

FULHAM BROADWAY SW 6
thefulhamcentre.com

THE FULHAM CENTRE





EXTERNAL VIEW



INTRODUCING THE FULHAM CENTRE

Standing proudly in the heart of SW6, this landmark office building - once the home of Universal Music - now offers beautifully proportioned, adaptable workspace designed to meet the needs of today's modern, flexible businesses.

Following a complete back-to-frame renovation and extension, its 32,000 sq ft spans five tech-enabled floors, uniting superb facilities under one impressive roof.

Make the Fulham Centre the next chapter for your business.

YOUR NEIGHBOURHOOD WORKSPACE

The Fulham Centre's striking glazed façade and welcoming reception create an impressive sense of arrival.

On the ground floor, The Clarion Café offers the perfect spot to catch up on emails, enjoy a cup of coffee in good company or grab a bite to eat.

The 1st and 2nd Floors are fully leased to Huddle coworking space, providing short-term flexible project space or bookable meeting rooms if required.

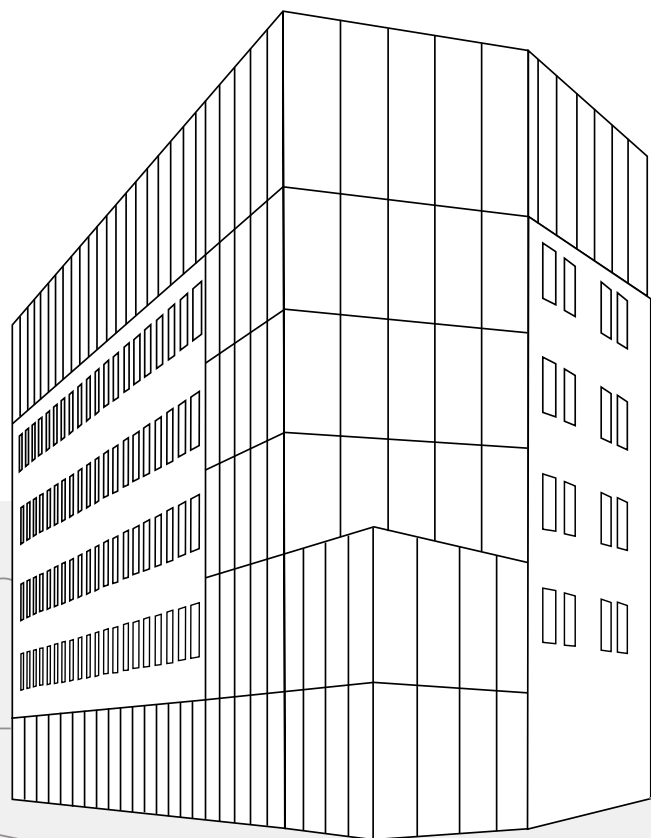




YOUR NEW WORKSPACE

Occupiers benefit from bright extended floorplates with soft spots built into the floors, providing the ability to create inter-floor connectivity.

All floors are available with professionally designed and well-considered layouts to meet all workspace requirements.



Floor	Unit	Size (Sq Ft)	Terrace (Sq Ft)	Availability	Specification
ROOFTOP GARDEN	-	4,585	-	-	-
5TH FLOOR	-	6,380	94	Available	CAT A
4TH FLOOR	A	3,222	-	Q4 2026	CAT B
	B	2,650	-	Available	CAT A
3RD FLOOR	-	6,474	-	Fully Let	-
2ND FLOOR	-	6,294	188	Fully Let to Huddle	-
1ST FLOOR	-	6,272	-	Fully Let to Huddle	-
GROUND FLOOR	-	-	-	-	Building Reception The Clarion Café

*Measured on NIA basis in accordance with the RICS Property Measurement Standard

WORLD CLASS AMENITIES



Statement Building

Newly refurbished and extended with striking glazed facade



Transport Links

Quick connections to the City, West End and Heathrow



Supporting British Artists

Home to public sculptures and art installations by British artists. (See pg 12)



Large Rooftop Garden

Seating areas, year round greenery and panoramic views across London



Fully Connected

High speed fibre internet throughout with flexible managed packages available



Local Amenities

Including Gail's, M&S Food, Waitrose, gyms such as David Lloyd, shops, restaurants and bars nearby



