



SHORTLANDS

A LANDMARK BUILDING FOR MODERN WORKING IN CENTRAL HAMMERSMITH



3 Shortlands offers 145,000 sq ft of premium workspace arranged across nine light-filled floors, designed with the modern occupier in mind.

Just moments from Hammersmith Broadway’s transport links and amenities, the building provides a contemporary working environment with exceptional natural light, panoramic views of the London skyline and a flexible floorplate that adapts to your needs.



Building Exterior



Building Reception

**FIRST DESK
TO COMPANY
HEADQUARTERS.
WE’RE READY
WHEN YOU ARE.**

From a welcoming arrival experience to a ground floor café and superb end of journey facilities, every detail of 3 Shortlands has been considered to support productivity, comfort and connection.

Existing occupiers include Extreme E, Formula E, Huddle, Love Holidays, Tesla and Wyndham Hotels, providing an inspiring mix of innovation and enterprise. Discover your next chapter at 3 Shortlands.



The Gorilla Café



45 Seat Auditorium

SPACES THAT BRING PEOPLE TOGETHER

On the ground floor, The Gorilla Café offers a welcoming space to take a break, catch up on emails or enjoy a bite to eat with the great coffee and range of food on offer.

For larger gatherings, our 45 seat auditorium provides a versatile venue for presentations, training sessions and events. Fully equipped with a projector, integrated sound system, WiFi and privacy curtain, it's the perfect space to share ideas and inspire collaboration.

SUPPORTING YOUR SUCCESS



Statement building



Flexible floorplates from 1,300 sq ft upwards



Excellent natural light with views across London



High speed internet and managed packages available up to 1 Gbps



Project space and meeting rooms at Huddle Hammersmith



Staffed reception with 24/7 Security



24/7 secure access with passes for each individual



The Gorilla Café on the ground floor



Auditorium event space with seating for 45 people



Large garden terrace with table tennis



Extensive cycle storage with 156 spaces



Showers, lockers and drying room



Direct street to office access for cyclists



Onsite car parking (subject to separate arrangement)



David Lloyd Club with pool and sauna (opening 2027)



Perks membership with local offers and discounts



Two hives, home to our bees, producing fresh, local honey each year.



Garden Terrace



HOME TO COWORKING SPACE, HUDDLE. GIVING YOUR BUSINESS ROOM TO FLEX

The 3rd and 4th floors at 3 Shortlands are home to Huddle, a coworking space designed to support businesses at every stage of their journey.

Offering a range of coworking options from day passes to membership packages and private serviced offices, Huddle provides a smart, adaptable solution for teams looking for flexibility without compromise.

In addition, Huddle provides short-term space for project teams, providing a convenient base for consultants, remote teams or businesses scaling up at short notice.

A selection of meeting rooms and day offices are available to hire as and when required, making it easy to access professional space without long-term commitment.



Huddle Coworking Space



Bookable Meeting Rooms at Huddle



WORKSPACE DESIGNED AND MANAGED **AROUND YOU**

Huddle Enterprise is our fully managed office solution, providing workspace tailored entirely to your business.

Whether you need a fully fitted workspace reflecting your brand, culture and identity or a managed office taking care of WiFi, cleaning, security, maintenance and day-to-day support, Huddle Enterprise has you covered.

We handle everything behind the scenes so you can focus on what really matters: your business and your people.

And because we own and manage all of our buildings with in-house teams, we can fit out and manage any workspace you choose, no matter the size or layout, giving you complete flexibility at 3 Shortlands.

UNPARALLELED
NATURAL LIGHT



**3 SHORTLANDS ENJOYS EXCELLENT
NATURAL LIGHT, WITH BRIGHTER
INTERIORS THAN MOST BUILDINGS
IN THE AREA, ENSURING YOUR WORKING
DAY IS **OPEN, AIRY AND WELCOMING.****

- **Glazed facade**
on all aspects
- **Dual or triple aspect**
views across floorplate
- **Unique shape**
maximises window areas
- **Generous distances**
from nearby buildings
- **Maximum distance**
of 9m to any window
- **Panoramic views**
across London



SCHEDULE OF AREAS

Approximate measurements as all floors can be split to suit requirements.



