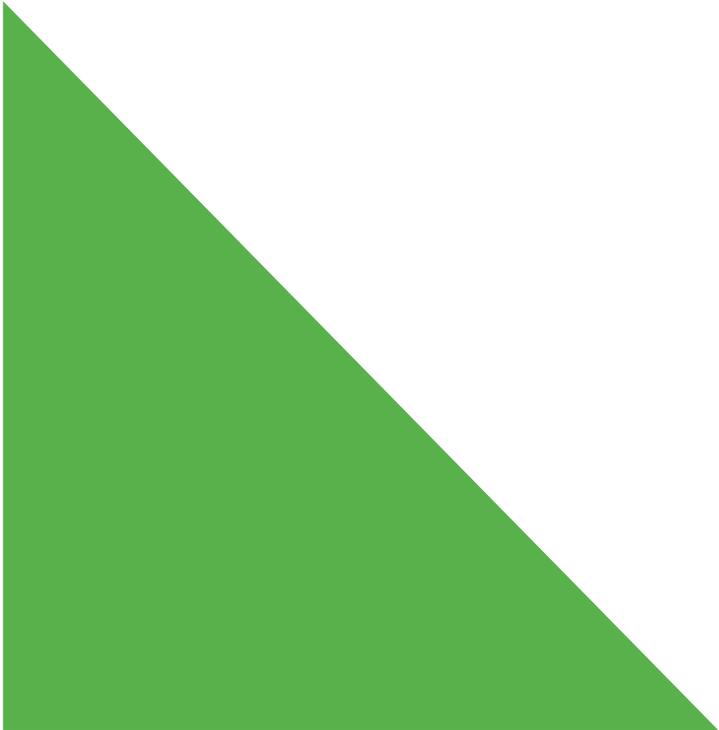




**Custom
Build by
Romulus**



Workspace customized for your business

CustomBuild is a new bespoke solution for growing companies who want a new office designed to their needs, quickly and without the usual hassle or costs.

Clear pricing

All our plans are clearly priced with no hidden costs like service charges or business rates.

Flexible terms

Want a workspace for 1 month or for 10 years? We have spaces to suit all needs.

Simple contract

We offer short and jargon-free contracts you can actually read to save time and legal costs.

No up front costs

We deliver a high quality turnkey fit out that saves you the cost of design and build works.

All inclusive

Everything you need can be included. From a fibre internet to coffee machines and utilities.

Bespoke design

Our designers will work with you to design an office around your workspace needs, quickly.

Delivered quickly

Our in house team turns around your dream office quickly so you can get to work.



We have the perfect space for you, with offices of all sizes, in great locations across London.

Romulus has successfully delivered high quality workspaces and head quarter offices for over 50 years.

Offices of all sizes

We have available office space across London from 1,500 to 15,000 sq ft. That's 20 to 200 employees.

Across London

We own and manage many high quality offices across London with locations in Hammersmith, the City, Kings Cross and beyond.

Who we support

Businesses we have supported include Penguin Books, Dell, Formula 1, Formula E, Accenture, Rockstar Games, Universal Music, and many more.

You can benefit from:

- On-site gyms & cafés**
- Cycle & changing facilities**
- Showers & lockers**
- Private roof terraces**
- Break-out spaces**
- Meeting & event spaces**
- Branded receptions**
- Dedicated fibre internet**
- Car parking**
- 24/7 security**

We include all the services you need...

Reception Services

Our on site teams can provide you with visitor management, post and call handling services (select buildings only).

Maintenance & repairs

Our experienced facilities management team will take care of ongoing maintenance and repairs to the plant and equipment on your floor.

Utilities & Insurances

We can include the costs of all utilities and insurances into our contract with you to keep things simple.

Daily Cleaning

We can offer office cleaning services for your team from our onsite teams. We will meet you before hand to discuss your specific requirements.

High speed fibre internet

We offer high speed secure fibre internet that can be installed quickly to ensure you and your team are always connected.

Service charge & Business rates

Our all inclusive contracts include all your service charge and business rate commitments so there are no surprise or hidden costs.

Coffee & drinks

We can provide coffee machines, hot water taps and much more to ensure your team can focus on doing their job.



**Pick and
choose the
fit-out and
furniture
you love...**



What our clients say...

Asset TV

We are in the process of delivering workspace and TV studio space for Asset TV's new office on Cannon Street.



When Think Digital Group were looking for new London premises for their offices and TV Studio, we found space in Cannon Street where Romulus were the landlord. The process of working with Romulus to both create the right look to meet our vision whilst also designing the space to be commensurate with the iconic status of the building too was challenging but with Romulus's effort and the support of a great team of individuals working for them, we were able to achieve our aim and importantly, ensure that the costs were properly managed. Whenever any issues arose in the process, Romulus were commercial, practical and worked collaboratively to find solutions that worked for both parties and we are very excited about our new premises.

Andrew White,
COO, Asset TV

Huddle

We delivered 16,250 sq ft of co-working space for Huddle, our new co working brand with a range of different workspaces.



Huddle is a new co-working brand that is owned and was delivered by the Romulus CustomBuild team. We created a mixture of private and collaborative spaces in a modern and design-led aesthetic. Our first centre is now fully occupied and we are extending this offering across our portfolio to offer flexible and dynamic workspaces. The Romulus team delivered this centre from conception to completion with fully managed services for every business need"

Alex Woolf,
Founder, Huddle

BMI Healthcare

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



Romulus supported BMI Healthcare, one of the UK's largest private hospital groups, in their goal to improve communication between their corporate teams, reduce their carbon footprint and lower accommodation costs with a move to new offices at 30 Cannon Street. The move to 30 Cannon Street now sees all corporate departments working together on one level, with an improved layout designed to optimise a positive working environment. 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 Healthcare

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 **Romulus**