

To Let

3 Shortlands Hammersmith Road, Hammersmith Road, Hammersmith, London, W6 8BT

2,500 to 103,000 sq ft

- Range of opportunities available from furnished/fitted to newly refurbished accommodation
- One of Hammersmith's most prominent office buildings
- Undergoing major refurbishment
- Reception will be completely remodelled to incorporate a cafe and large breakout area
- Cycle storage, showers, lockers and drying room being developed summer 2018



Location

3 Shortlands is strategically located on Hammersmith Road at the junction with Shortlands, benefitting from easy vehicular access and a short walk to the underground stations and restaurant/retail and market facilities offered in central Hammersmith.

Hammersmith is located within close proximity to the A4 / M4 and is located on the London underground network serviced by four underground lines. Hammersmith is home to a number of well-established international companies and is highly regarded as the focal point for office space in West London.

Amenities

The building has a spacious and prestigious reception and there are plans to enhance this even further with a new café and break-out areas within landscaped surrounds to be delivered in September 2018.

Specifications

- Double height reception
- Dedicated 24 hour security and concierge with in house manager
- 24 hour access
- Four 24 person automatic passenger lifts
- Additional goods lift
- On site gym facility
- Bike racks
- Showers
- Landscaped campus environment
- On site car parking

Lease Terms

New leases are available direct from the Landlord on flexible terms.

Accommodation

Floor / Unit	Sq ft	Possession	Availability
9th	9,280	Available June 2018	Coming Soon
7th	3,000	Now	Available
7th	9,600	Available June 2018	Coming Soon
6th	16,270	Available June 2018	Coming Soon
5th	16,251	Fitted space for 120 desks	Available

EPC

This property has been graded as 97 D.

Rent

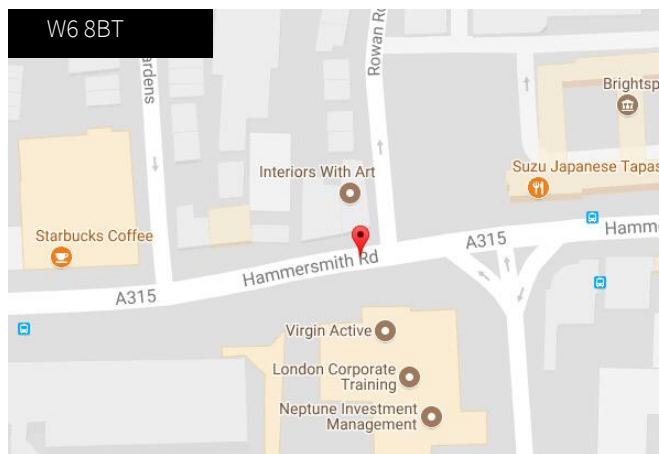
From £42.50 per sq ft

Business Rates

Rates Payable (2017/2018): £18 per sq ft

Service Charge

£12 per sq ft



Contacts

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Joint Agents

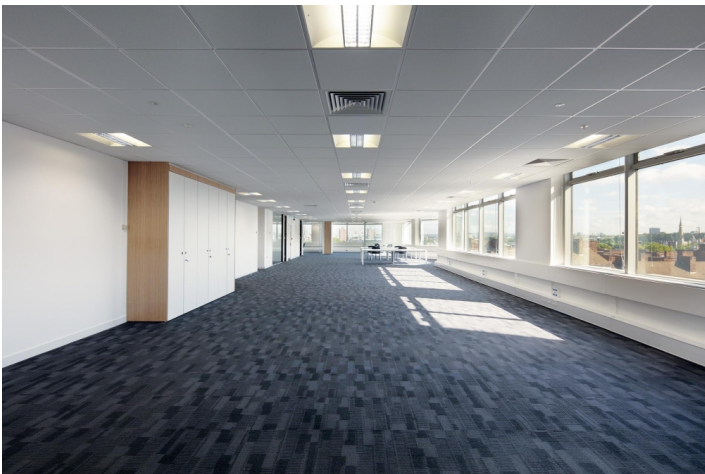
Mark Belsham (HNG)

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.







