



8

QUEENS
ROAD

WIMBLEDON

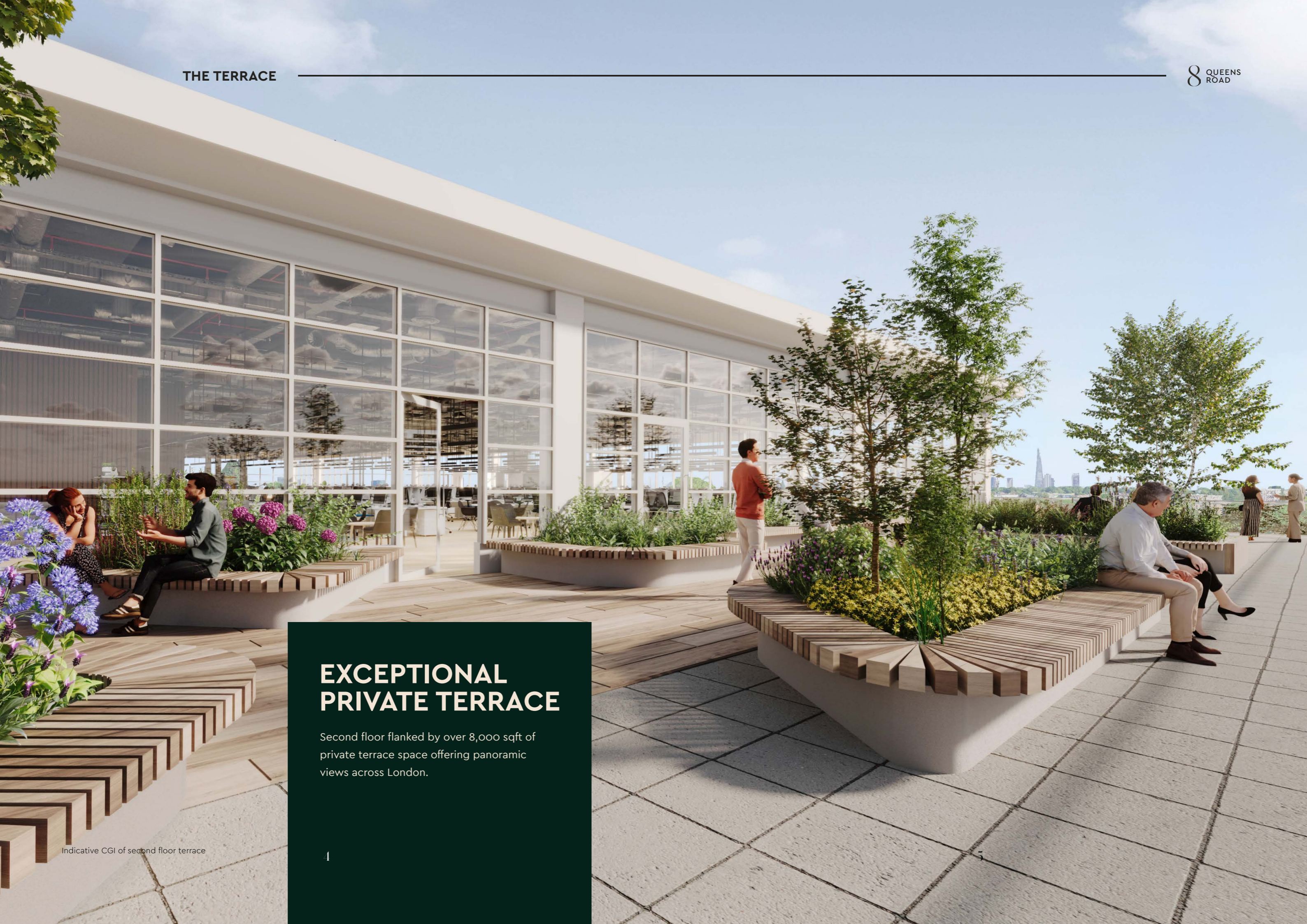
...

UP TO 45,500 SQ FT OF COMPREHENSIVELY REFURBISHED
PRIME OFFICE SPACE. AVAILABLE FROM Q2 2024.

WORLD CLASS OFFICE SPACE WITH HIGH CEILINGS, TERRACES & OUTSTANDING LEVELS OF NATURAL LIGHT.

