



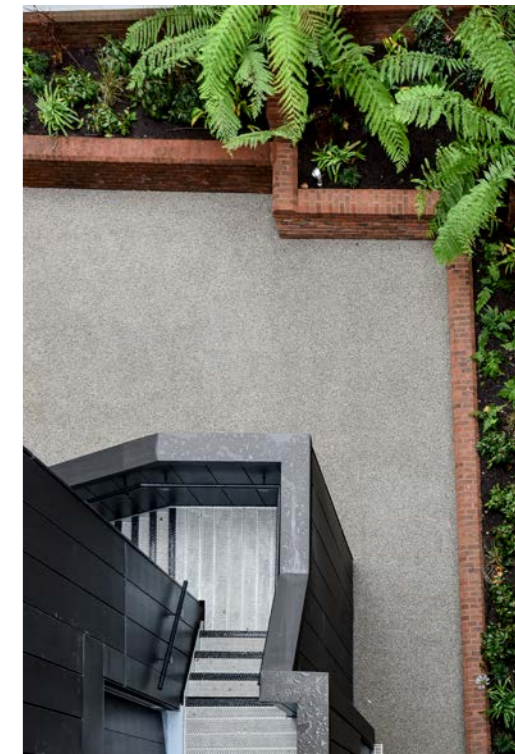
SHEARWATER
HOUSE

The Green Richmond TW9 1PX

Designed to impress



Shearwater House is a Grade A office building which has undergone a substantial refurbishment and extension by the landlord to provide high quality office accommodation within the much sought after location of The Green in Richmond.



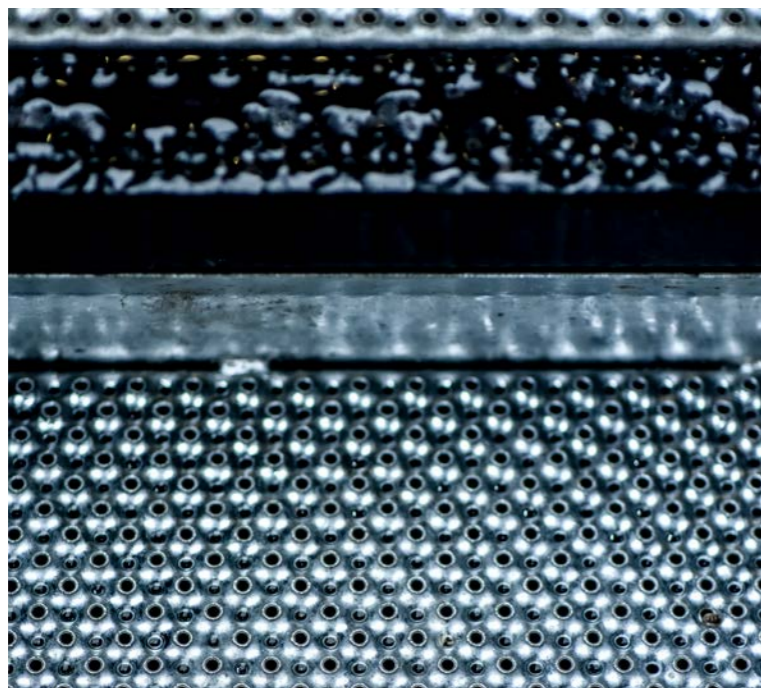
Garden access

Entrance

Meticulous attention to detail



High quality material



Shearwater House

Shearwater House has been comprehensively modernised and enhanced into a beautiful contemporary new workplace that exceeds the demands of the modern day occupier.





The property is available on a floor by floor basis

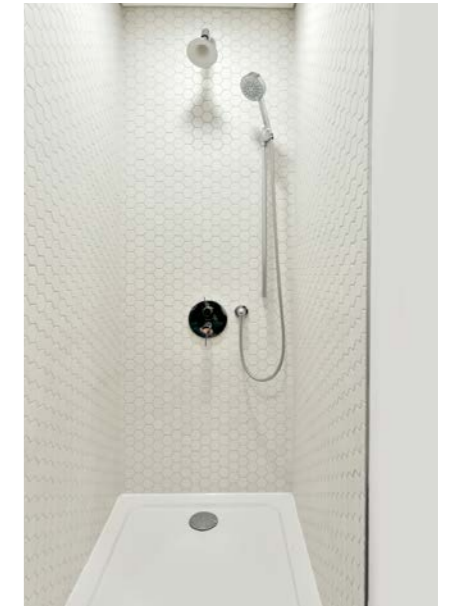
Accommodation

| Area | | sq m | sq ft |
|--------------|-----|---------|--------|
| Ground Floor | LET | 143.6 | 1,546 |
| First Floor | | 186.7 | 2,010 |
| Second Floor | | 186.7 | 2,010 |
| Third Floor | | 296.9 | 3,196 |
| Fourth Floor | | 262.4 | 2,824 |
| Total | | 1,076.3 | 11,586 |

