



CENTRE  
COURT.

**Overview for the Wimbledon Community Forum**

November 2022

**PRIVATE AND CONFIDENTIAL**



# Introducing Romulus

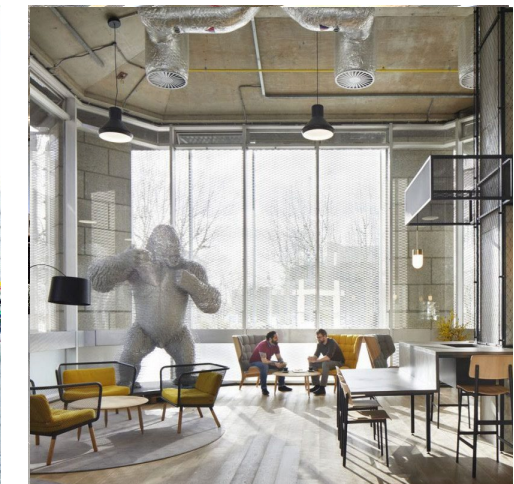
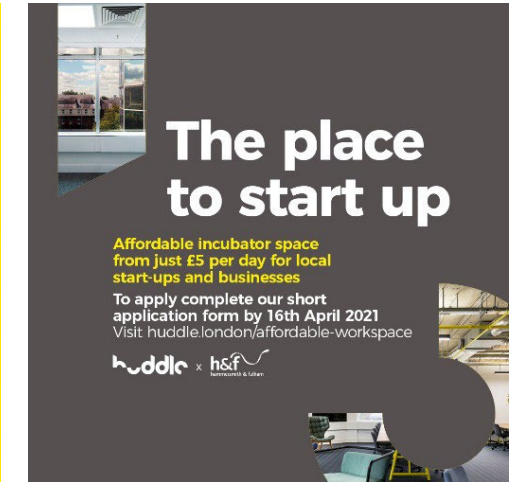
**We are a locally based owner with over 50 years experience and track record as developer, contractor and manager of mixed residential and commercial estates, operating and investing in local neighbourhoods and communities.**

Our extensive in-house expertise also with a dedicated team of over 50 professionals are responsible for directly managing our retail, coworking and mixed office and residential buildings, construction, property and facilities management.

We focus on local neighbourhoods where we partner closely with local authorities, businesses, housing associations and residents to deliver long-term and sustainable improvements. We also strongly believe in the retention of and improvement of the good sustainable existing buildings, which allows us to also maintain and keep open local businesses, deliver new jobs and reduce environmental impact.

## Case studies

- We recently repositioned 3 Shortlands in Hammersmith, delivering new amenities including coworking, cycle provision, event spaces and cafe while retaining and keeping open and 100% leased the existing office building.
- We delivered a large office HQ building for a global gaming technology firm on the Kings Road London.
- We are currently repositioning and on site extending the building at the very heart of the Fulham Broadway, the Fulham Centre, to retain and extend the offices and to deliver offices, local shops and workspaces.



# Vision for Centre Court



A new hub for all of Wimbledon with shops, workspaces, gyms, restaurants, cafes and more.



New and more varied jobs reinforcing Wimbledon's economy.

Page 4



New open public streets and spaces linking with the Broadway and Queen's Road.



Sustainable re-use and upgrading of existing buildings rather than demolition.



High quality design, adaptable to changes in how Centre Court can be used.



Celebrating historic assets such as the former town hall and fire station.



Return activity to Queen's Road by opening up the ground floor and offering outdoor seating.



# What we've done so far

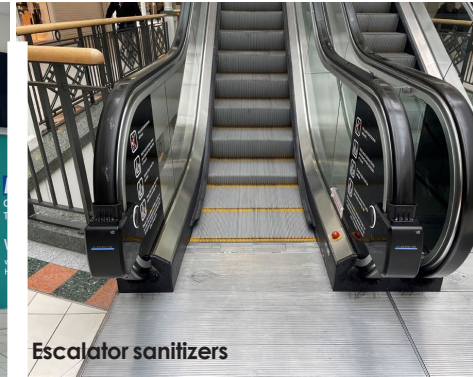
In addition to our broader plans we have been working to make quick improvements as we emerge from the pandemic. These include:

- Onsite beehives and mushroom farm
- Umbrella art installation
- New automatic sanitizers on the escalator handrails
- A Covid testing centre and vaccination centre
- Pop-up bar and food market at new Queen's Road market
- Outside food and drinks on Queen's Road
- Supporting the Polka Theatre with space in the Centre
- A range of events, live music and stand-up comedy
- A range of local pop-up shops
- Art exhibition with Sustainable Merton to promote children's stories of recycling