The newly refurbished office space boasts large efficient floorplates of up to 28,500 sqft with 4.5 metres of floor to ceiling height.





EXCEPTIONAL PRIVATE TERRACE

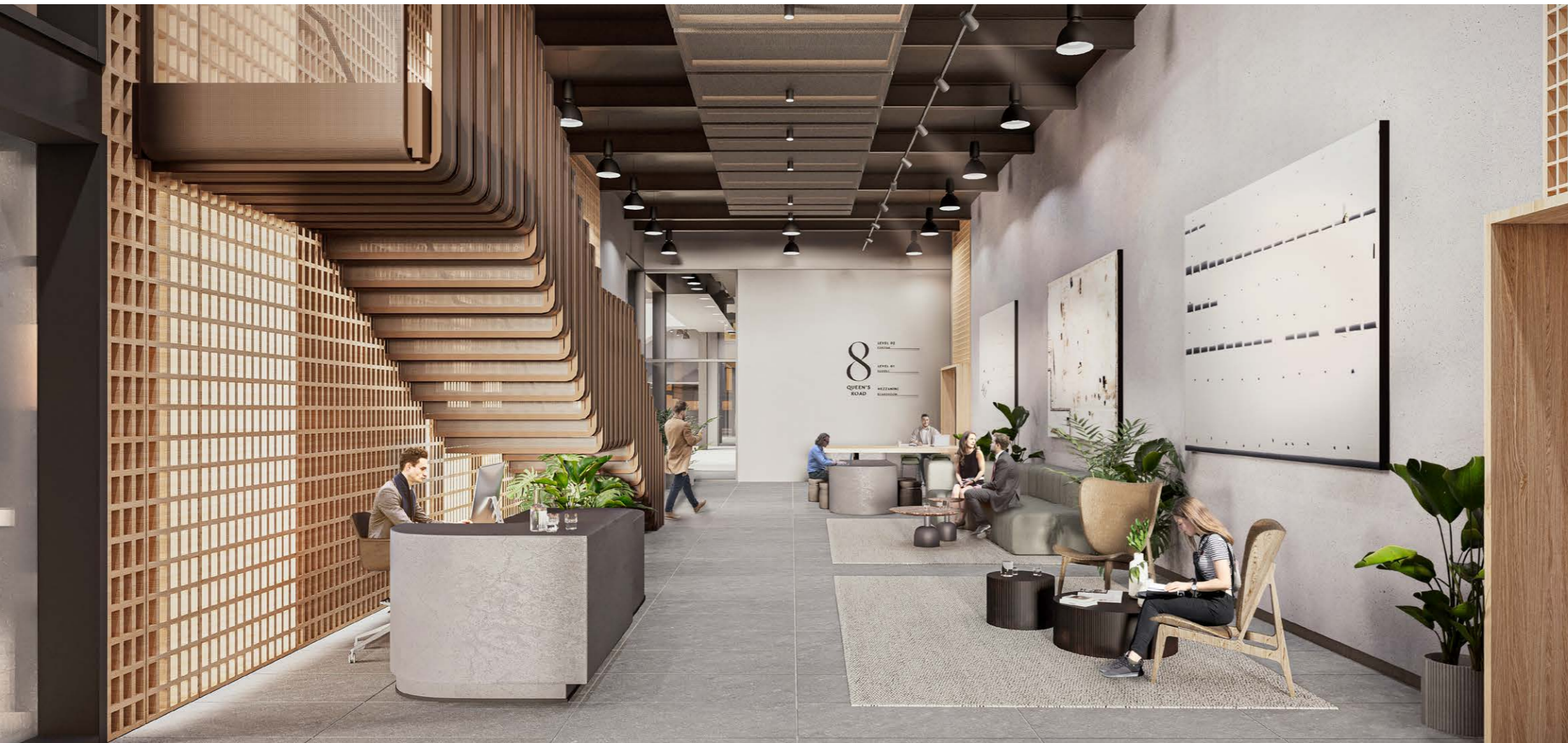
Second floor flanked by over 8,000 sqft of private terrace space offering panoramic views across London.

Indicative CGI of second floor terrace

AN INVITING RECEPTION WITH DIRECT ACCESS ONTO QUEENS ROAD

Ground Floor reception providing a point of connectivity between Queens Road and Wimbledon Town Centre.





CLOSE PROXIMITY TO THE NEW WIMBLEDON QUARTER COURTYARD & AMENITIES.

