

# DOMINION

Workspace by **Romulus**



# HEADQUARTER WORKSPACE IN LONDON'S BEST CONNECTED LOCATION

Proudly occupying a prime corner position within the heart of the City of London, 10 Dominion Street provides 30,600 sq ft of Grade A workspace, arranged over 8 floors.

A short walk from internationally connected transport hubs, world-class restaurants, cafes and bars and neighbouring globally renowned corporate organisations, 10 Dominion Street is the home for ambitious businesses.



## WELCOMING RECEPTION

The staffed reception underwent a thorough refurbishment this year and provides a striking and welcoming sense of arrival.



## END OF JOURNEY FACILITIES

Showers, changing facilities and secure bicycle storage provide convenience for active commuters.



## ALWAYS ACCESSIBLE

Round the clock security with workspaces accessible to occupiers 24 hours a day, 7 days a week.



## SUSTAINABLE CREDENTIALS

With a focus on sustainability, the available floors are targeting an EPC B rating.



## FULLY FITTED, FULLY MANAGED

All spaces can be delivered fully-fitted and fully managed, with flexible arrangements to suit your needs.



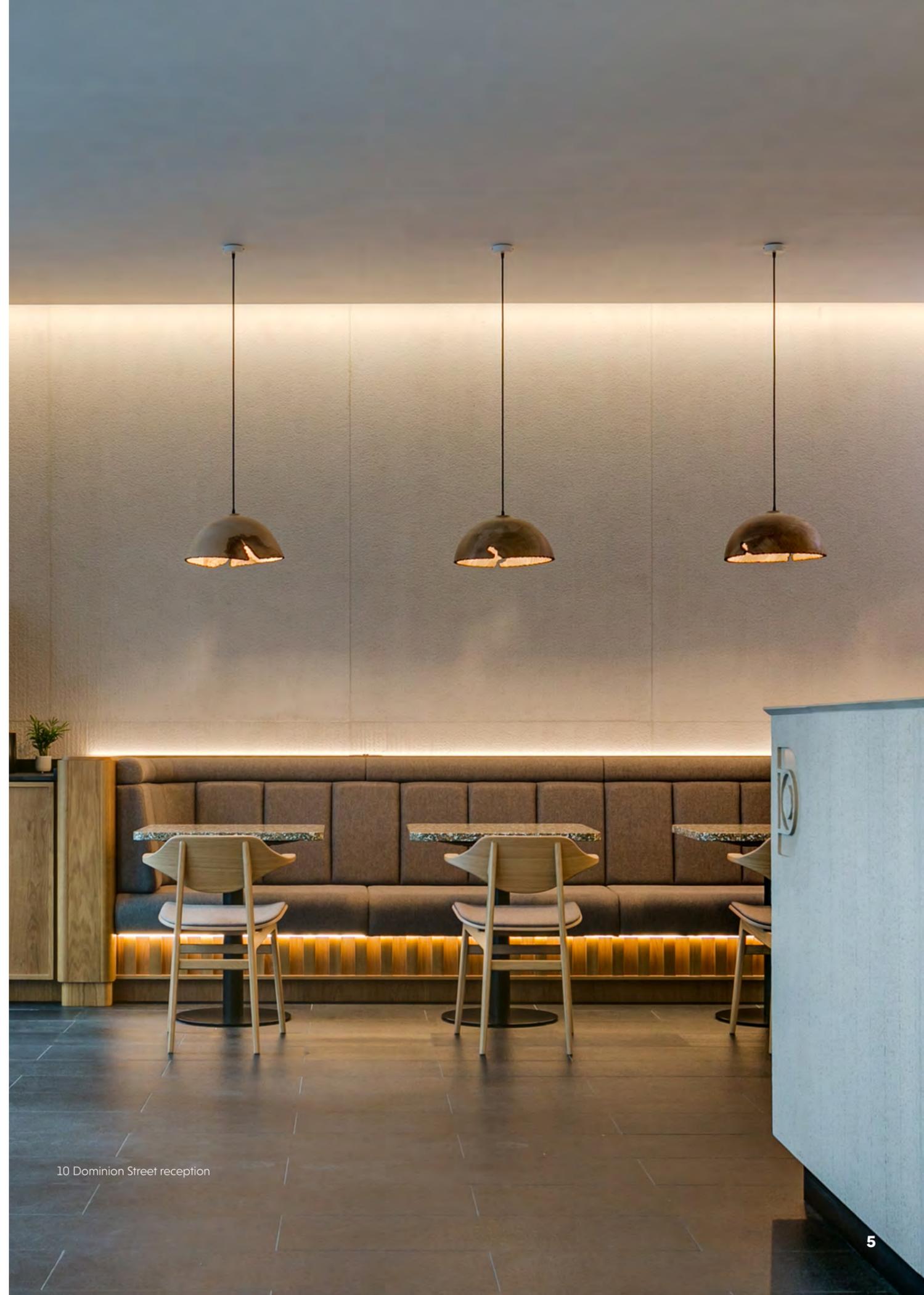
## BESPOKE DESIGN SERVICE

CustomBuild, Romulus' design and fit-out service, provides a professional, bespoke service available exclusively to occupiers.



