plastered ceilings



Self contained



External CCTV security



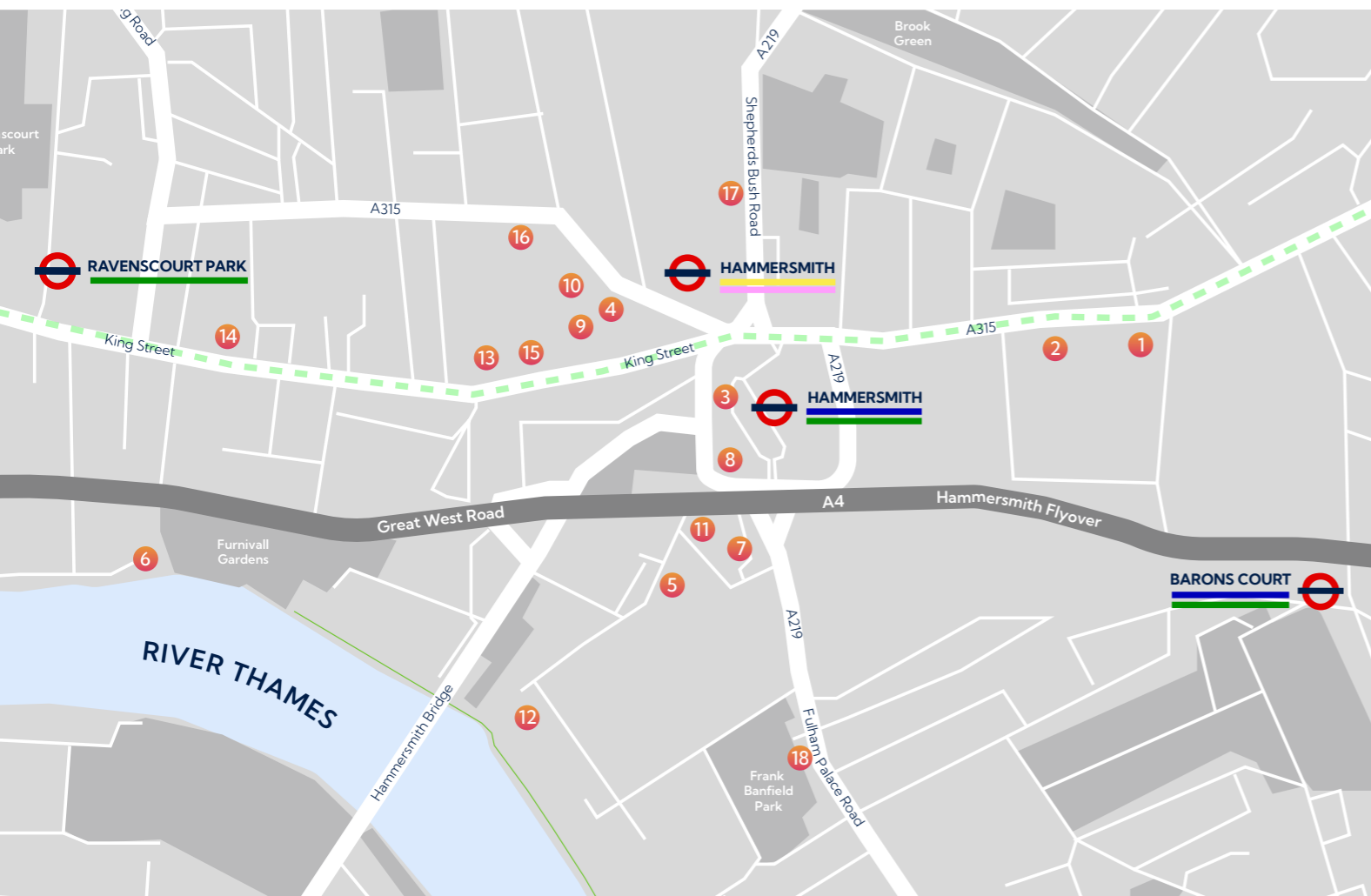
Entry phone system

Get Connected

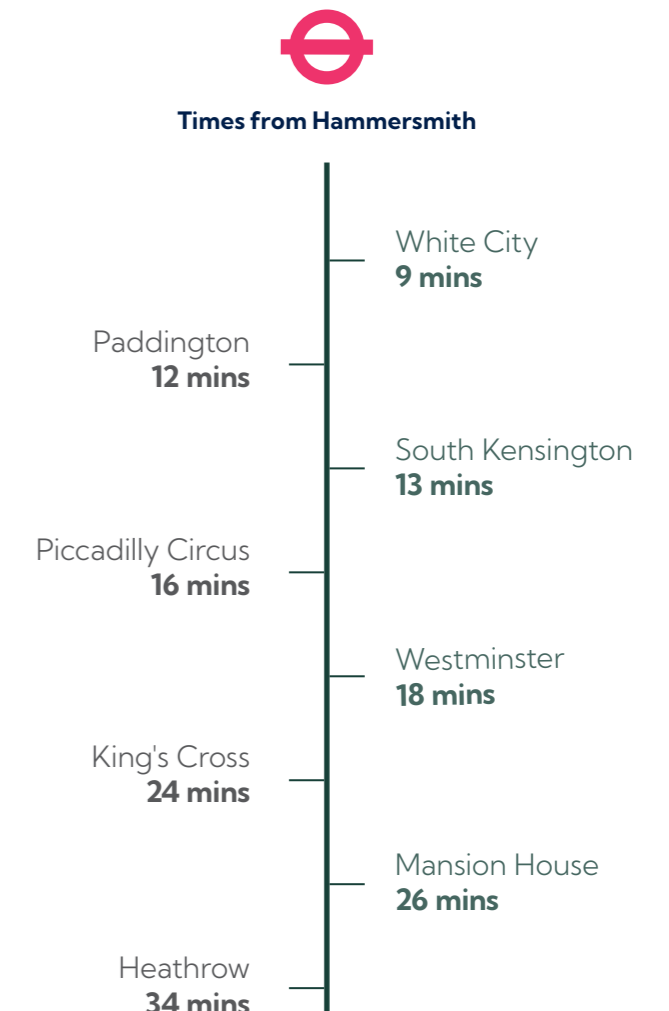
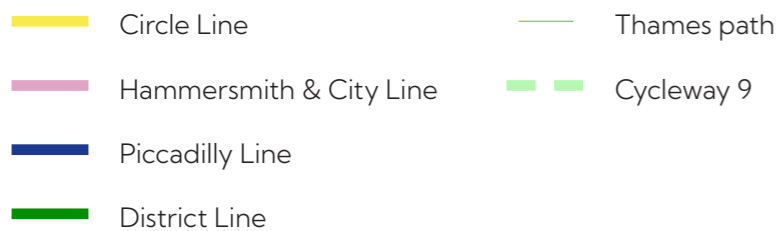
Take a coffee break at The Gorilla Café or Store Street Espresso, or indulge in a Portuguese custard tart at Café de Nata. Drink well at Organicos Coffee & Wine and enjoy eclectic vegetarian and vegan food at The Gate Hammersmith. Clothes shop at lunchtime, smash it on the squash court or join Kindred members' club. Take a stroll down to the riverside or amble through the food market on the Square. Catch some thought-provoking theatre at The Lyric and end a productive day by letting your hair down at the Eventim Apollo.



- Tube** Hammersmith is ideally placed for access to four tube lines (Circle, Hammersmith & City, Piccadilly and District).
- Car** If you're travelling to and from London by car, the M4 is less than 10 minutes away, and for reaching Heathrow it is just 21 minutes.
- Bus** Hammersmith's great connections via bus make it possible to reach High Street Kensington in just 10 minutes and Paddington in 30 minutes.
- Bike** Cycle Superhighways feature in and around Hammersmith; you can travel from Kew Bridge station all the way to Hammersmith station using Cycleway 9.



- 1 The Gorilla Café
- 2 Store Street Espresso
- 3 Café de Nata
- 4 Organicos Coffee & Wine
- 5 The Gate Hammersmith
- 6 The Dove
- 7 Honest Burgers
- 8 Kindred members' club
- 9 Hammersmith Street Market
- 10 The Lyric
- 11 Eventim Apollo
- 12 Riverside Studios
- 13 Livat Shopping Mall
- 14 King Street
- 15 IKEA
- 16 FRAME
- 17 Pure Gym
- 18 Heaven Scent Florists



ESG

A SUSTAINABLE APPROACH

Romulus believe in a sustainable approach to office space.