SHORTLANDS

HIGH QUALITY OFFICES TO LET

HAMMERSMITH LONDON W6 8DA

2,500 to 126,000 sq. ft. (186 to 12,000 sq. m)

Please visit 3shortlands.london for more information

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

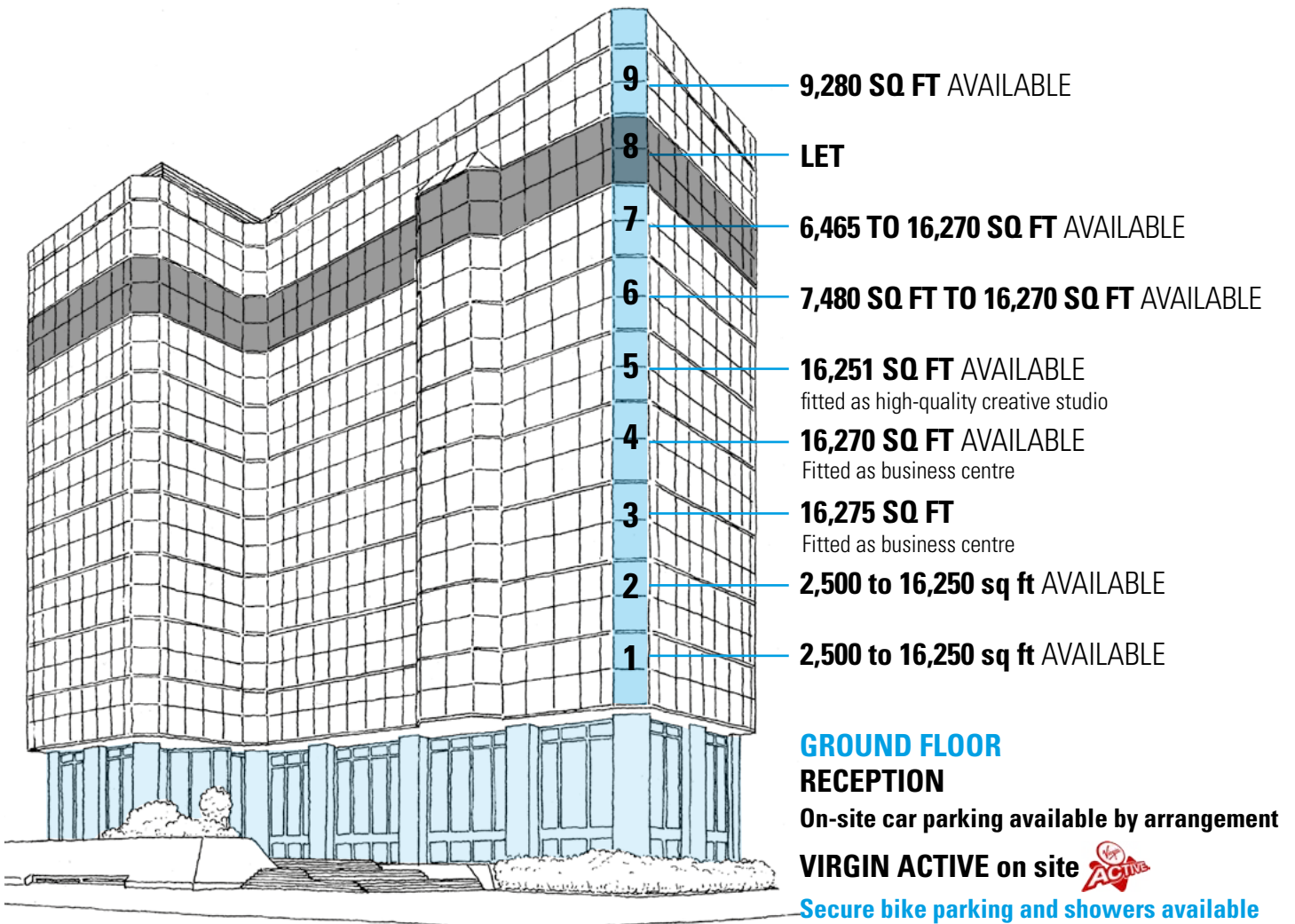
The building has an impressive sense of arrival with large, bright reception set back from Hammersmith Road with vehicle drop-off area and generous on-site parking provision.

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

3 Shortlands is changing. A proposal is in place to remodel the reception hall, introducing café and break out space. New showers, lockers and drying room are being installed in the basement.



