

**TRIANGLE**





## SUMMARY

Planning permission has been granted for a new landmark office building at the north end of Lyric Square in the heart of Hammersmith Town Centre.

The building is located on a triangle site, benefiting from excellent natural light on all aspects.

203,000 sq ft of office space with landscaped terraces.

4,700 sq ft of high-quality retail and gallery space.

42,000 sq ft of basement space across two levels.



**TRIANGLE**

CGI of the corner of Glenthorne Road and Beadon Road



**TRIANGLE**

CGI of the corner of Hammersmith Grove and Glenthorne Road

# WORLD CLASS OFFICE SPACE

Ground floor retail: Use Classes A1, A2 and A3  
Basement tenancy: Use Classes B1, D1 and D2  
Upper floors: Use Class B1



OFFICE BUILDING		NIA	
FLOOR	USE	M <sup>2</sup>	SQ FT
13	OFFICE	870	9,365
12	OFFICE	870	9,365
11	OFFICE	870	9,365
10	OFFICE	1,222	13,154
9	OFFICE	1,222	13,154
8	OFFICE	1,222	13,154
7	OFFICE	1,690	18,191
6	OFFICE	1,690	18,191
5	OFFICE	1,690	18,191
4	OFFICE	1,742	18,751
3	OFFICE	1,742	18,751
2	OFFICE	1,742	18,751
1	OFFICE	1,742	18,751
GROUND	MIXED	997	10,735
TOTAL		19,311	207,869
Basement 1	Service/Plant	1,972	21,227
Basement 2	Service/Plant	1,972	21,227



CGI of upper floor terraces

## DESIGN CRITERIA

Finished ceiling heights	2.85m
Raised floor void	100mm+

## OCCUPANCY STANDARDS

General	1:8
Means of escape	1:6

## STRUCTURE AND BUILDING FABRIC

Steel frame construction with concrete floor slabs  
Curtain walling facade  
Full-height windows  
Glazed terracotta rainscreen panels

## OFFICE AIR CONDITIONING AND HEATING

Ceiling mounted cooling and heating (FCUs)

## CYCLE AND CHANGING FACILITIES

Cycle parking for at least 290 bicycles at basement level 1  
accessed via dedicated cycle lift from Beadon Road  
Shower and changing rooms with lockers  
Santander Cycle Hire Scheme near main entrance