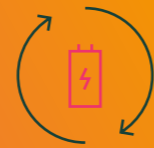
This means rather than demolishing existing buildings, we re-purpose them into design-led, quality workspaces for the modern occupier.

By doing this, we significantly reduce our carbon emissions and negative impact on the environment, whilst providing sought-after buildings that operate efficiently. 7 Lyric Square is no exception.

Gas fired boilers have been replaced with all-electric VRF air conditioning systems, our lighting is fully LED and as keen advocates of walking, running and cycling, we have upgraded the end of journey facilities with new bicycle parking, showers, drying room and towel service located in the adjacent building.



As a family-owned organisation, Romulus are committed to doing what we can to find and support sustainable solutions.



Buildings are supplied with 100% renewable electricity



Upcycling building fit outs where possible, significantly reducing embodied carbon



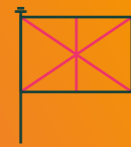
Replacing older windows with high performance glazing



Zero to landfill policy; non-recyclable waste is sent to an 'Energy from Waste' facility



Targeting an 80% recycle rate across multiple waste streams



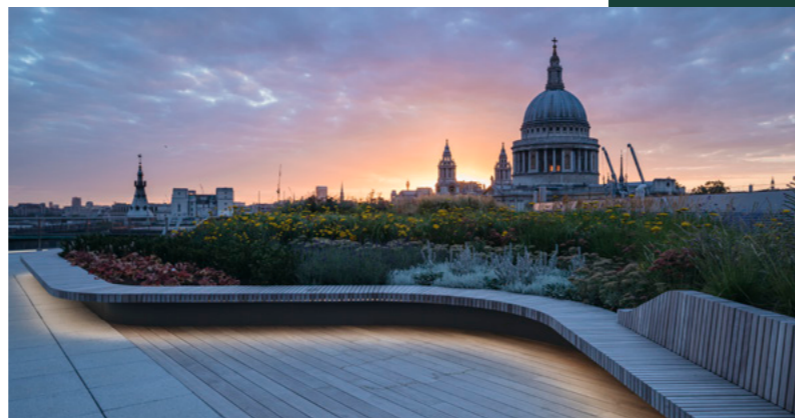
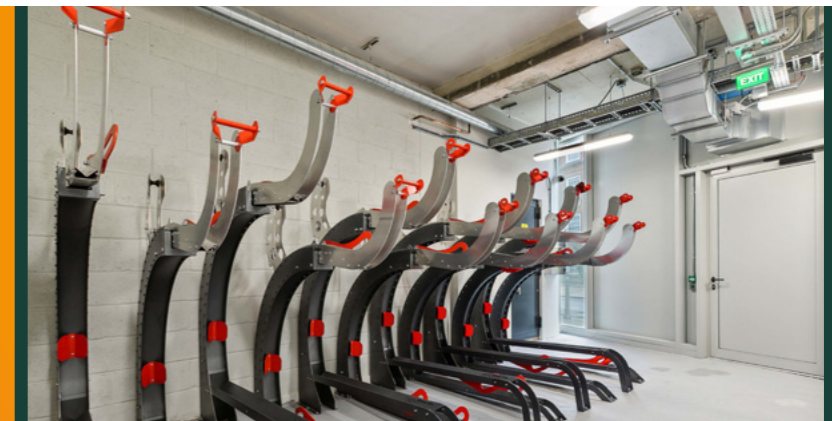
Endeavouring to procure UK manufactured materials