## OWNED & MANAGED BY ROMULUS

No matter your question or query, you will always deal directly with the landlord through one dedicated point of contact.



10 Dominion Street reception



10 Dominion Street reception

# FROM TOP TO BOTTOM

Schedule of Areas	Sq Ft	Availability	Spec
SIXTH FLOOR	3,359	Leased	-
FIFTH FLOOR	4,171	Leased	-
FOURTH FLOOR	4,308	Leased	-
THIRD FLOOR	<b>4,311</b>	<b>Available</b>	<b>CAT B</b>
SECOND FLOOR	<b>4,309</b>	<b>Available</b>	<b>CAT A</b>
FIRST FLOOR	<b>4,328</b>	<b>Available</b>	<b>CAT A</b>
GROUND FLOOR	3,287	Leased	-
LOWER GROUND	2,563	Leased	-

# BUILDING SPECIFICATION



NEWLY INSTALLED ALL ELECTRIC VRF HEATING AND COOLING



SUSPENDED OR EXPOSED CEILINGS



FULLY INSTALLED FIBRE CONNECTIVITY



FULLY ACCESSIBLE RAISED FLOORS WITH 450MM VOIDS



EXCELLENT NATURAL DAYLIGHT



HIGHLY EFFICIENT LED LIGHTING



NEW FULLY REFURBISHED RECEPTION



STAFFED RECEPTION



3 X INDIVIDUAL SHOWER ROOMS



SECURE BICYCLE STORAGE



3 X 10 PERSON PASSENGER LIFTS (750KG)



EPC RATING OF B

# DESIGNED FOR THE FUTURE

The 1st, 2nd and 3rd floors have undergone a complete back-to-frame refurbishment and are now offered to market as either CAT A or fully-fitted plug and play workspace.

The floors are fully glazed, providing an abundance of natural light with good floor-to-ceiling heights and exposed services.