ALL FLOORS ARE AVAILABLE WITH PROFESSIONALLY DESIGNED & WELL-CONSIDERED LAYOUTS TO MEET ALL WORKSPACE REQUIREMENTS

Floor	Wing	Size (Sq Ft)	Availability	Specification
9 TH	-	-	Fully let	-
8 TH	Entire floor	16,195	Available now	CAT A
7 TH	-	-	Fully let	-
6 TH	-	-	Fully let	-
5 TH	-	-	Fully let	-
4 TH	-	-	-	huddle Coworking, Private Offices and Meeting Rooms
3 RD	-	-	-	
2 ND	South 1	3,181	Available now	Fully Fitted
	South 2	1,222	Available now	Fully Fitted
	West	4,950	Available now	Fully Fitted
1 ST	-	9,750	Available now	Part-fitted
Ground	-	-	-	Reception with The Gorilla Café

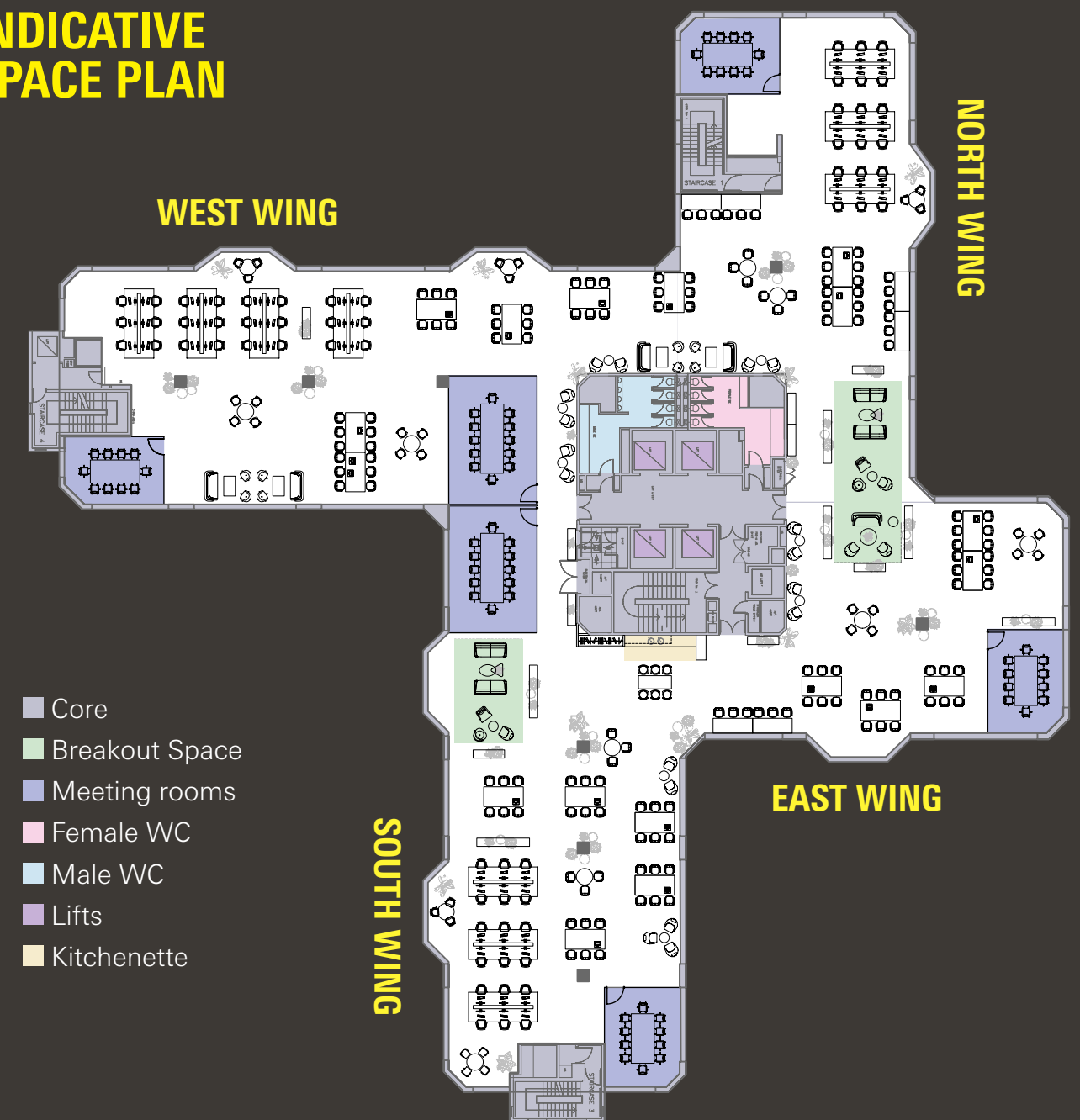
8TH FLOOR 16,195 SQ FT

The 8th floor at 3 Shortlands has undergone a complete back to brick refurbishment, offering flexible, light-filled office accommodation with captivating views across the London skyline.

Available as a full floor of 16,195 sq ft, with capacity for up to 198 desks, the space can also be divided into smaller units from 5,000 sq ft to suit your needs.

The floor is available immediately with CAT A fit out or can be fully fitted and managed to provide a seamless, turnkey workspace solution.