Beehives and insect houses installed to aid local biodiversity



Rooftop gardens and outdoor spaces designed into schemes



Electric charging points provided in the majority of our car parks

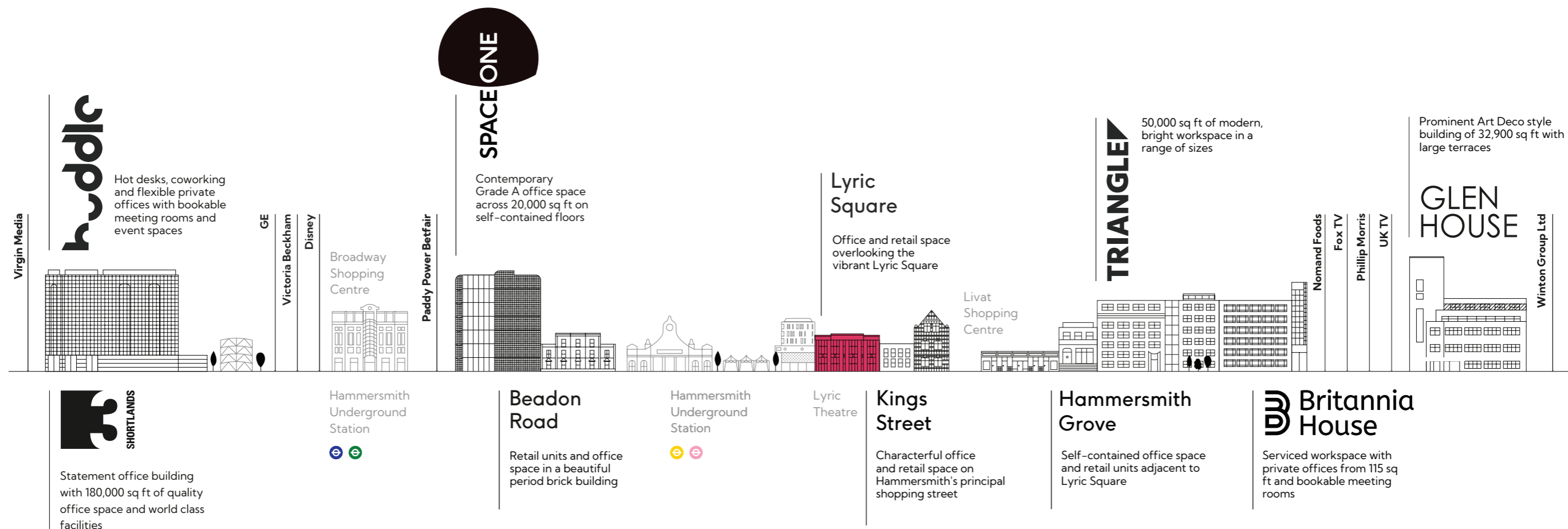


All Romulus staff and contractors paid the London Living Wage

Wherever possible, we upcycle fit outs by retaining and reusing quality materials. This approach typically uses one fifth of the total embodied carbon of a traditional CAT A or CAT B fit out.

Feel part of something bigger

Join the Hammersmith Campus



Member Benefits

Through your 7 Lyric Square membership, you can enjoy access to extended business facilities from bookable meeting rooms to secure roaming WiFi and exclusive networking and social events. You also have access to an ever-growing selection of offers and discounts in local restaurants, cafés, gyms and shops through our Perks scheme.

Room to Grow

What's more, with over 350,000 sq ft of quality workspace across Hammersmith, we are on hand to support your changing workplace requirements as and when you need them. Whether that's short-term project space, flexible leases allowing you to shrink and grow or longer-term contracts for larger office spaces. Whilst still enjoying all the benefits that the Hammersmith Campus has to offer.

Just like the bees in the rooftop beehives, you'll be cross-pollinating ideas and feeling part of this buzzing community in no time.

"With over 10,000 people using Romulus' workspaces across W6, the Hammersmith Campus is where you can connect with a network of like-minded business professionals."

7 Lyric Square is bought you by 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, located in Hammersmith, Fulham and Wimbledon, 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 is your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive at the Triangle.

romulusuk.com



Terms:

Available on a new lease directly from the freeholder.

Rent and Service Charge:

On application.

Business Rates:

These premises are located in the London Borough of Hammersmith & Fulham and the following information should be verified by direct application to them. Further information on application.

Energy Performance Certificate:

Available on request.

Possession:

On completion of legal formalities.



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www.hammersmithcampus.com

Workspaces by **Romulus**

MISREPRESENTATION ACT 1967 Romulus give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not, nor constitute part of, any offer or contract: (2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; None of the services have been tested.

FINANCE ACT 1989: Unless otherwise stated all prices are quoted exclusive of VAT.

PROPERTY MISDESCRIPTIONS ACT: 1991 These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Dec 2024.