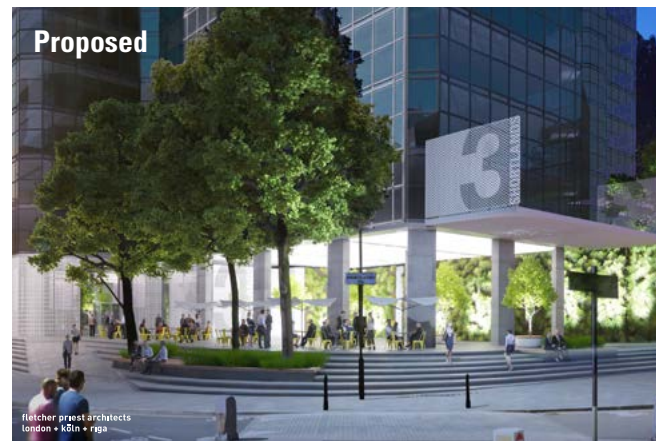
3 Shortlands is a prominent headquarter office tower, readily visible from Hammersmith Broadway and the Hammersmith Flyover. Space is available from 2,500 to 126,000 sq ft





We have plans to improve reception and ground-floor entrance

- Refurbished reception
- Collaborative break-out areas
- New on-site café/restaurant
- Landscaped outside seating
- Improved street-scape



Next door, Legal & General's development will improve the area

- Public plaza
- High-level landscaped podium
- All-glass funicular access
- New restaurants and cafes