A growing range of uses including shops, cafes, restaurants and gym.



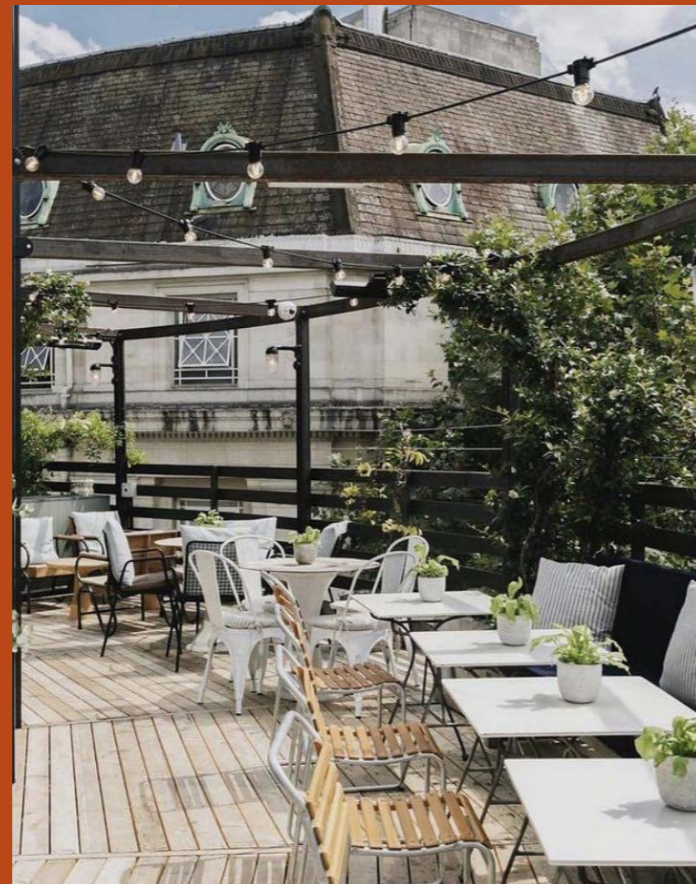


A NEIGHBOURHOOD HUB IN THE CENTRE OF WIMBLEDON

A diverse range of shops, exceptional leisure facilities and lively array of food and drink outlets all perfectly positioned on your doorstep.

PLACES TO WORKOUT

Third Space, The Boardroom Climbing & The Golf Groove

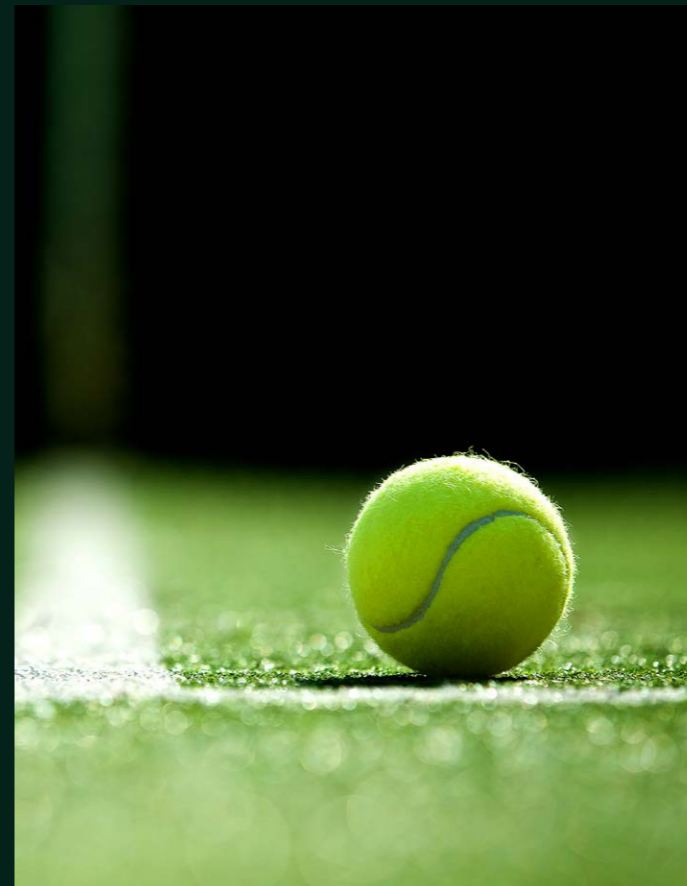


PLACES TO EAT & DRINK

601 Queens Road, Costa Coffee and Kokoro with new restaurants and cafes coming soon, including Mildred's.

PLACES TO SHOP

M&S Food, The Broadway & Wimbledon Village



PLACES TO RELAX

Wimbledon Common, Wimbledon Theatre, The All England Club & new courtyard space at Wimbledon Quarter.