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

## Third Floor Key

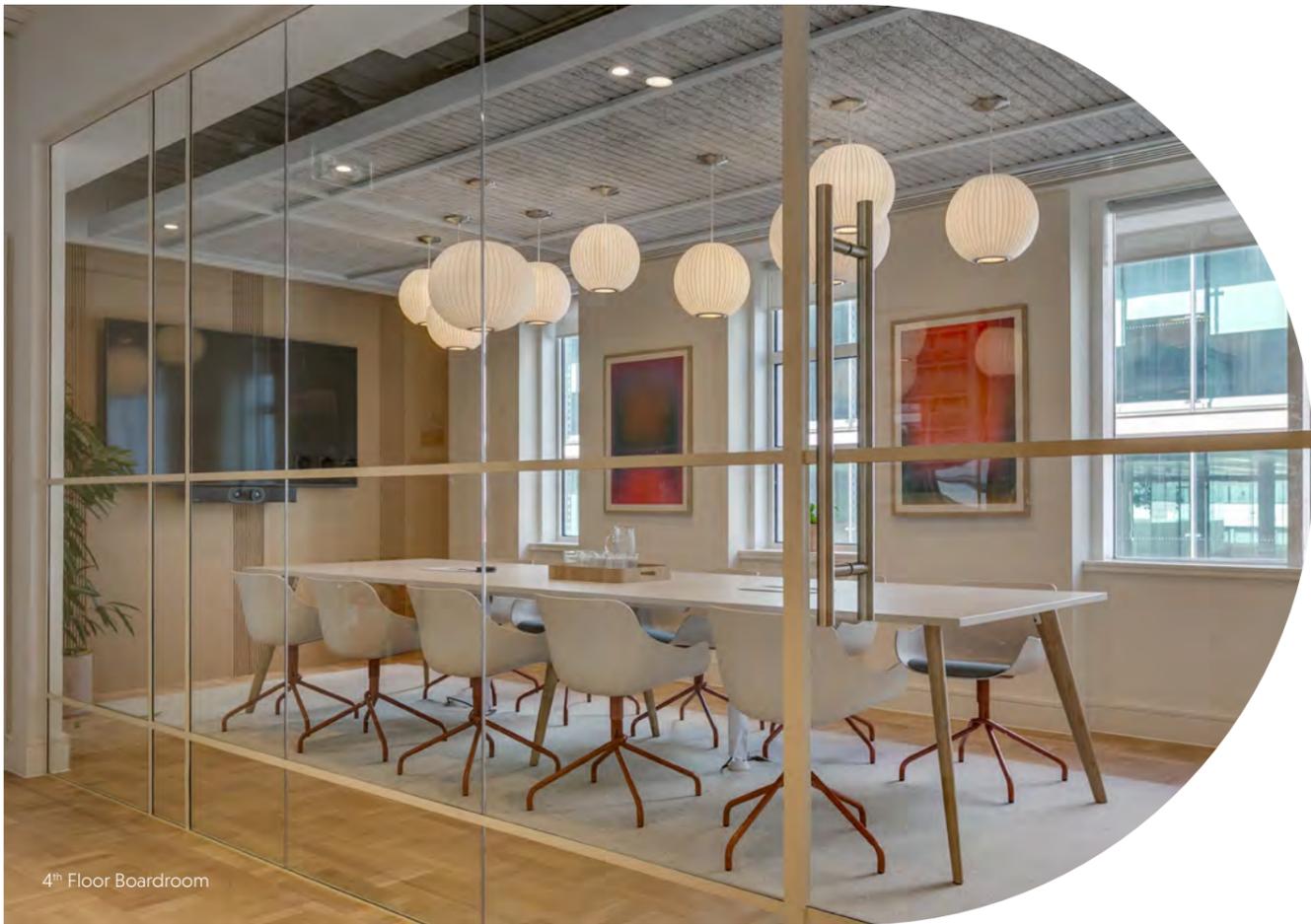
- Desks  36
- Alternative workpoints  16
- Meeting room seats  20
- Social Hub seats  11

## INDICATIVE FULLY FITTED SPACE PLAN





4<sup>th</sup> Floor Reception and Office Space



4<sup>th</sup> Floor Boardroom



4<sup>th</sup> Floor Break Out Space



4<sup>th</sup> Floor Kitchen



4<sup>th</sup> Floor Kitchen and Break Out Space



Connections

# CENTRAL CONNECTIONS

10 Dominion Street sits equidistant between two of London's best connected stations. Liverpool Street & Moorgate are within a 7 minute walk and provide links to 8 different lines including London Underground, Elizabeth Line, London Overground and National Rail.

The site boasts international connections, bringing the home of your business within reach of clients and partners from around the world. With Liverpool Street a short walk away, the ultra-fast Elizabeth Line will take you to London Heathrow in under 45 minutes. In under an hour, you can get to Gatwick Airport via a combination of Elizabeth Line and national rail services. Meanwhile, both London City Airport and Stanstead Airport are also within easy reach.

MOORGATE		4 Min walk
LIVERPOOL STREET		5 Min walk
OLD STREET		15 Min walk
BANK		12 Min walk
BARBICAN		13 Min walk
ST PAUL'S		18 Min walk
ALDGATE		15 Min walk
SHOREDITCH HIGH ST		14 Min walk
LONDON CITY AIRPORT		30 Minutes
HEATHROW AIRPORT		43 Minutes
GATWICK AIRPORT		53 Minutes
STANSTEAD AIRPORT		56 Minutes



Aviary Rooftop Restaurant & Terrace bar



Third Space Moorgate



Finsbury Circus



Los Mochis



The Ned



Gordon Ramsay's Bread Street Kitchen

Location

# IDEALLY LOCATED

The City of London is a vibrant neighbourhood of internationally renowned culinary, social and lifestyle destinations attracting a discerning crowd. With luxury health club, Third Space and Gordon Ramsay's Bread Street Kitchen at the end of the street, expect nothing less.