INDICATIVE SPACE PLAN



2ND FLOOR
SOUTH 1
3,181 SQ FT

A newly refurbished workspace of 3,181 sq ft offering a design-led office space for up to 46 people, flooded with excellent natural light throughout. Thoughtfully planned to support both focus and collaboration, the space provides a flexible layout suited to the needs of modern teams.

A variety of breakout areas encourages agile working. For more structured collaboration, the office includes two dedicated meeting spaces: a 6 person meeting room and a generous 12 person boardroom, ideal for client meetings and presentations.

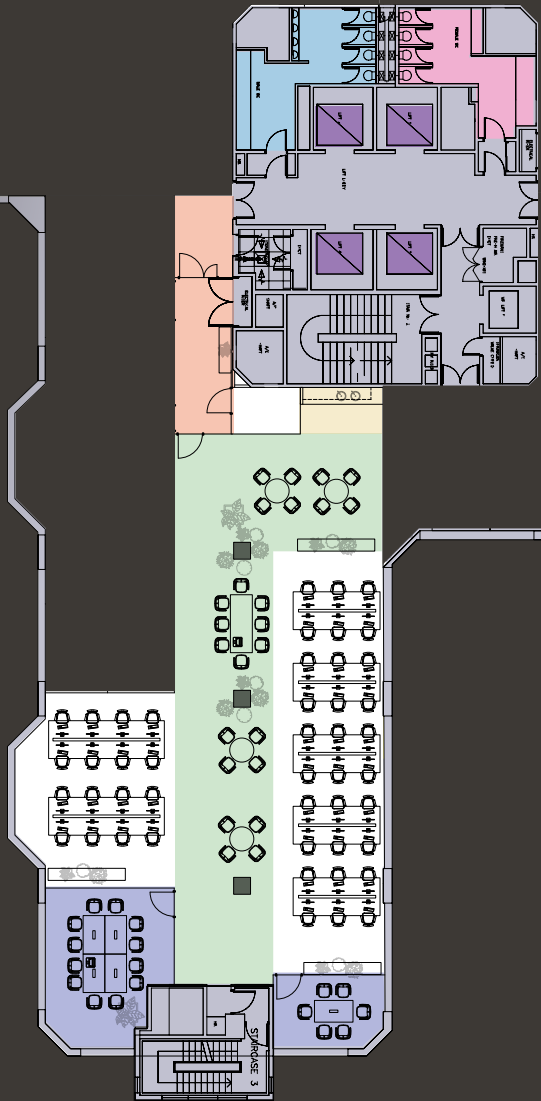


Office space



SPACE PLAN

- Core
- Breakout Space
- Meeting rooms
- Female WC
- Male WC
- Lifts
- Kitchenette
- Lobby



2ND FLOOR
SOUTH 2
1,222 SQ FT

A fully fitted, turnkey workspace, thoughtfully designed to provide a ready-made solution for businesses looking to move in with minimal lead time

Professionally designed and beautifully presented, the space comfortably accommodates 20 desks, creating a bright setting for day-to-day working.