## SUSTAINABILITY

Targeting BREAM Excellent

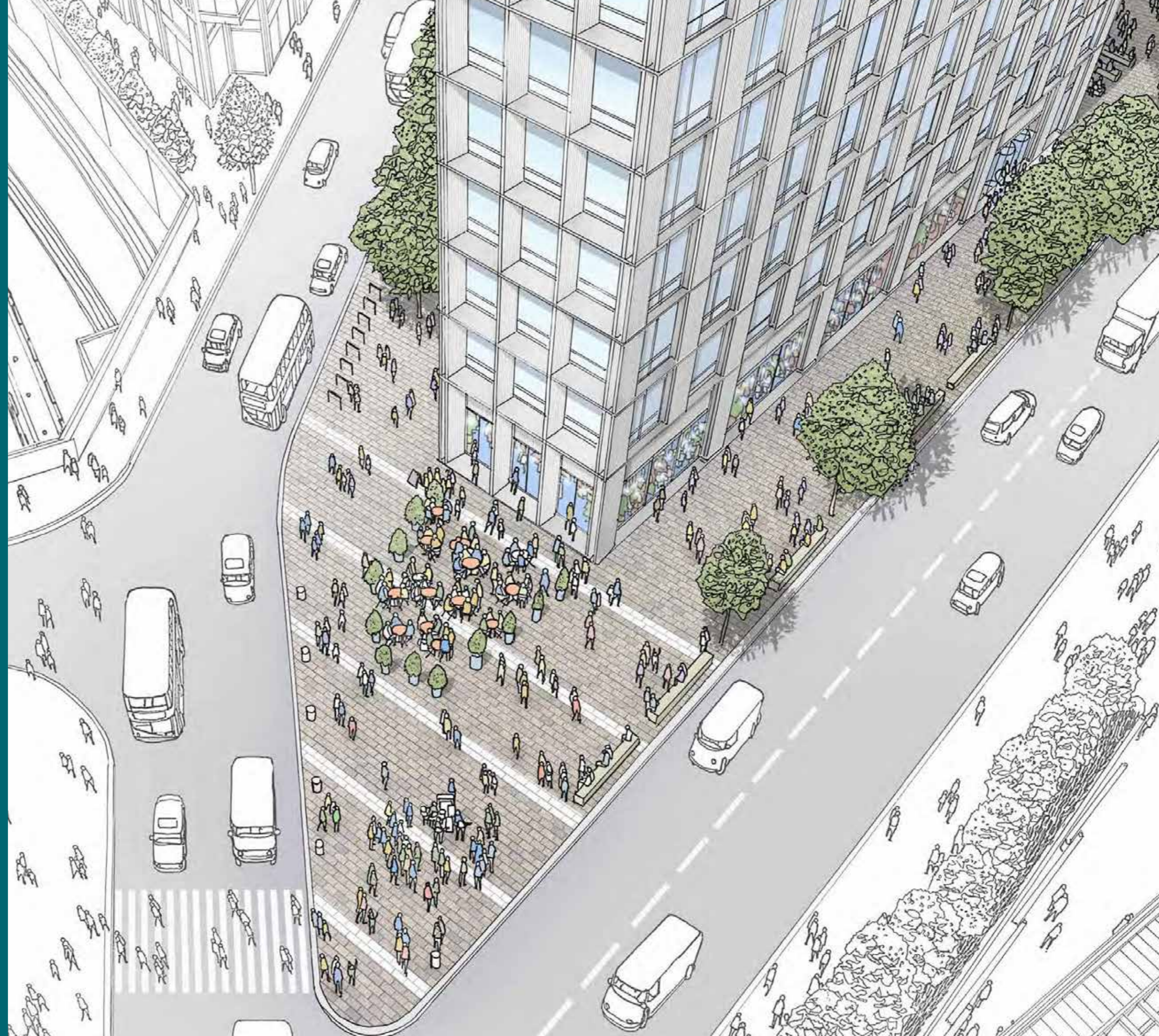


CGI of Hammersmith Grove retail frontage

## PUBLIC REALM

The proposed building footprint has been cited so as to improve access to and around the Triangle Site.

A generous pavement with active retail and gallery frontages can be maintained, linking the Town Centre to the leafy, boulevard character of Hammersmith Grove.