Broadgate Circle

# IN GOOD COMPANY

The Square Mile is a powerhouse of banking, financial and insurance institutions, with a clear sense of astute professionalism. Rub shoulders with some of the biggest names in business with the likes of Amazon, Mimecast, Cisco Systems, City Index, Bank of Tokyo, Mitsubishi and Monzo all calling the area home.

## Social & Entertainment

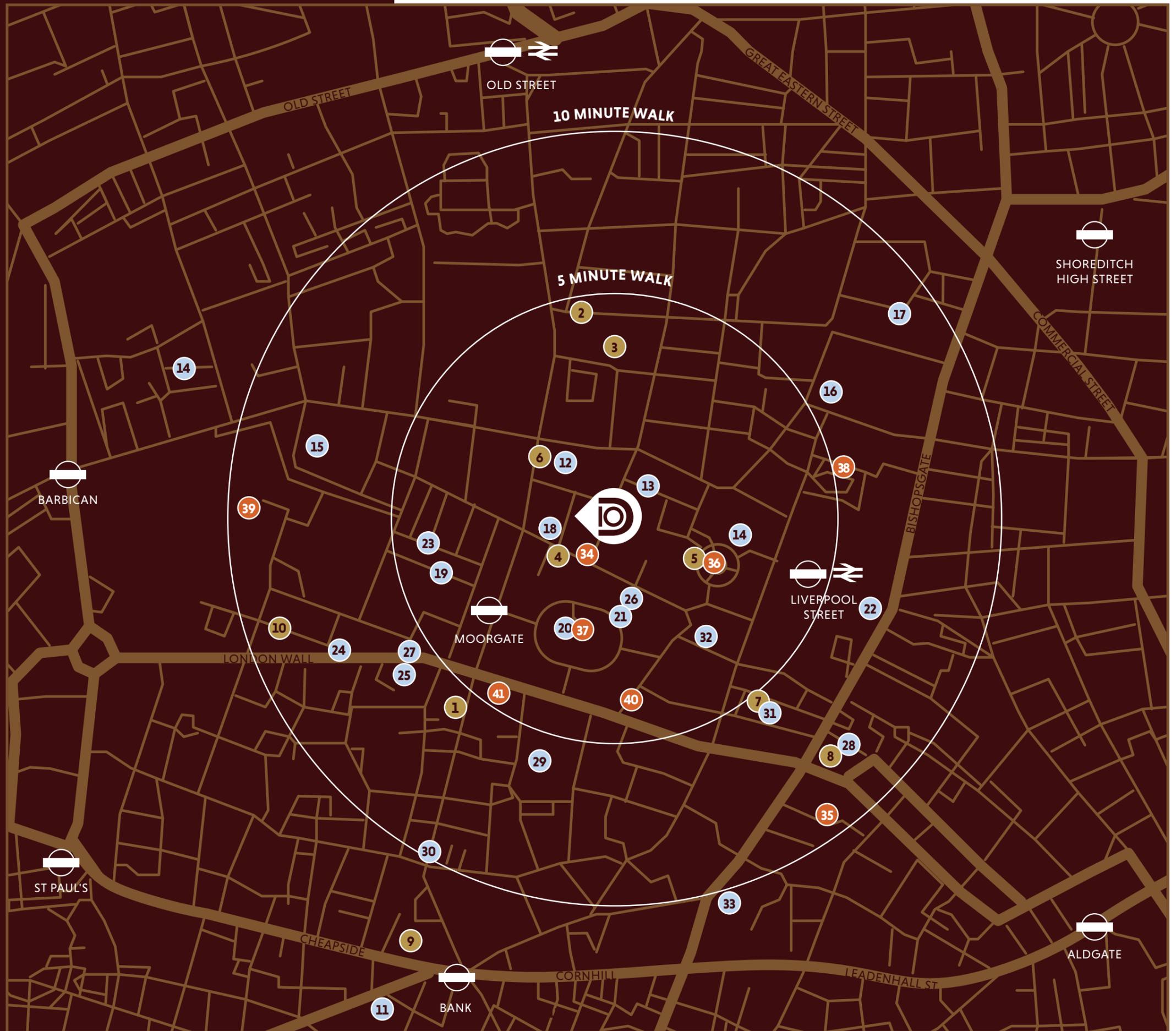
- |   |                        |
|---|------------------------|
| 1. Clays                                | > Everyman             |
| 2. Flight Club Shoreditch               | > Gaucho               |
| 3. Aviary London                        | > Jose Pizarro         |
| 4. Gordon Ramsey's Bread Street Kitchen | > Tank and Paddle      |
| 5. Broadgate Circle                     | 6. Blank Street Coffee |
| > Back to mine                          | 7. The Ivy City Garden |
| > Bar Douro City                        | 8. Duck & Waffle       |
| > Farmer J                              | 9. The Ned             |
|   | 10. Barbie Green       |