- Impressive reception
- High quality open plan office space
- Air-conditioning
- Raised floors
- WC's on each floor
- Showers on each floor
- 7 basement car parking spaces
- Cycle storage
- Landscaped Communal Courtyard Area
- Exclusive use of terrace on the 4th floor



Fourth floor with terrace



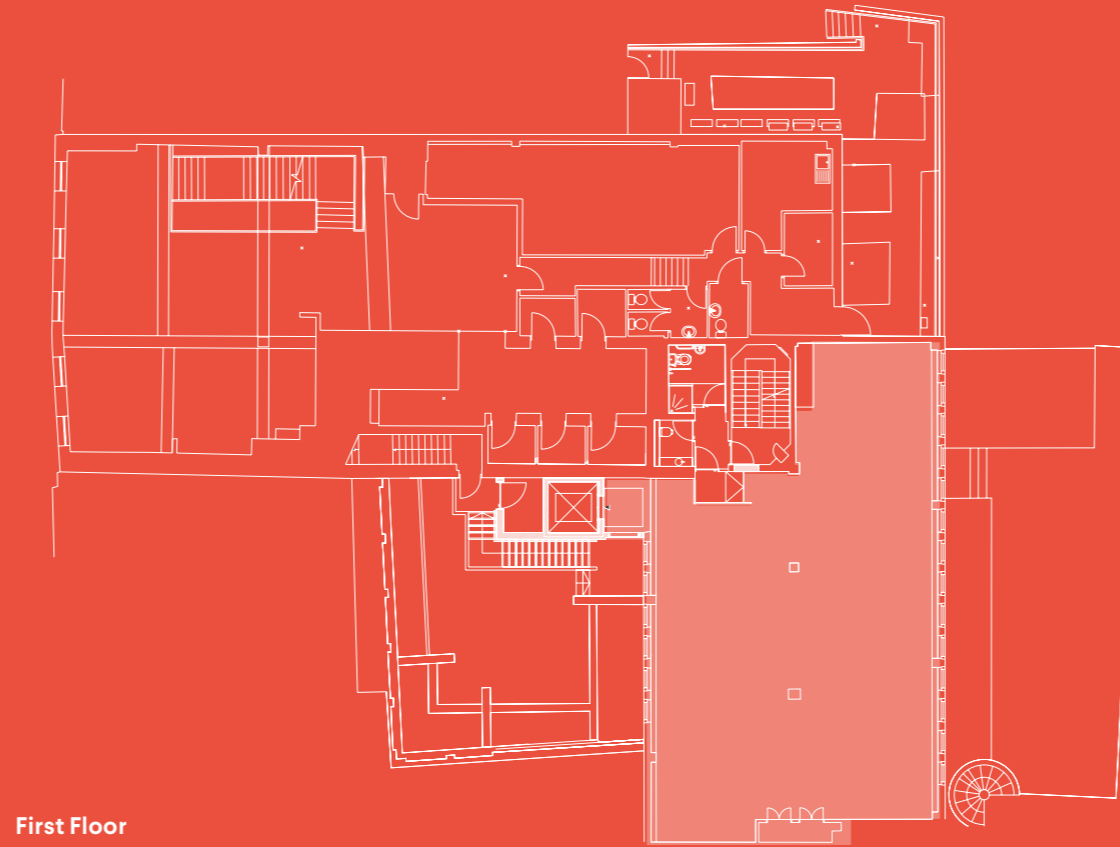