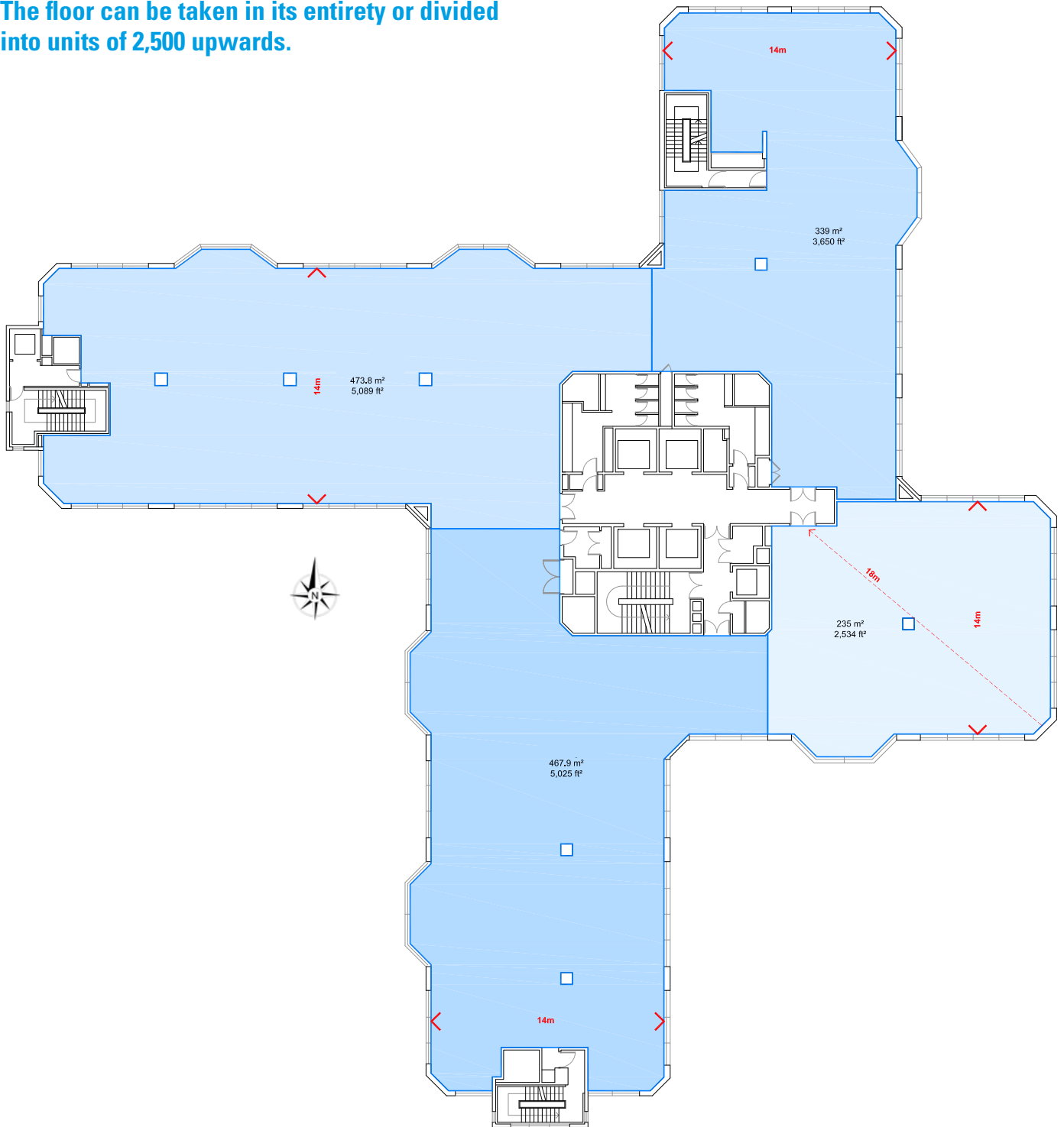
OPEN PLAN OR FITTED OPTIONS AVAILABLE

Suites or entire floors are available on new leases directly from the landlord for a period by arrangement.

ACCOMMODATION

The floors benefit from excellent natural light throughout with glazed perimeters and offer easily divisible, flexible and efficient total floor plates of 16,250 sq. ft. enjoying uninterrupted views across central and west London.

The floor can be taken in its entirety or divided into units of 2,500 upwards.