## Business HQs

- |                     |                       |
|---------------------|-----------------------|
| 11. Bloomberg       | 23. Simmons & Simmons |
| 12. Inmarsat        | 24. Savills           |
| 13. Mimecast        | 25. Legal & General   |
| 14. UBS             | 26. Cisco Systems     |
| 15. Linklaters      | 27. City Index        |
| 16. Monzo           | 28. Salesforce        |
| 17. Amazon          | 29. Blackrock         |
| 18. Oracle          | 30. Bank of Tokyo     |
| 19. Deutsche Bank   | 31. BIG Architects    |
| 20. Arbutnot Latham | 32. BMO               |
| 21. Cisco           | 33. Apple             |
| 22. McCann          |                       |

## Fitness & Wellbeing

- |                          |                                     |
|--------------------------|-------------------------------------|
| 34. Third Space          | 39. Barbican Conservatory & Gardens |
| 35. Equinox              | 40. Kobox                           |
| 36. 1Rebel               | 41. PureGym                         |
| 37. Finsbury Circus      |                                     |
| 38. Exchange Square Park |                                     |



# SUSTAINABILITY AT ROMULUS

Romulus believe in a sustainable approach to office space. This means rather than demolishing existing buildings, we re-purpose them into design-led, quality workspaces for the modern occupier.

By doing this, we significantly reduce our carbon emissions and negative impact on the environment, whilst providing sought-after buildings that operate efficiently.

We also upcycle fit outs wherever possible, by retaining and reusing quality materials. This approach typically uses one fifth of the total embodied carbon of a traditional CAT A or CAT B fit out.

As a family-owned organisation, Romulus are committed to doing what we can to find and support sustainable solutions across our portfolio and within our local community.