Second floor office

The property is available on a floor by floor basis

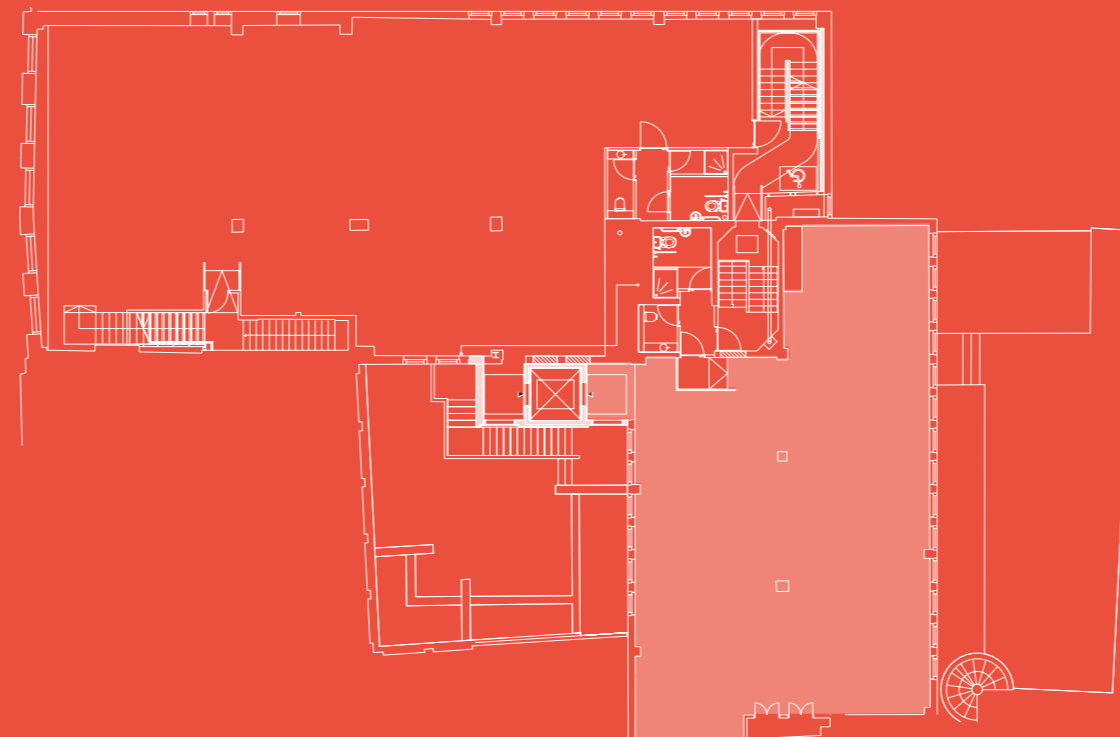
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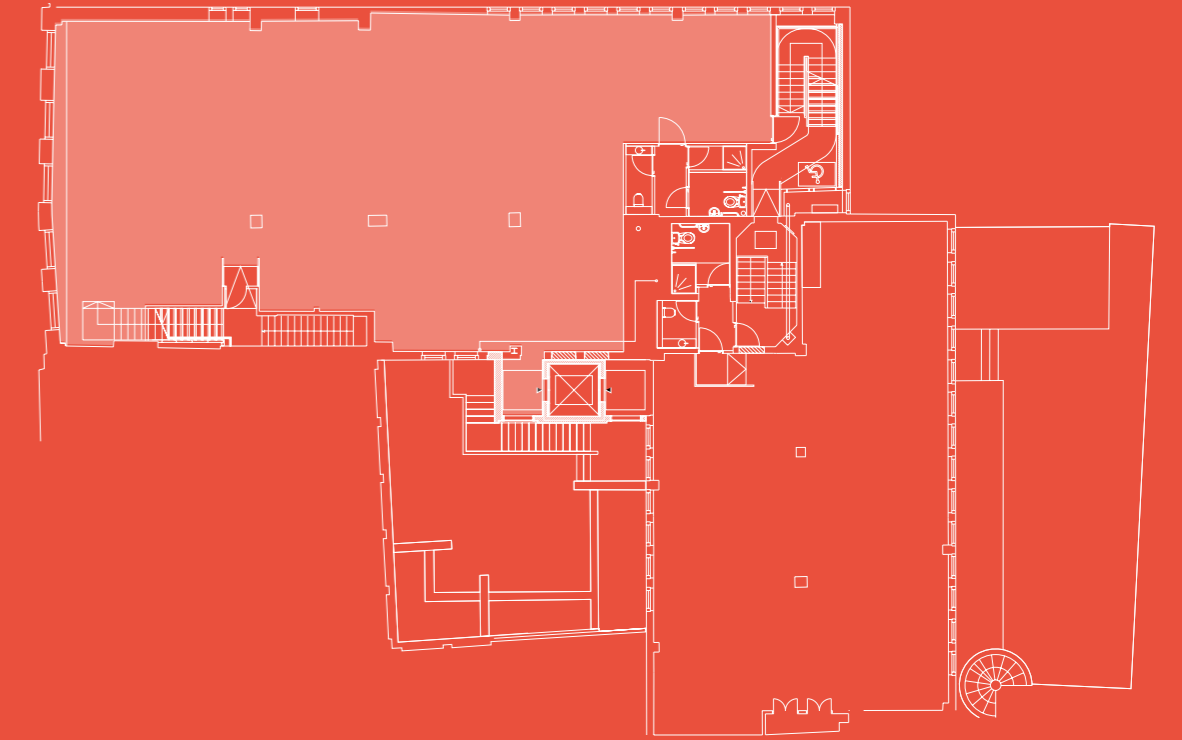
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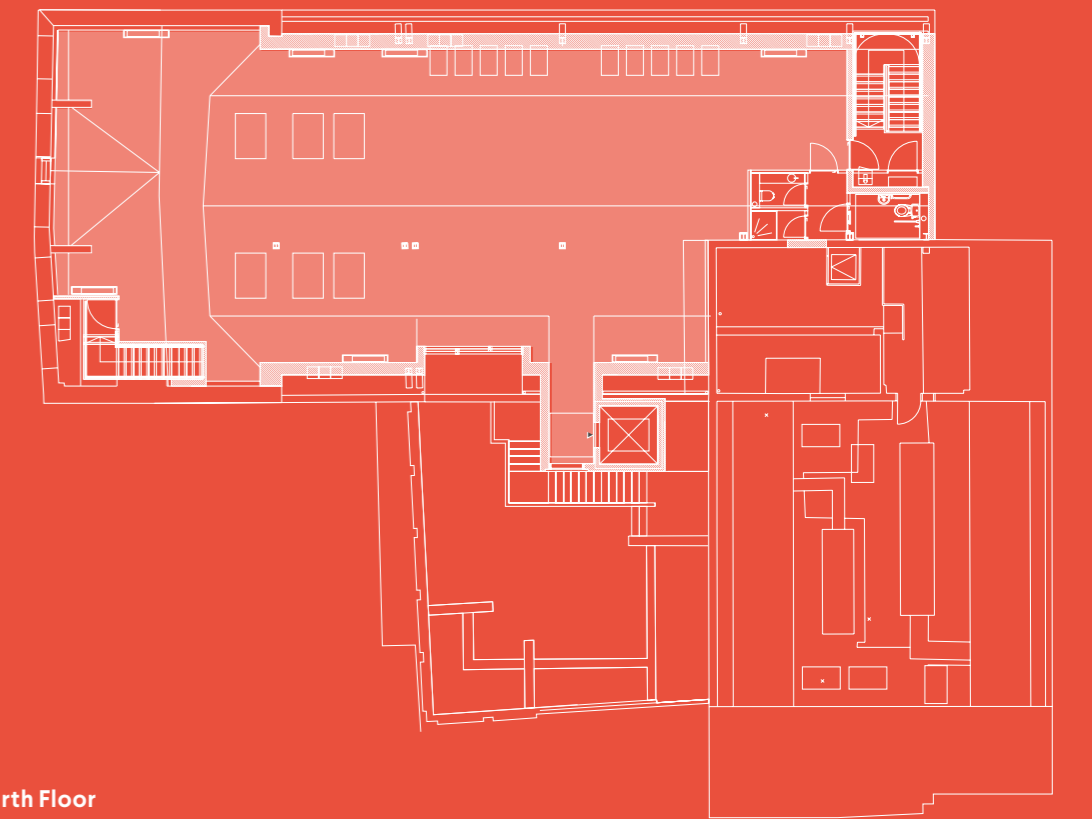
First Floor