Private Terraces

Located on the 2nd and 5th floors



Cycle Friendly

Secure cycle storage and showers



Soft Spots

Built into the floors, providing inter-floor connectivity throughout the building



Glazed Reception

The Clarion Café and breakout space on the ground floor to work and meet



Ideally Located

Within a 2 minute walk of Fulham Broadway station



Flexible Floorplates

Fitted, furnished and managed options available

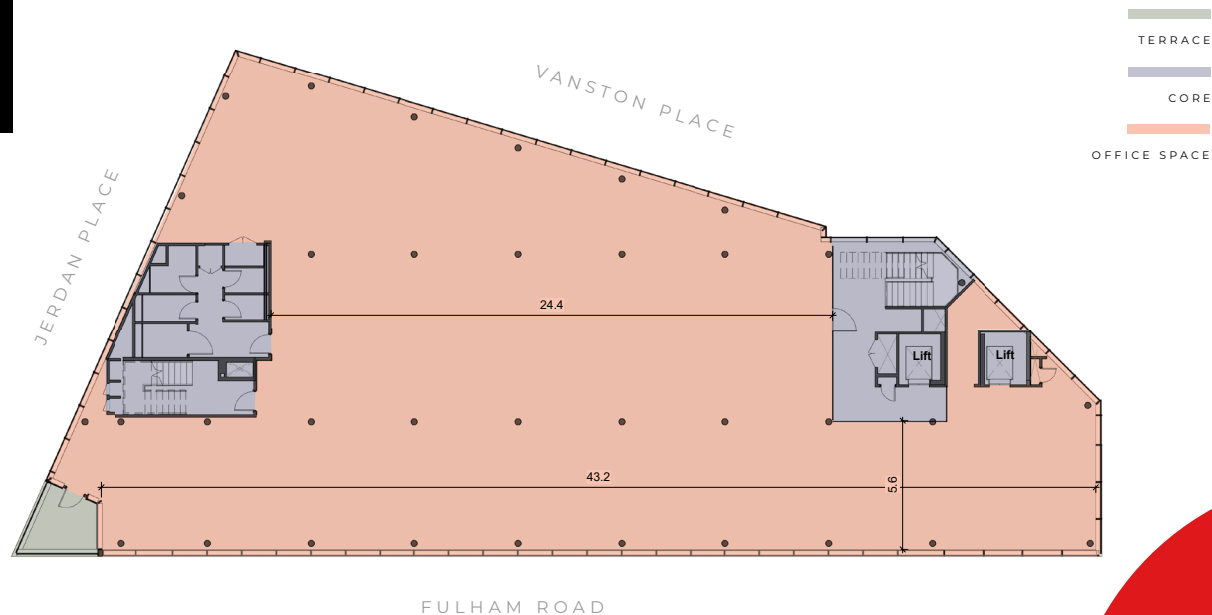
5TH FLOOR

6,380 SQ FT

The 5th floor offers exceptional workspace, boasting over 3 m ceiling heights and floor-to-ceiling glazing along both the north and south wings, flooding the space with natural light.

A private terrace extends your working environment outdoors, creating the ideal setting for informal meetings or enjoying the views across South West London. The rooftop garden, accessible to all building occupiers, is accessed via one flight of stairs or lift.

Currently available as CAT A, the floor can be delivered fully fitted with full management options for a seamless move-in experience.