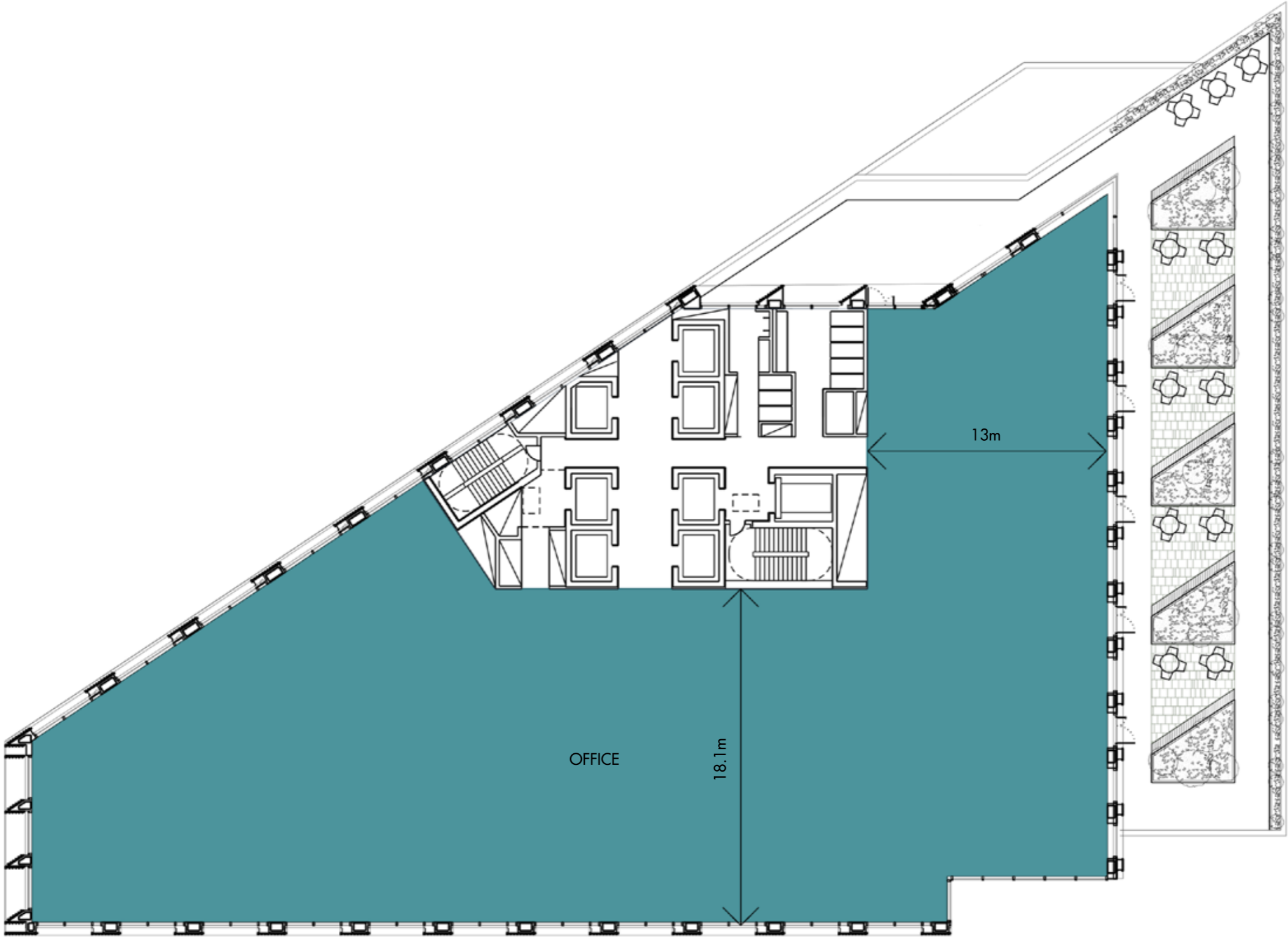
GROUND FLOOR



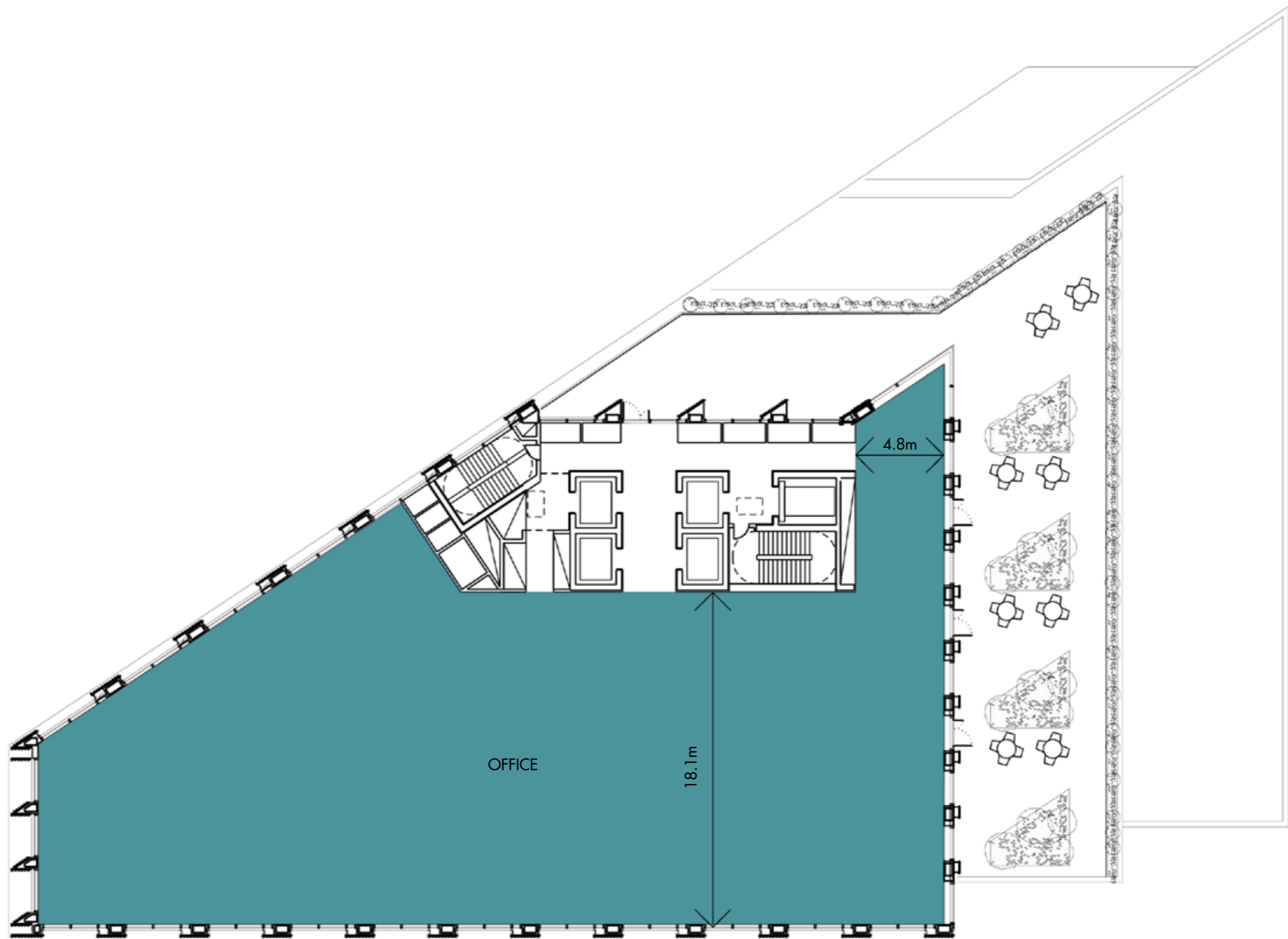
LOWER FLOOR



MIDDLE FLOOR



UPPER FLOOR



# TYPICAL WORKING FLOOR



# RELAXATION FLOOR



## OFFICE



## RECEPTION



## THE TEAM

**Romulus** is a London based property investment and development group which owns and manages a portfolio and development pipeline of office, retail, hotel and leisure space totaling over 1,000,000 sq ft.

We are headquartered in the borough and have been operating in Hammersmith for over 40 years.

**Allies and Morrison** is an architecture and urban planning practice based in London.