PUBLIC TRANSPORT



UNDERGROUND PARKING WITH 760 SPACES

- Open 6am – midnight daily
- 24 hour security
- 16 vehicle supercharger stations
- Lift access to office space
- Secure cycle parking with shower facilities

NATIONAL RAIL

20 mins	7 mins	7 mins	32 mins
WATERLOO	CLAPHAM JUNCTION	LONDON WATERLOO	WOKING

LONDON UNDERGROUND

20 mins	7 mins	7 mins	32 mins
ZONE 1	EARLS COURT	GREEN PARK	MANSION HOUSE

TRAMLINK

20 mins
CROYDON

ACCESS TO A WIDE RANGE OF AMENITIES IN A NEW MIXED USE HUB

Lively shops serving the community, selling the freshest produce. A new courtyard at the heart of Wimbledon Quarter with barista coffee, a lively rooftop bar and a restaurant serving food grown on the rooftop urban farm. A new mixed use hub where you can eat, drink, relax, workout and much more.

EXCEPTIONAL TRANSPORT AND CAR PARKING

Unrivalled access whether by rail, tube, tram, bicycle and car, 8 Queens Road is the commuters dream. In addition to the exceptional public transport services on offer, 8 Queens Road benefits from 760 basement car parking spaces alongside a number of EV charging units.

KEEP FIT AND HEALTHY

A new lifestyle gym with great classes, a swimming pool and everything you want to keep fit. Keep things fun with the climbing wall at Boardroom Climbing. Take time to finesse your golf swing at the Golf Groove simulators.

TERRACES OF UNPARALLELED SIZE

8,000 sqft of private terrace space with panoramic views stretching across the London skyline.

LARGE OPEN FLOORPLATES

A contemporary Grade A 45,000 sq ft refurbishment offering self-contained office space which benefits from an abundance of natural light.