Page 5



NHS Testing Centre



Escalator sanitizers



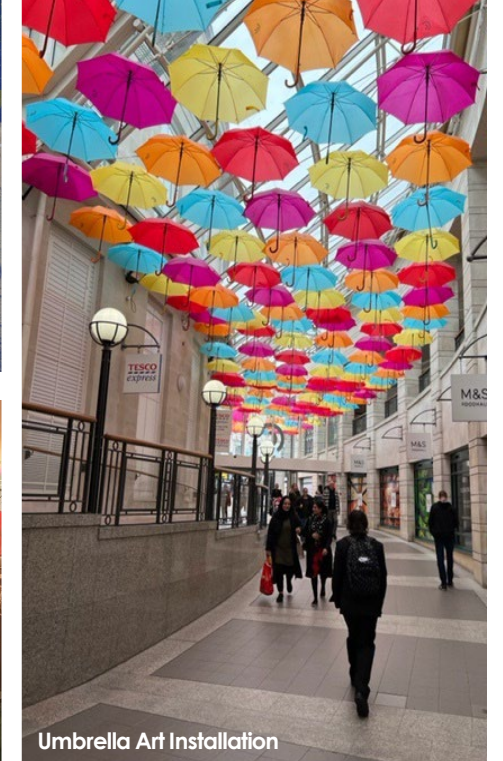
Polka Theatre



Art Collective sponsored event



Sustainable Merton children's art



Umbrella Art Installation



Rooftop Bees



Tennis Screen



Mushroom Farm



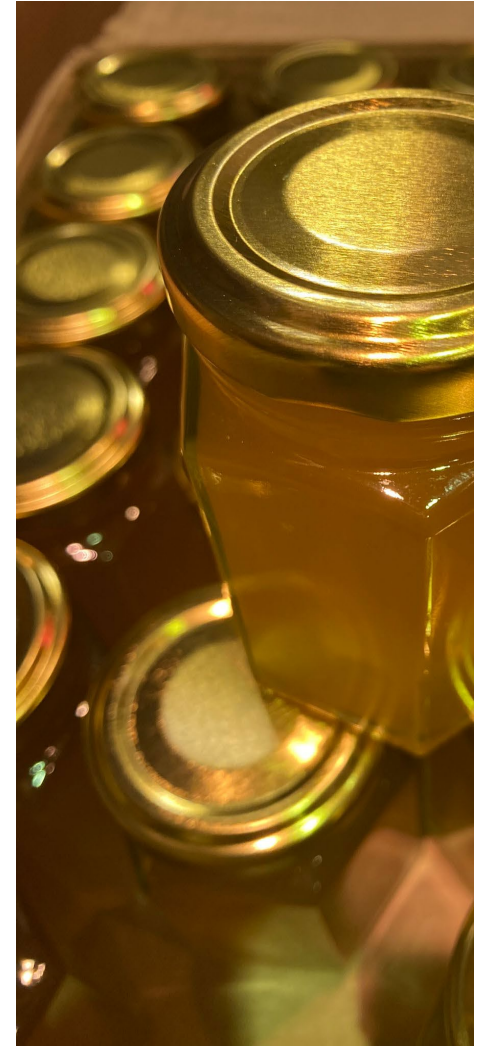
Queen's Road Market



Queen's Road Market salsa event

# Wimbledon Rooftop Farm

Page 6



# Centre Court Community Outreach

## Sustainable Merton

Volunteer programme for Centre Court team at the Community Fridge

## South London Careers Hub

Meeting with a local school once per term to advise their in-house careers advisor on employment routes.

## Go Inspire

A female charitable group – hosting in-centre events and collaborating on monthly wellness events.

## AFC Wimbledon

Monthly business club support – bringing together local SMEs.

## AFC Wimbledon Foundation

Fundraising events, next is the Christmas collection on 17<sup>th</sup> December.

## Queens Court Care Home

Partnering on events for the residents and helping to raise awareness of dementia sufferers in public spaces.

## Wimbledon Guild

Volunteer speaker at events and event sponsorship for Christmas.

## Merton Mencap

Assisting delivery of their Christmas Card fundraising.

## Dons Local Action Group

Facilitating spaces for raising awareness of the charity.

## Headstart/South Thames College

Programme to increase youth communication skills, includes opportunities in the Centre.

Page 7







# A new Centre in Wimbledon

Page 9



## Shops for the future

**Lively shops serving the community.** Selling the freshest produce and objects created in the studios and workshops. All available to buy, collect or be delivered seamlessly.



## Exceptional food & drink

A new courtyard at the heart of Centre Court and a lively Queens Road with a **bustling market hall, barista cafes, a lively rooftop bar and restaurants** serving food grown on the rooftop urban farm.



## Keep fit and healthy

A new **lifestyle gym with great classes, a swimming pool and everything you want to keep fit.** Catering to young professionals who live and work locally and their growing families.



## Workspaces your way

A diverse range of workspaces with **collaborative coworking, creative studios and bespoke offices** for start-ups, scale-ups and larger companies. Work in your local neighbourhood.



A community entrance facing local residents on Queens Road

New entrance, landscaping and  
restaurants on Queens Road

Page 11





**New focal courtyard at Ground Floor at the heart of the Centre**

The new courtyard  
at the Upper Mall level



Page 13

# A strong and growing set of uses

## SHOPS



## FOOD & BEVERAGE



New food hall,  
cafes & restaurants



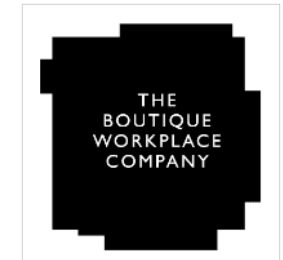
## MEDICAL/HEALTH



## LEISURE



## WORKSPACE



A strong convenience-led line-up. We are in discussions for expansion with M&S and are marketing for a further supermarket/food-hall

Café's, bars, restaurants and more. We're in negotiations with a number of exciting operators and have opened a rooftop farm

A growing range of uses offering health and wellbeing products and services to the affluent local catchment

We have already completed deals with a strong leisure line-up including a 45,000 sqft ThirdSpace health club

A lively range workspaces including our brand huddle with coworking, meeting rooms, event space, private offices and much more!



A diverse mix of complementary uses across three floors

Project update  
On the Centre  
Court works



A new  
**Centre Court**



# Project update

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## KEY DATES:

- Sep 22 Sliding roof onsite and assembled [COMPLETE]
- Oct 22 Handover to the Golf Groove [COMPLETE]
- Nov 22 Estimated completion of sliding roof works [COMPLETE]
- Jan 23 Handover to Third Space
- Jan 23 Handover to Boardroom
- Mar 23 Estimated completion of Courtyard & new entrance

Page 17



**Thank you!**