Allies and Morrison brings to all its projects the same rigorous approach which places importance on the way buildings work, the way they are made, and the public spaces they generate.

41 completed A&M projects have won a RIBA Award and A&M have twice been shortlisted for the Stirling Prize - for the revitalisation of the Royal Festival Hall in 2008 and the for New Court Rothschilds Bank in collaboration with OMA in 2012. In 2015, A&M were awarded the AJ120 Practice of the Year.

Selected projects include:

Olympic Masterplan London 2012, Stratford

BBC Media Village, White City

100 Bishopsgate, City of London

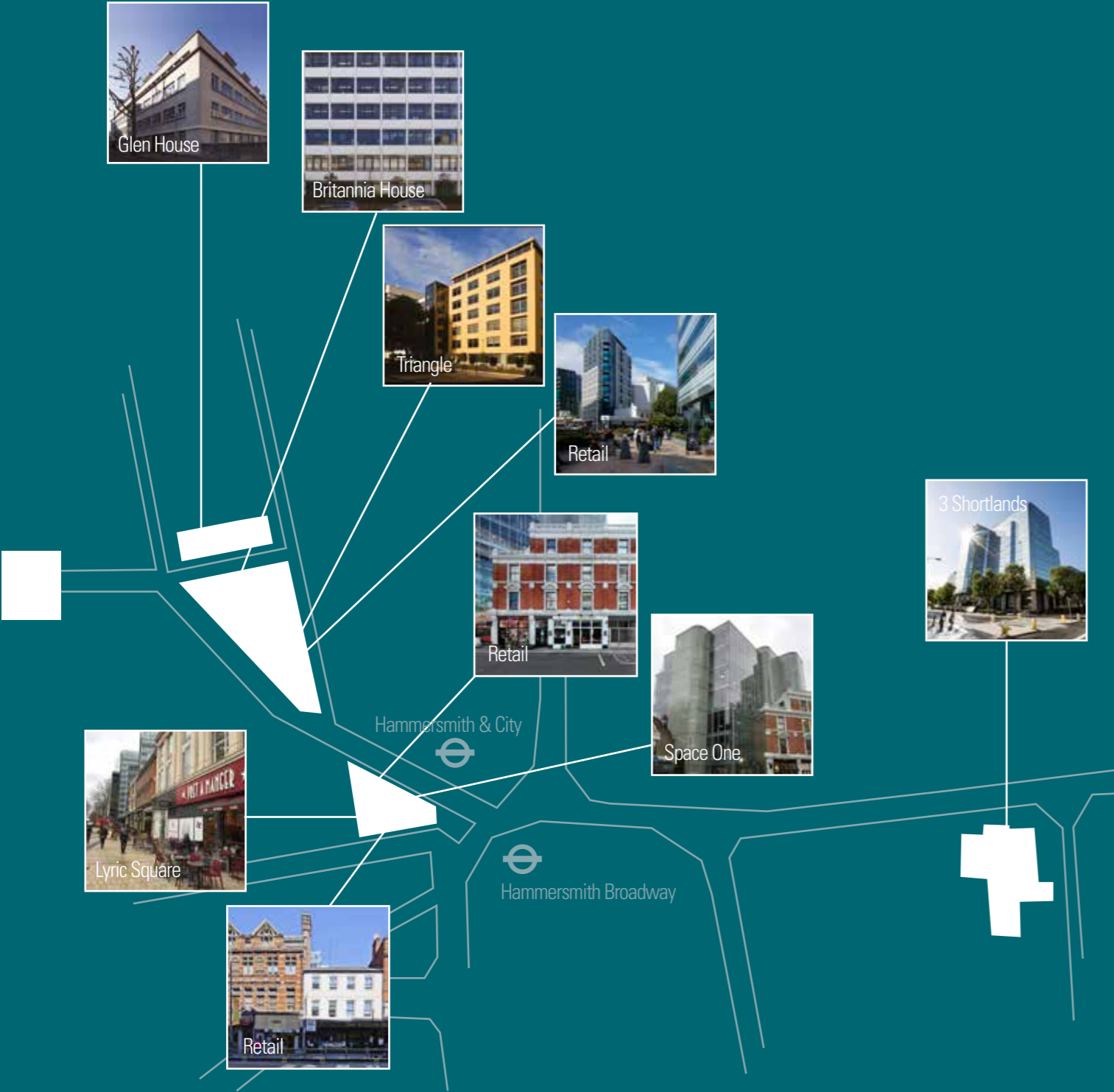
**ARUP** Mechanical & Electrical Engineers (Planned)