ONLY THE BEST AT

No.8



Meeting & event spaces



Excellent natural lighting



New large reception



Car & cycle parking



High ceilings



Sun-filled terraces



Direct station access



Exposed finishes



Fibre connectivity



24/7 security



Large efficient floorplates



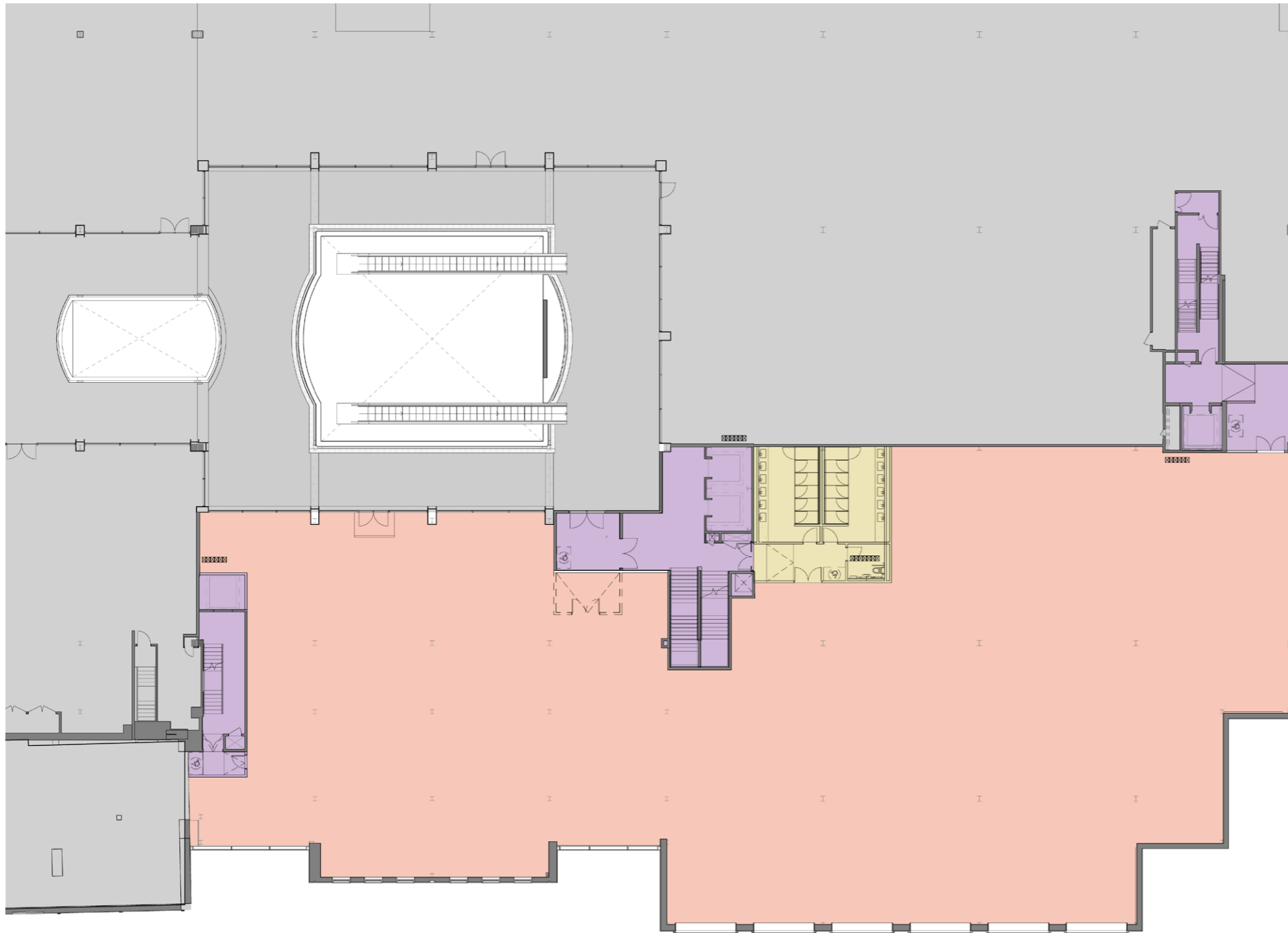
Air-conditioned



Showers & changing rooms



FIRST FLOOR



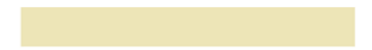
KEY