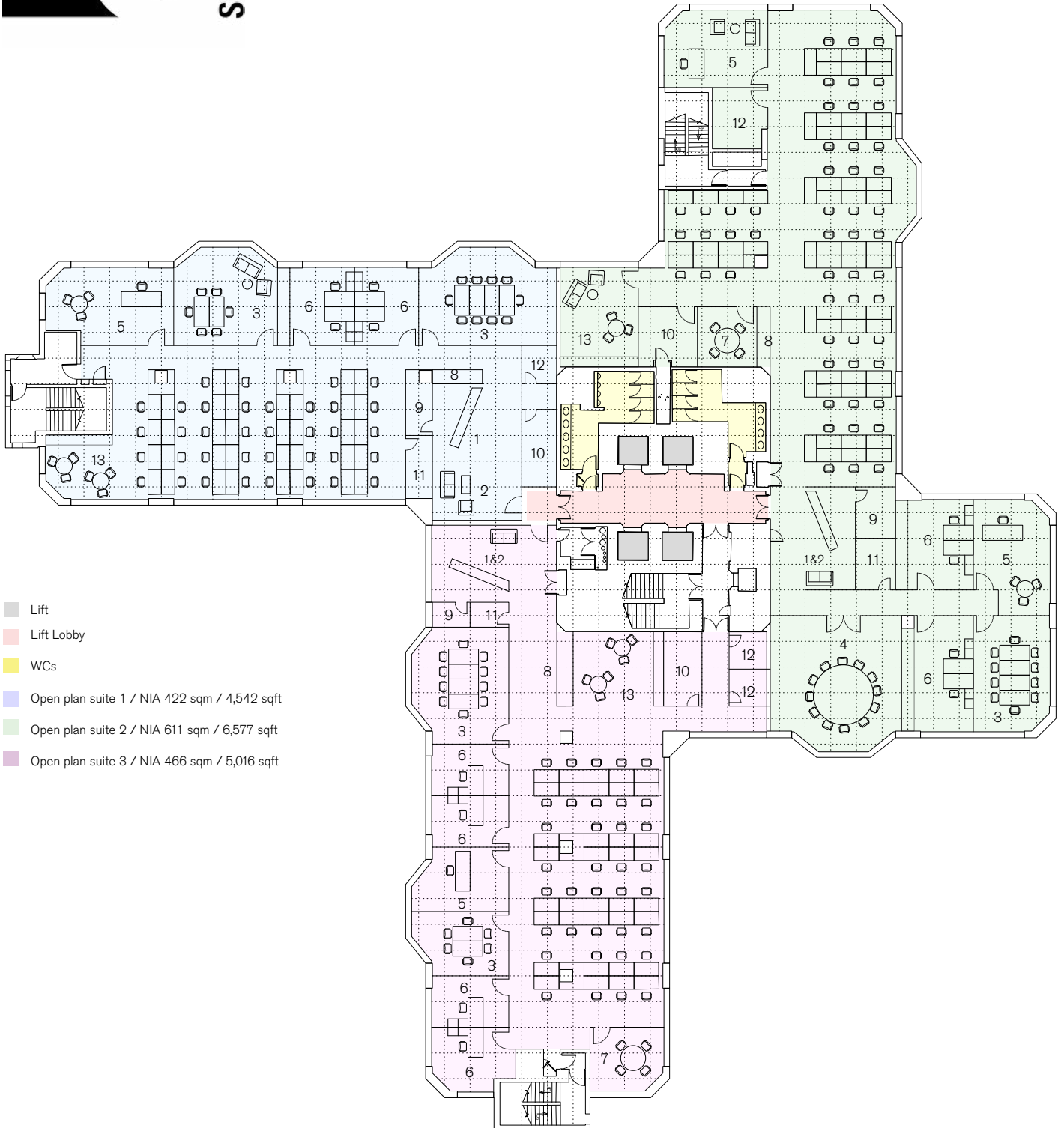


AMENITIES

- Double height reception
- Dedicated 24 hour security and concierge with in house manager
- 24 hour access
- Four automatic passenger lifts
- Additional goods lift
- On site gym facility with corporate membership available
- Bike racks
- Showers
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CAT A SPECIFICATION FOR NEWLY REFURBISHED FLOORS

- Upgraded VAV air conditioning Building management system
- Metal full access raised floors
- Suspended ceiling
- Integral LED panel lighting
- Upgraded WC provision
- Redesigned lift lobbies



- Lift
- Lift Lobby
- WCs
- Open plan suite 1 / NIA 422 sqm / 4,542 sqft
- Open plan suite 2 / NIA 611 sqm / 6,577 sqft
- Open plan suite 3 / NIA 466 sqm / 5,016 sqft



Hammersmith provides a vibrant town centre location for occupiers to be able to thrive and relax. It is home to the Hammersmith Apollo concert hall and Lyric Theatre, Hammersmith Broadway Shopping Centre (3 mins walk) and Kings Mall's Shopping Centre (6 mins walk), both offer a wide variety of retail and restaurant/café facilities.

At Lyric Square (5 mins walk) there is an international foods market on Thursdays and Fridays and King Street provides many multiple retailers, banks and local services. The open areas of either Brook Green or the River Thames are readily accessible with sports facilities at Virgin Active on site, Pure Gym, Energise Fitness, Fitness First, rowing clubs on the Thames, and Hammersmith Fitness and Squash Centre off Shortlands.

LOCAL OCCUPIERS

Hammersmith is one of west London's most established business centres and has attracted the following occupiers:



LIBERTY GLOBAL



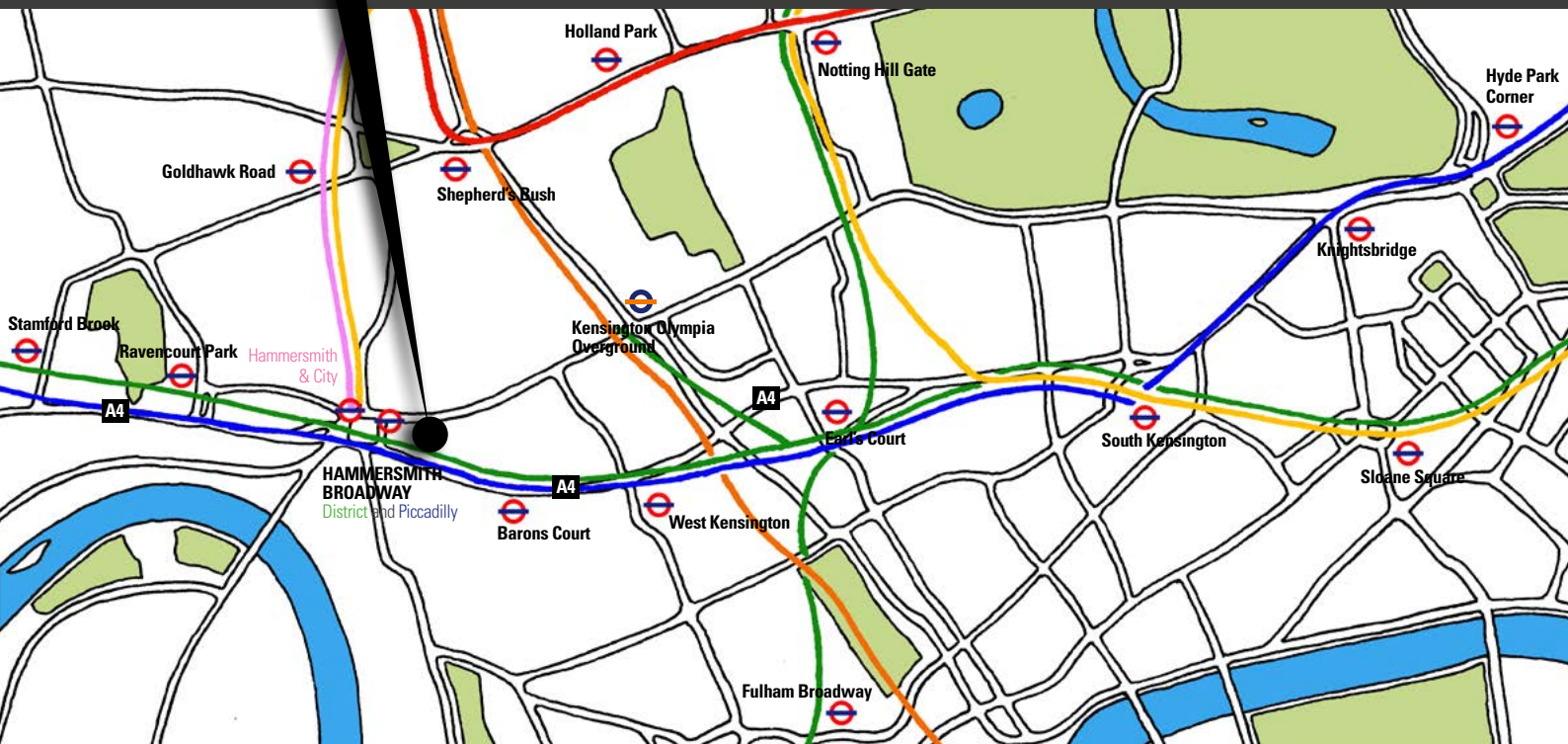


SHORTLANDS



Travel times from Hammersmith Broadway:

Paddington	12 minutes
Piccadilly Circus	16 minutes
Westminster	18 minutes
Kings Cross	24 minutes
Mansion House	26 minutes
Heathrow	30 minutes



Convenient road access from the A4/M4 Talgarth Road with many routes to the West End and City and easy connections to the national motorway network and Heathrow.

4 underground stations are within easy reach, including Hammersmith Broadway (Piccadilly and District lines), Hammersmith (City & Metropolitan and Circle extension line), Olympia (Overland) and Barons Court (Piccadilly and District line).



SHORTLANDS



Who are we?

Romulus is a leading provider of prime office, retail, hotel and leisure space across London. We recently acquired 3 Shortlands in June 2017 and are looking to invest and improve the building.

Visit romulusconstruction.com for more information

We have a proven track record

We have a strong focus in Hammersmith and have been involved in many regeneration schemes for over 40 years.



The nearby SpaceOne office building was built by Romulus in 2007

We manage all our properties

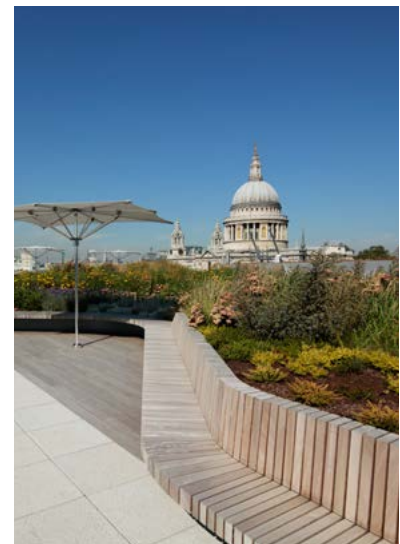
Our properties are managed by our own in-house property team to ensure we remain close to all our tenants.



David Smith is our on-site building manager at 3 Shortlands

We believe in regeneration

We look to enhance and improve our buildings through sensitive regeneration to improve space for our tenants.



We recently added a roof terrace to our newly completed refurbishment of 30 Cannon Street



SHORTLANDS



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