Second Floor



Third Floor



Fourth Floor



Richmond Green

SHEARWATER HOUSE

3 Minute walk

Richmond Station

1

4

17

13

5

16

18

15

14

9

8

11

6

3

10

2

12

7

The building is situated in the heart of the town centre, offering an abundance of first-class retail and an array of dining options.

Richmond upon Thames is arguably one of the most beautiful parts of London and is home to a large number of major businesses.

Office Occupiers

- 1. Not on the High Street
- 2. Graze
- 3. Ebay
- 4. Reed Exhibitions
- 5. British & American Tobacco
- 6. PayPal

Restaurants

- 7. Gaucho
- 8. Ivy Cafe
- 9. Pizza Express
- 10. Jackson & Rye
- 11. Côte
- 12. Bill's

Retailers

- 13. Whole Foods
- 14. House of Fraser
- 15. H&M
- 16. Anthropologie
- 17. Waitrose
- 18. M&S

Richmond

Richmond offers a utopian bubble in London's sprawl. Amenities such as Richmond Park, Richmond Green, the Royal Botanical Gardens and Hampton Court Palace are all within close proximity and make Richmond the perfect location to live and work.

The Green is the focal point of this historic town, providing a mix of office and residential buildings around a 12 acre green, an attraction for many residents and visitors.



Richmond Green



Richmond Green

A uniquely beautiful part of London



Richmond is located approximately 8 miles south west of Central London and benefits from excellent road communications being situated on the A316.