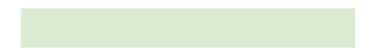
OFFICE SPACE



CORE



WCs



TERRACE



INTERNAL BALCONY

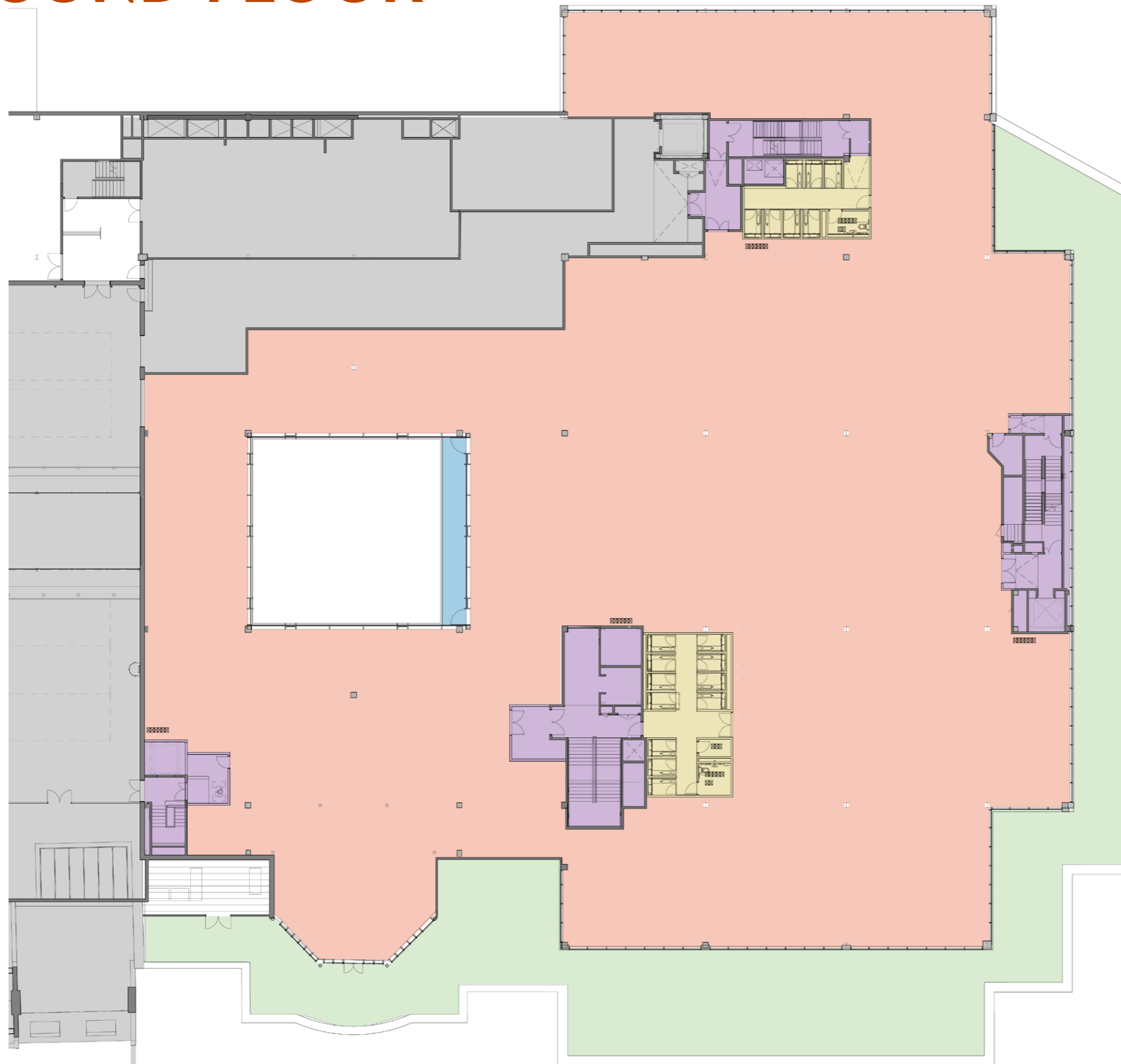


PLANT ROOM



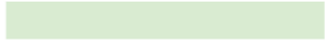

17,000 sqft

of prime office space on the first floor.

SECOND FLOOR



KEY

-  OFFICE SPACE
-  CORE
-  WCs
-  TERRACE
-  INTERNAL BALCONY

28,500 sqft

of prime office space
in the centre of
Wimbledon & 8,000
sqft of private terrace.