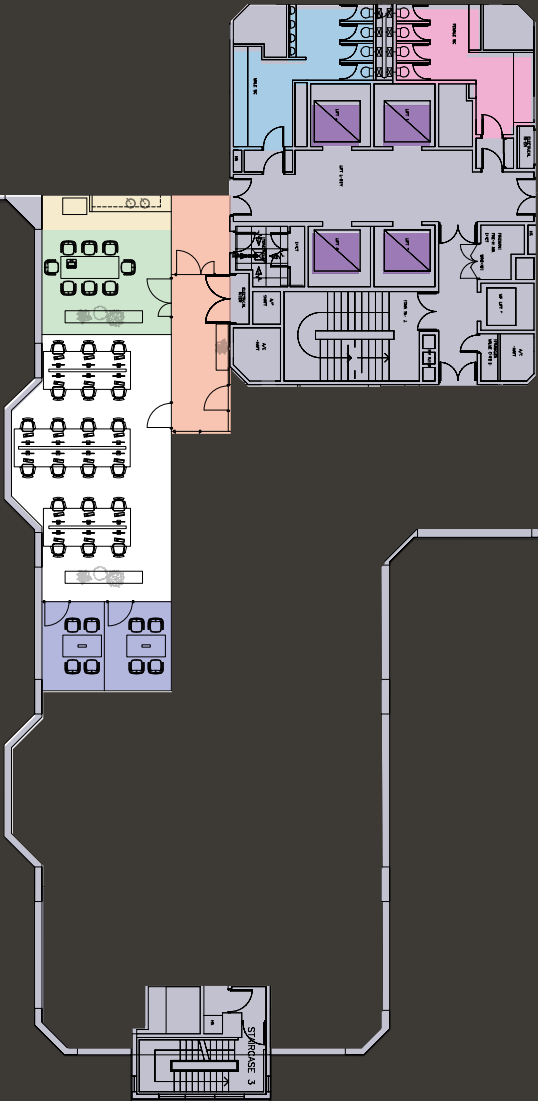
Two 4 person meeting rooms provide dedicated spaces for collaboration, client meetings and focussed discussions, while the functional kitchenette and flexible breakout area offer places to recharge or work more informally throughout the day.



Kitchenette and Breakout Space

SPACE PLAN

- Core
- Breakout Space
- Meeting rooms
- Female WC
- Male WC
- Lifts
- Kitchenette
- Lobby