CAT A FIT OUT



5TH FLOOR INDICATIVE FIT OUT

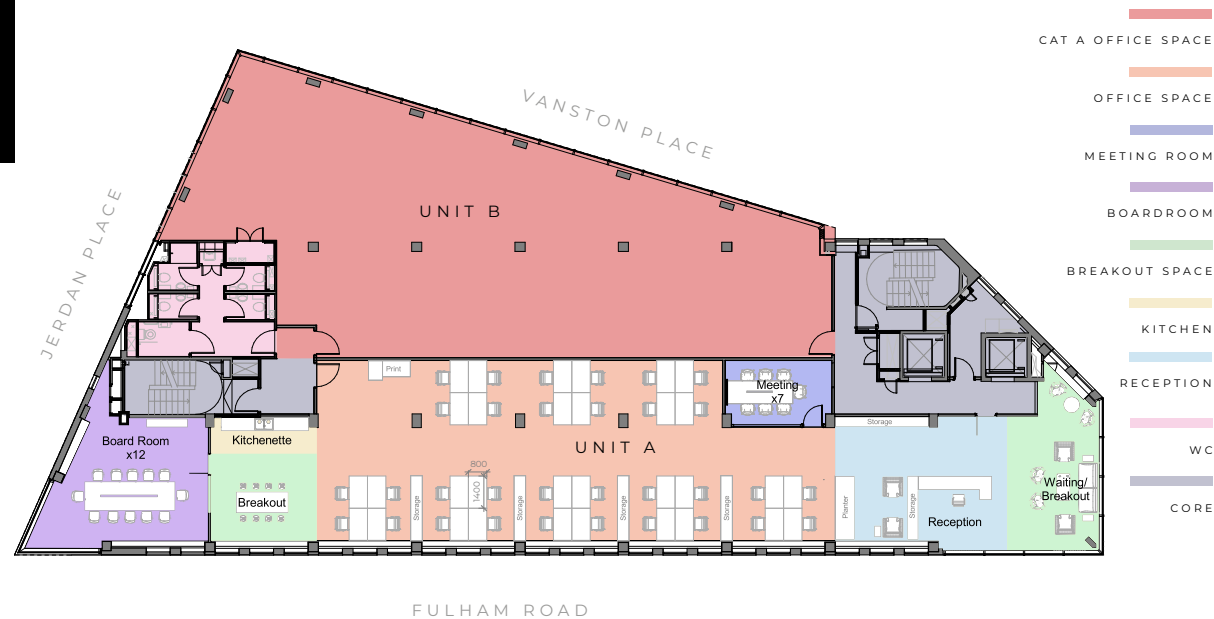
4TH FLOOR

UNIT A: 3,222 SQ FT
UNIT B: 2,650 SQ FT

Unit A is a beautifully crafted office that will provide brand-new, fully fitted and fully managed workspace from Q4 2026.

Configured for productivity and comfort, Unit A will include 32 desks, two meeting rooms and flexible breakout zones, with every detail considered by Romulus to offer a seamless workplace experience. The Fulham Centre offers a fully managed service through Huddle Enterprise, to any incoming occupier.

Unit B occupies the remaining part of the 4th floor: a 2,650 sq ft CAT A suite filled with natural light through floor-to-ceiling windows, ready now for an occupier to make their own.





WE BELIEVE IN A SUSTAINABLE APPROACH TO OFFICE SPACE

This means rather than demolishing existing buildings, at Romulus we re-purpose spaces into design-led, quality workspaces for the modern occupier.

The Fulham Centre is no exception. Our sustainable approach has resulted in the following improvements:*

Embodied Carbon Reduction

During the construction phase, the original structure was retained and enlarged. Because of this, we have reduced embodied carbon emissions by 1,500 tonnes.

Reduced Carbon Footprint

It's estimated that over a 60 year period, the Fulham Centre's carbon footprint will be 38% smaller than a new build.

All-electric Energy Efficient Systems

Highly efficient air-source heat pumps will create 1,000 tonnes less carbon over a 20 year period than gas fired boilers.

High Performing Glazing

Energy demands will be reduced and air leakage minimised due to the installation of high performing glazing.

Intelligent Lighting Control System

The highly efficient lighting control system reduces energy consumption by balancing the lighting levels during daylight and automatically switching off when not required.

Rooftop Garden

The rooftop garden not only improves occupier wellbeing, the green plants and trees also reduce the Urban Heat Island (UHI) effect.

Conservation X Paving

Manufactured in Britain, our rooftop paving Conservation X has a much lower carbon footprint than imported alternatives.

Biodiversity

Two beehives and a number of insect houses have been installed on the rooftop garden to help improve local biodiversity.

ROOFTOP GARDEN WITH VIEWS ACROSS LONDON

* This information is taken from a Whole Life Carbon Usage report for the Fulham Centre covering development to operation. The full report can be provided upon request.



ROOFTOP GARDEN FOR WORKING, RECHARGING OR RELAXING

IN THE HEART OF FULHAM BROADWAY

Tucked into a bend of the River Thames and bordering the boroughs of Hammersmith and Chelsea, Fulham is arguably one of the best-connected areas in London.

The world-famous designer shops and restaurants of King's Road and Sloane Square are a short stroll away and the area offers riverside walks and plentiful green spaces with Eel Brook Common, Parsons Green and Bishops Park nearby.