YOUR WORKSPACE

22

Phonebooths,

154

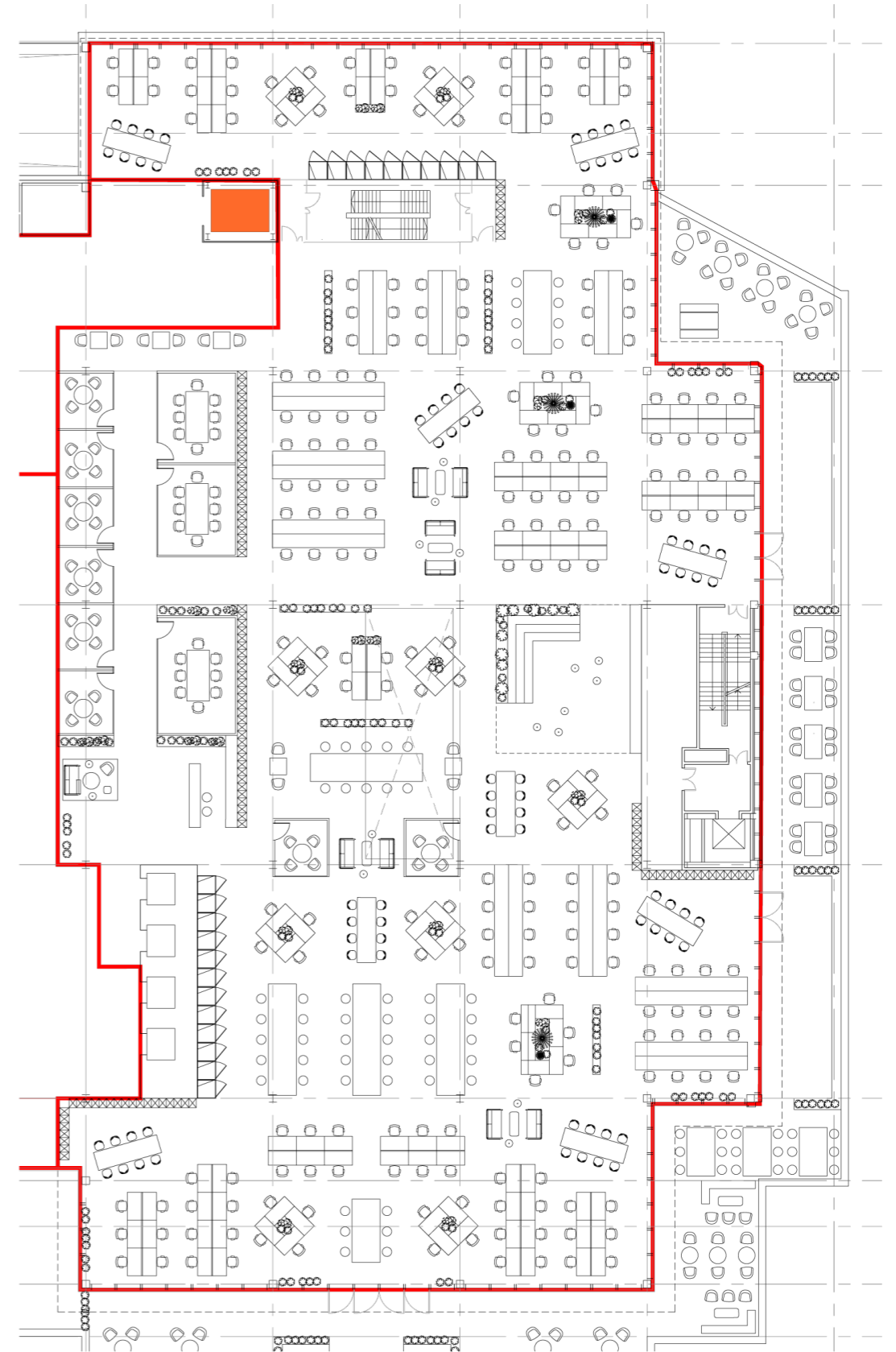
workstations

154

meeting seats,

128

collaborative seats



A SUSTAINABLE APPROACH

As part of Wimbledon Quarter, your new office space benefits from the following:



5000 TONS OF CARBON SAVED BY RETAINING STRUCTURE



ZERO WASTE TO LANDFILL POLICY IMPLEMENTED



100% OF ELECTRICITY FROM RENEWABLES



RAINWATER HARVESTING PROJECT IN PROGRESS



RETRACTABLE ROOF BRINGS IN FRESH AIR



MUSHROOM FARM RECYCLES USED COFFEE



ROOFTOP BEEHIVES PRODUCING LOCAL HONEY



INTERNAL AND EXTERNAL GREENING WORKS



ONSITE TEAM ALL PAID LONDON LIVING WAGE



WORKSPACE PROJECTED TO HAVE AN EPC B



NEW CYCLE AND SHOWER FACILITIES



ROMULUS IS A LOCALLY BASED 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, we acquire, invest in and manage quality, sustainable buildings including coworking, flexible workspaces, headquarter buildings, leisure and retail. We pride ourselves on managing the entire building lifecycle inhouse, from construction and refurbishment to leasing, building management and community engagement.

At Romulus, we place our occupiers and local communities at the heart of everything we do. Our coworking and flexible workplace offering at Huddle will provide space for start-ups and growing businesses in Wimbledon.

Together, Romulus and Huddle are your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.

Find out more at romulusuk.com



HUDDLE IS OUR NEIGHBOURHOOD COWORKING AND FLEXIBLE WORKSPACE FOR BUSINESSES OF ALL SIZES, FROM FREELANCERS TO START-UPS, SCALE-UPS AND BEYOND.