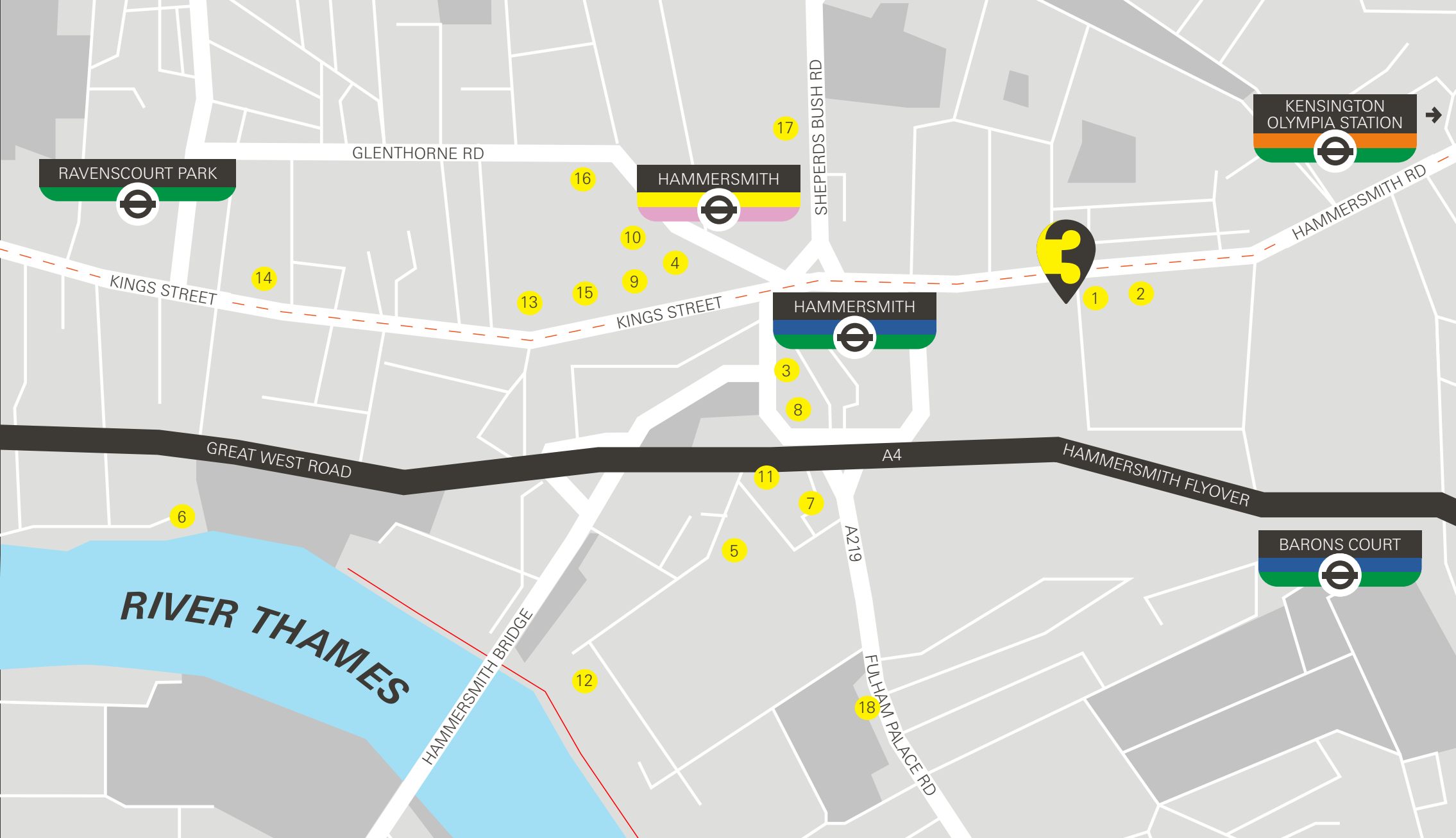


IN THE
HEART OF
HAMMERSMITH

Place your business in Hammersmith and join a neighbourhood defined by some of the world's most influential brands.

From global media giants to fashion icons and technology leaders, this is a location chosen by organisations that value connectivity, creativity and credibility.





CONNECTED IN EVERY DIRECTION

Perfectly positioned in the heart of Hammersmith, 3 Shortlands enjoys outstanding connectivity across London and beyond.

Surrounded by the buzz of Hammersmith's cafés, restaurants, and riverside walks, this is a location that connects productivity with lifestyle.

TUBE TIMES FROM HAMMERSMITH

- ➔ White City (9 mins)
- ➔ Paddington (12 mins)
- ➔ Piccadilly Circus (16 mins)
- ➔ Westminster (18 mins)
- ➔ Kings Cross (24 mins)
- ➔ London Bridge (29 mins)

LOCAL AMENITIES

- | | |
|-----------------------------|-----------------------|
| ➊ The Gorilla Café | ➑ The Lyric |
| ➋ Store Street Espresso | ➑ Eventim Apollo |
| ➌ Café de Nata | ➑ Riverside Studios |
| ➍ Organicos Coffee & Wine | ➑ Livat Shopping Mall |
| ➎ The Gate Hammersmith | ➑ King Street |
| ➏ The Dove | ➑ IKEA |
| ➐ Honest Burgers | ➑ FRAME |
| ➑ Kindred Members Club | ➑ Pure Gym |
| ➑ Hammersmith Street Market | ➑ Heaven Scent |

KEY

- Cycle Way 9
- Thames Path
- Circle Line
- Hammersmith & City Line
- Piccadilly Line
- District Line
- Overground

4 UNDERGROUND LINES

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

16 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 by car with direct access via the A4/M4 and Underground.