**ARUP** Facade Engineers (Planned)

**Waterman** Structural Engineers (Planned)



ROMULUS PROPERTIES: HAMMERSMITH



ROMULUS PROPERTIES: Fulham

- The Fulham Centre
- 2-6 Fulham Broadway
- Argon Mews
- Barclay House
- 555 Kings Road
- 642 Kings Road
- 559 - 573 Kings Road
- 184 New Kings Road



# ABOUT ROMULUS

## Track record

We have been successfully developing and managing properties in UK and USA for over 40 years.

## Regeneration

We continually invest to enhance and improve our properties through refurbishment, creating amenities and commissioning works of art.

## In-house management

Our properties are managed in-house by our team of property professionals, building managers and maintenance specialists.

## Stand-out amenities

We provide attractive amenities for occupiers - top cycle facilities, reception areas, gyms, break-out spaces and terraces.

## Development team

Romulus has a highly experienced in-house team of project managers who oversee our development projects



Track record



Regeneration



In-house management



Stand-out amenities

# TRANSPORTATION TIMES FROM HAMMERSMITH

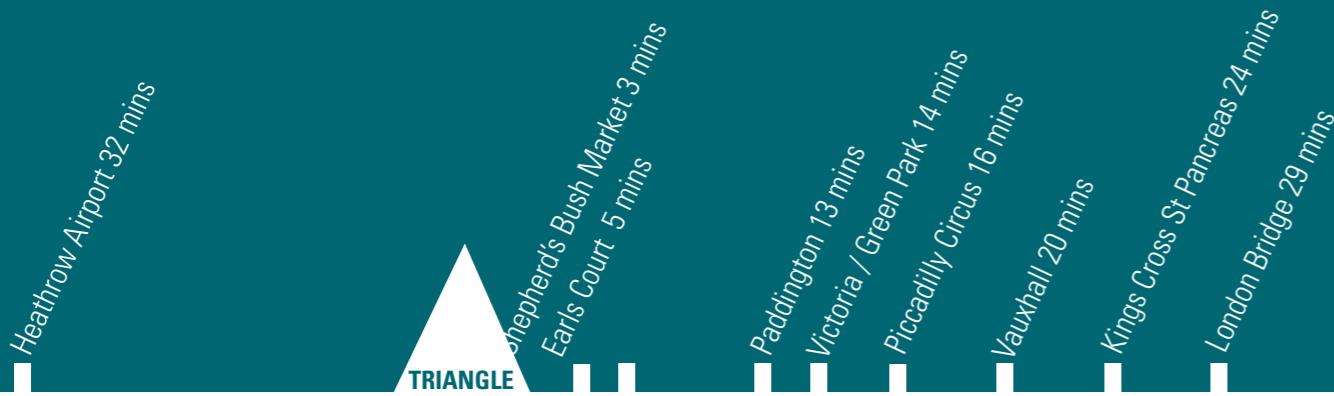


## 4 Underground lines

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.

## Local occupiers:

Virgin Media	L'Oreal
Virgin Hotels	Walt Disney
Winton	Immediate Media
Novotel	Shazan
Harrods	UKTV
Dunnhumby	HSBC UK
Betfair	SKIM
A+E Networks	Hunters
GE Capital	Philip Morris International
CH2M	Perform Media Group
Liberty Global	Creative Artists Agency
Fox	Wyndham Hotel Group
Accor Hotels	Hyundai Heavy Industry



TRIANGLE



HAMMERSMITH & CITY

