

TRIANGLE

Hammersmith Grove, W6

**Fitted, flexible
and furnished
offices**



Modern offices in the heart of Hammersmith

- ▲ Building is over 80% leased
- ▲ Available on flexible terms
- ▲ Large staffed reception
- ▲ Excellent natural light
- ▲ Fully air conditioned
- ▲ Fitted for occupation
- ▲ 2 panoramic lifts
- ▲ Fibre internet
- ▲ Top location
- ▲ Car parking

Prominently located in a prime position at the junction of Hammersmith Grove and Beadon Road.

The main transport interchange (Piccadilly, District, Hammersmith & City and Circle lines) is within a few hundred meters.

Companies in the building include Air New Zealand, Hyundai, Hotel Reservation Service, Firestone Diamonds & Wyndham Hotels.





Generous and light-filled floorplate

The available suites are on the fourth and sixth floors benefitting from excellent natural light.

They are fitted, with partitioning and Cat5 cabling in place.

The 6th floor is also furnished.

	L4 North	L6 Entire
Size	2,366 sqft	2,211 sqft
Desks	~30 people	~30 people
Private offices	2 offices	4 offices
Meeting rooms	1 meeting rooms	1 meeting rooms
Kitchens	1 kitchen	1 kitchen

Floor Plans



4th Floor (north)

- 34 Workstations
- 21 Break-out seats
- 2 Meeting rooms
- 1 Private office
- 1 Kitchen



6th Floor (entire)

- 23 Workstations
- 4 Break-out seats
- 1 Meeting rooms
- 4 Private offices
- 1 Kitchen



Your workspace made easy

We offer a **Custom fit** service helps you make your workspace aspirations a reality, without the need for any capex.

We offer bespoke fit-out and flexible terms allowing you to move in quickly and easily.

Costs start from only £450 per desk per month

What's included:

- ▲ High-speed fibre internet
- ▲ Repairs & maintenance
- ▲ Bespoke fit-out options
- ▲ All your furniture
- ▲ Service charge
- ▲ Business rates

Let us know if you are interested!

Working in Hammersmith

With great connections across town, Hammersmith is a key office hub for large and small companies alike.

Hammersmith is home to large corporate occupiers including: L'Oréal, Disney, Fox and Virgin Media.

Numerous exciting growing companies including Shazam, Victoria Beckham and Formula E are also based in the area.





Life & arts in Hammersmith

Hammersmith is bustling with activities for all walks of life.

The streets are bustling with established restaurants such as Bills and Byron and independents like Amoret and Alma.

A food market runs close by on Thursdays and Fridays. Riverside pubs line the banks of the Thames.

Directly opposite is a Fitness First gym with a swimming pool

Hammersmith is a cultural centre in West London with regular theatre, comedy and much more.

The close proximity of Lyric Theatre and Eventim Apollo provide a variety of entertainment right on your doorstep.

The Olympia exhibition centre is a short walk away along Hammersmith Road.

Connectivity in Hammersmith

4 Underground lines

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

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.

32 minutes to Heathrow

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



Contact information



Romulus

The Triangle is owned and managed by **Romulus**, a private property company with a 40 year track record of delivering high quality office space across London.

We manage all our spaces directly with an experienced in-house team

www.romulusuk.com

For inspections and further information please contact:



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