WE ARE HERE

FULHAM BROADWAY

STAMFORD BRIDGE

THE CITY

CHELSEA

LONDON BRIDGE

KINGS ROAD

EELBROOK COMMON

BATTERSEA POWERSTATION

IMPERIAL WHARF

HOME TO CELEBRATED BRITISH ART

The Fulham Centre is home to a curated collection of British art. Each piece has been carefully selected to bring colour, inspiration and character to the space.

At the entrance to the Fulham Centre, Clarion - a striking red and black abstract steel sculpture by Phillip King - stands proudly at 3.5 metres high. Commissioned by Romulus in 1981, the work reflects King's pivotal role in the sculpture revolution of the 1960s.

Suspended within the building's reception, Stuart Haygarth's Optical chandelier comprises more than 4,500 prescription lenses, salvaged from used spectacles. Perfectly spherical, it refracts light throughout the ground floor, creating a rather impressive conversation piece.

The reception also features Evolving Earth by Chris Bellamy, from the award-winning BioDesign studio, Bio Crafted. The installation reimagines the story of human evolution through sustainability and regenerative design. Crafted entirely from locally sourced soils, applied directly to large glass panes without adhesives or additives, it stands as a powerful testament to innovation and environmental responsibility.



CUT YOUR COMMUTE

Located 100 metres, or a 2 minute walk, from Fulham Broadway underground station, the Fulham Centre is situated within an enviable location, positioned within one of London's most popular residential destinations yet a short commute on the underground from the City and West End.

Overground services are found nearby at West Brompton and Imperial Wharf and Heathrow airport is conveniently located only 30 minutes away by car.

There is also a strong cycling community in Fulham with a network of cycle paths and quiet ways. Fulham can be reached in 20 minutes from Victoria or half an hour from Waterloo.



Car

To A3:
20 mins

To M4:
26 mins



Imperial Wharf

To Clapham Junction:
8 mins

To Gatwick Airport:
60 mins



Fulham Broadway

To Sloane Square:
12 mins

To Paddington:
12 mins

To Bond Street:
24 mins

To King's Cross:
31 mins

To Euston:
34 mins

To Heathrow Airport:
55 mins



Earl's Court

To Knightsbridge:
8 mins

To Green Park:
11 mins

To Holborn:
18 mins

To Liverpool Street:
29 mins



West Brompton

To Paddington:
15 mins

To Euston:
30 mins

To King's Cross:
30 mins



Cycling

For those commuting by bike, there are secure bicycle racks, foldable bike lockers and showers.

S P E C I F I C A T I O N

General structure 6 storey mixed use building with reinforced concrete frame and steel frame on the top floor	Occupational Density 1:6 (m2) maximum density 1:8 (m2) air maximum density	Ceiling Heights Typical slab-to-slab 2.65m - Floors 1-4 3.6m - Floor 5
Bicycle Storage 24 secure bike racks 12 lockers 9 folding bike lockers Cycle maintenance rack	WCs & Showers Each floor provides: 4 x unisex WCs 1 x accessible WC 1 x shower	Lifts 2 x access controlled passenger lifts
Soft Spots Soft spots built into the floors to provide interlinking staircases	Heating and Cooling New energy efficient perimeter heating and cooling 100% tempered fresh air	Lighting Intelligent Simmtronic lighting control system Suspended linear LED light fittings designed for 500 Lux at desk level Integrated PIR sensors DALI dimmable fittings
Fire Safety New wireless fire alarm system	Power & Data BT and Virgin fibre lines Power is submetered to each floor	Landscaping Ground floor, 2nd floor, 5th floor and rooftop garden
Curtain Wall Double height glazed curtain walling system in Reception Floor to ceiling glazed curtain walling to northern, eastern and western extensions	Security Access control and intruder alarms 24/7 CCTV monitoring	

ABOUT 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.

Office developments make up the majority of the portfolio with buildings located in Hammersmith, Fulham, Wimbledon, the City of London and King's Cross.

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

Rather than demolishing existing buildings, our ethos is to repurpose spaces into design-led, sustainable workplaces for the modern occupier.

In 2018 we launched Huddle, our coworking and flexible workplace service in Hammersmith, with two additional locations - Fulham and Wimbledon.

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



Find out more:
thefulhamcentre.com



EPC: Available upon request
Lease: Terms upon application
Rent: Upon application
Viewings: Strictly by appointment

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