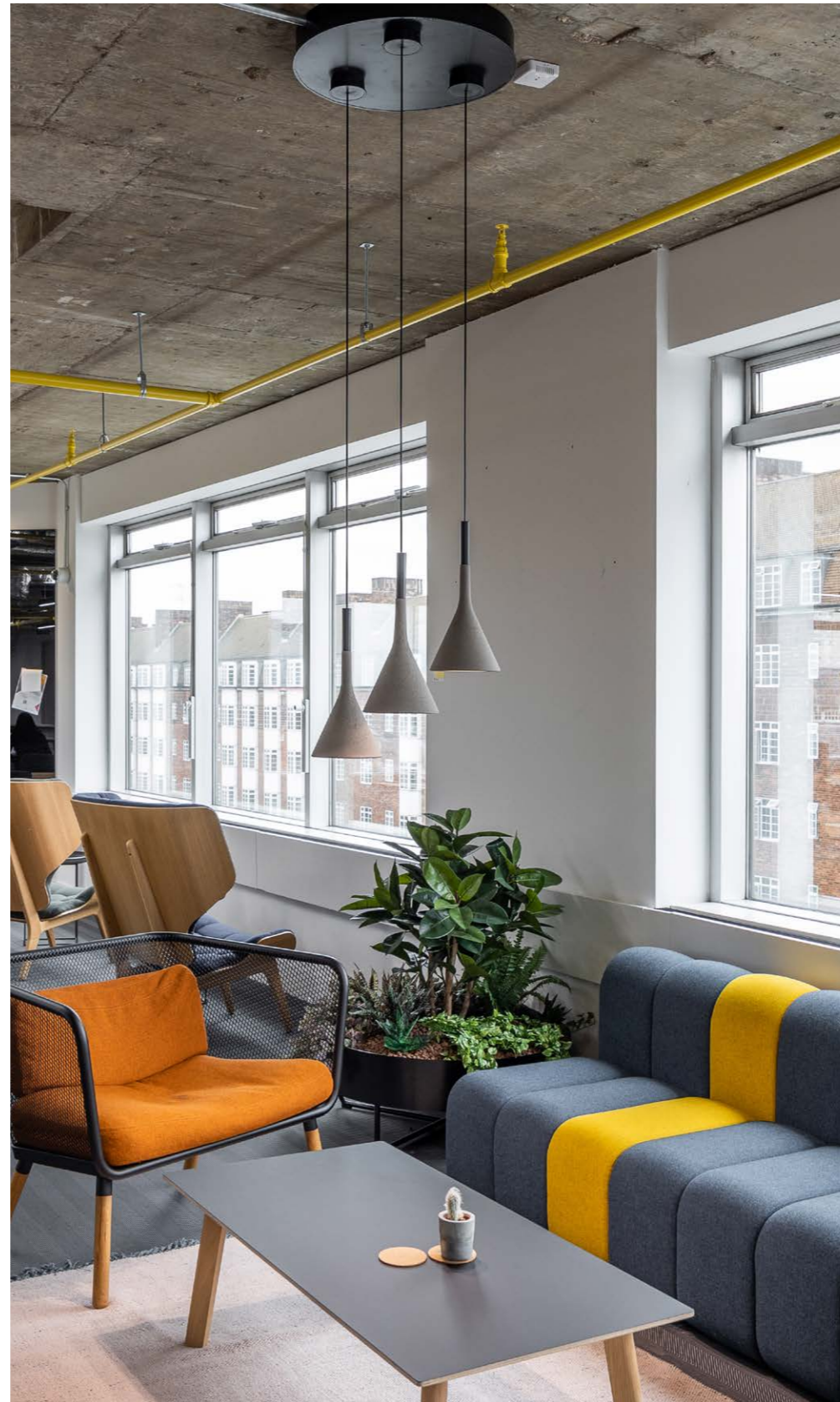


We believe the workplace is a space for fresh thinking, new ideas and pushing boundaries. That's why each one of our spaces has been professionally and thoughtfully re-imagined, ensuring your day is as effective and productive as possible.

A curated programme of events runs throughout the year, aimed at enhancing personal and professional wellbeing, and specialist business advisors are on hand to provide complimentary support.

Find out more at huddle.london

At Huddle, we bring together like-minds with a choice of day passes, membership packages and ownable private offices. Fully equipped meeting rooms and boardrooms are also available to be booked, with video conferencing, high speed WiFi and catering services.



DESIGN YOUR PERFECT WORKSPACE

Taking on a new workspace can seem like a daunting prospect with agents, architects, builders, contractors and suppliers to juggle, all whilst continuing to run your business.

CustomBuild by Romulus is here to manage the entire process for you. Whether you require a plug and play workspace or a place to fully customize yourself, our inhouse teams will not only source your office space, they will work with you to design and fit it out too. We can even take care of the daily office management. All wrapped up in simple monthly payments that work for you.

To find out more, visit www.romuluscustombuild.com or email info@romuluscustombuild.com



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