BE PART OF THE HAMMERSMITH CAMPUS



Hammersmith Campus is a dynamic, interconnected workspace community designed to help businesses of all sizes grow, collaborate and succeed.

As Hammersmith’s largest workspace provider, and with all office spaces owned and managed by Romulus, we offer flexible solutions across five buildings - including 3 Shortlands - featuring coworking spaces, private offices, retail units, and corporate headquarters.

Whether you’re a freelancer, startup, scale-up, or global enterprise, our spaces are designed to adapt to your needs, with traditional leases, serviced offices, managed workspaces and pay-as-you-go coworking options.



WE BELIEVE
SUCCESS THRIVES
IN AN **INSPIRING
AND SUPPORTIVE
ENVIRONMENT.**
THAT’S WHY WE
PROVIDE:



- **Flexible scalable workspace solutions** from hot desks to HQs
- **Networking events** open to all workspace members
- **Perks membership:** Hammersmith Campus’ exclusive digital loyalty pass, offering workspace members handpicked discounts at local cafés, restaurants, fitness studios, and cultural spots
- **Onsite amenities** including meeting rooms, and event spaces with member discounts
- **Direct landlord service** – no middleman, just seamless support from Romulus’ experienced property management team





ROMULUS

Romulus is a property development company and 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, our business acquires and invests in quality, well-designed buildings and our tenants include Accenture, AVEVA, BMI Healthcare, Boots, Digital Catapult, Formula E, Love Holidays, Marks and Spencer, Premier Inn, Pret a Manger, Tesco, Tesla and Third Space.

We pride ourselves on managing the entire building lifecycle inhouse, from construction and refurbishment to leasing, management and community engagement.

Find out more at romulusuk.com and huddle.co.uk



**WE PRIDE
OURSELVES ON
MANAGING THE
ENTIRE BUILDING
LIFECYCLE
INHOUSE**



End-of-journey provisions

SPECIFICATIONS



CAPACITY

Occupancy Levels: 1 person per 7.4 sqm

FINISHES

Ceiling: Exposed services and suspended perforated metal ceiling.

Floor: Full access raised floor.

WCS & SHOWERS

WCs: On-floor separate male and female WCs.

Showers: Shower, changing and drying facilities in the basement.

LIGHTING

Lighting: LED lighting at 12 w/ sqm.

Lux Levels: 350 - 450 lux

POWER & DATA

Small Power: Small power at 20 w/ sqm.

Data: COLT, BT and Virgin fibre lines in the building.

Wayleaves: Standard wayleave in place (agreed with COLT and BT)

VERTICAL TRANSPORT

Passenger Lifts: 4 passenger lifts refurbished with new finishes.

Goods Lift: Refurbished goods lift with access to basement and all floors.

HEATING, COOLING & FRESH AIR

VAV System: On floor VAV heating and cooling system.

Perimeter Heating: 700W of heating output from boilers.

Temperature: 21°C +/- 2°C

BMS

BMS Spine: New Trend BMS spine provides improved landlord control.

BMS Floor: New BMS system can enable tenant control upon CAT B works.

FIRE SAFETY

Sprinklers: Secondary pipework and sprinkler heads.