# A SUSTAINABLE APPROACH



BUILDINGS ARE SUPPLIED WITH 100% RENEWABLE ELECTRICITY



ZERO WASTE TO LANDFILL POLICY; NON-RECYCLABLE WASTE IS SENT TO AN 'ENERGY FROM WASTE' FACILITY



REPLACING OLDER WINDOWS WITH HIGH PERFORMANCE GLAZING



TARGETING AN 80% RECYCLE RATE ACROSS MULTIPLE WASTE STREAMS



ENDEAVOURING TO PROCURE UK MANUFACTURED MATERIALS



ROOFTOP GARDENS AND OUTDOOR SPACES DESIGNED INTO SCHEMES



BEEHIVES AND INSECT HOUSES INSTALLED TO AID BIODIVERSITY



ELECTRIC CHARGING POINTS PROVIDED IN THE MAJORITY OF OUR CAR PARKS



ALL ROMULUS STAFF AND CONSTRUCTORS PAID THE LONDON LIVING WAGE



OUR ROOFTOP FARM WIMBLEDON, WHERE WE GROW FRESH LOCAL PRODUCE



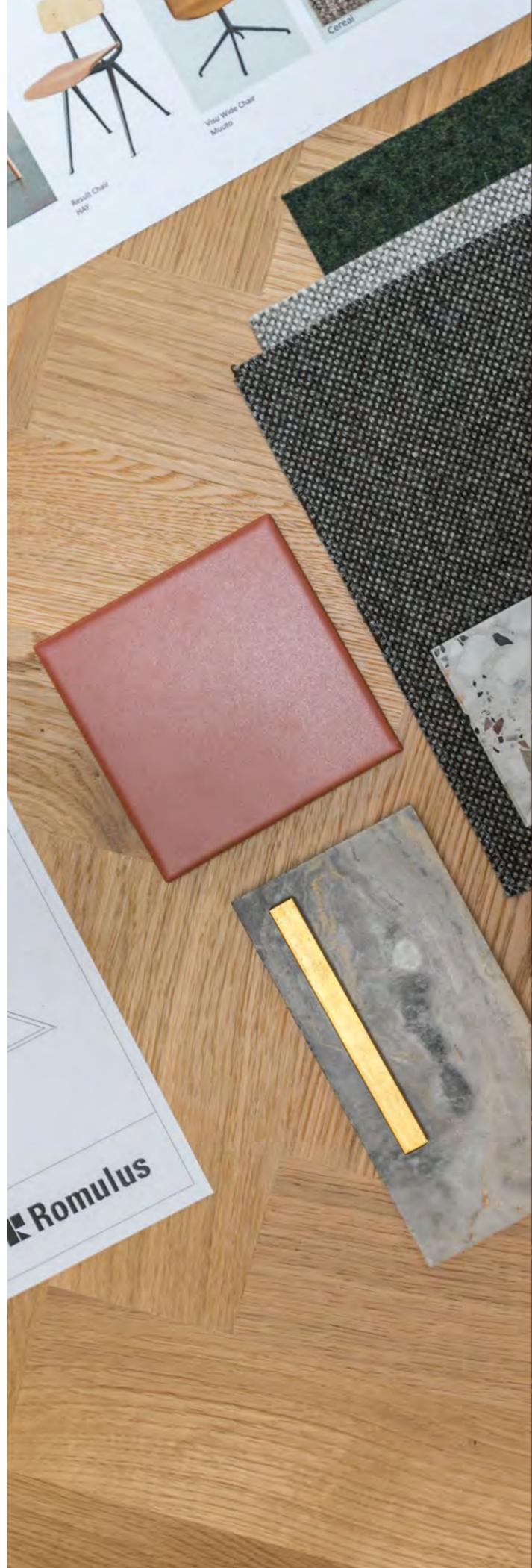
RECYCLING USED COFFEE GROUNDS FROM LOCAL CAFES TO GROW OYSTER MUSHROOMS

# CUSTOMBUILD

Should you require a bespoke design, Romulus' CustomBuild team of inhouse experts are on hand to help.

Our interior architects not only work with you to design your perfect office space, they will manage the entire fit out process too, ensuring your workspace is ready for when you need it.

We can even take care of the daily office management, and can cater for all of your IT requirements too, all wrapped up in one simple monthly payment.



# 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 family-run 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.

Tenants include 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. 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 in Hammersmith, providing workspaces for 140 businesses and over 1,000 members. We opened two additional locations in 2024 with the arrival of Huddle Fulham and Huddle Wimbledon and launched three Huddle cafes.

As the largest commercial landlord in Hammersmith, Romulus also launched the Hammersmith Campus in 2022. Comprising 350,000 sq ft of flexible, managed, serviced, and traditional office space, the Campus provides scalable workspace with additional business benefits for occupiers.

Find out more at [romulusuk.com](http://romulusuk.com), [hammersmithcampus.com](http://hammersmithcampus.com) and [huddle.co.uk](http://huddle.co.uk).

# CONTACT

## ROMULUS

Dominic Waldron  
+44 (0) 2070 846 929  
Dominicw@romulusuk.com

## AVISON YOUNG

James Walker  
+44 (0) 7957 388 184  
james.walker@avisonyoung.com

Daniel Gilbert  
+44 (0) 7879 475 112  
daniel.gilbert@avisonyoung.com

Charles Henry  
Mobile +44 07442 485 123  
charles.henry@avisonyoung.com

## JLL

Matt Mycock  
+44 (0) 7976 920 529  
Matthew.Mycock@eu.jll.com

Claire Allen  
+44 (0) 7872 107 543  
Claire.Allen@jll.com

Seb Born  
+44 (0) 7592 112 046  
Sebastian.born@jll.com

## 10DOMINIONSTREET.COM

10 Dominion Street, London EC2M 2EF

MISREPRESENTATION ACT 1967 Romulus give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not, nor constitute part of, any offer or contract: (2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; None of the services have been tested.  
FINANCE ACT 1989: Unless otherwise stated all prices are quoted exclusive of VAT.

PROPERTY MISDESCRIPTIONS ACT: 1991 These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. August 2025.

**EPC:** Available on request

**Lease:** Terms upon application

**Rent:** Upon application

**Viewings:** Strictly by appointment