Public transport links are also excellent with journey times to Waterloo by rail in approximately 18 minutes. A fully integrated bus service with London Transport is also provided.

Road

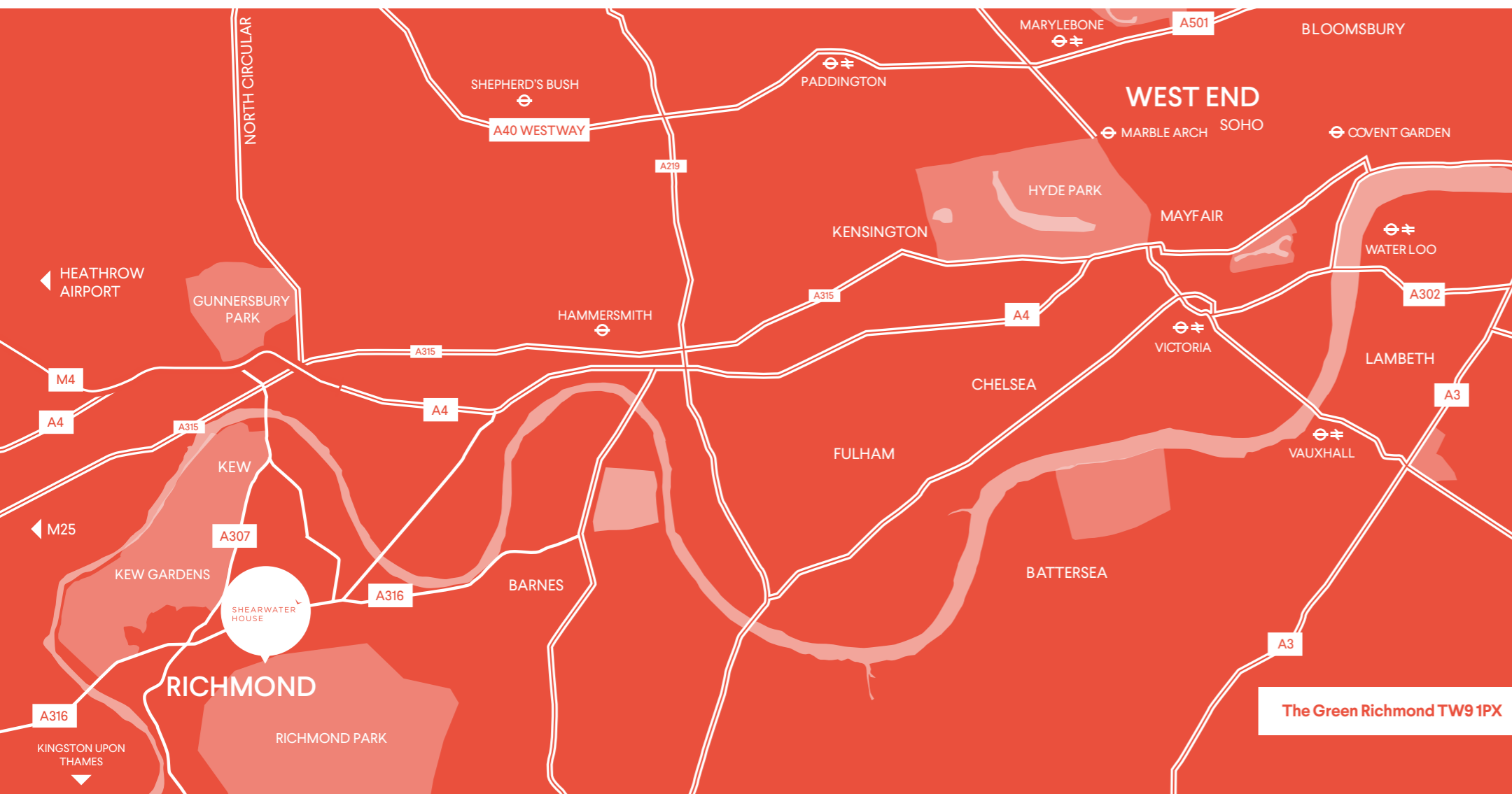
| | |
|----------|---------|
| M3 | 15 mins |
| M4 | 15 mins |
| M25 | 25 mins |
| Heathrow | 26 mins |
| Gatwick | 57 mins |

* Source: AA Route Planner

Train & Tube

| | |
|------------------|---------|
| Clapham Junction | 8 mins |
| Hammersmith | 15 mins |
| Waterloo | 18 mins |
| Bank | 35 mins |
| Paddington | 41 mins |

* Source: TfL



Terms and further information

New full repairing and insuring lease(s) available. Terms upon application. For all enquiries, please contact:

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