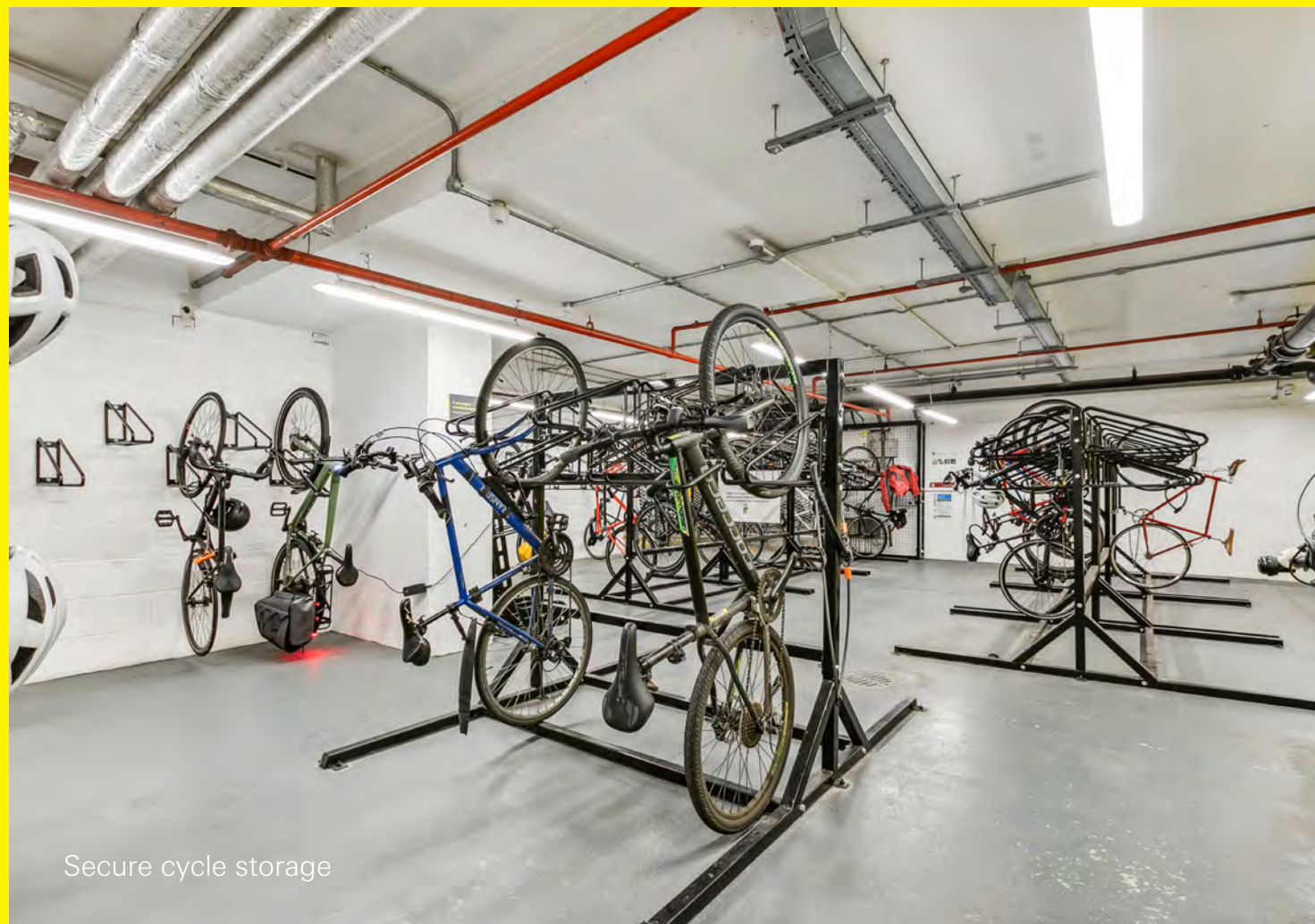
Fire Alarm: Smoke detectors and circuits installed.

SECURITY

Access Control: Access control system at reception and floor levels.

Hours: 24/7 security staff.

**ALL FULLY
MANAGED
BY ROMULUS.**



Secure cycle storage



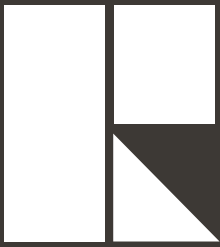
EPC: Available upon request

Lease: Terms upon application

Rent: Upon application

Viewings: Strictly by appointment

Contact Details



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