

20 HILL RISE
RICHMOND UPON THAMES
TW10 6UA



TO LET
PERIOD BUILDING WITH
LARGE SHARED GARDEN

Commercial (E-Class Use) Premises
Available as a whole or on a floor-by-floor basis
682 to 3,672 sq ft (63.38 to 341.26 sq m)

RICHMOND UPON THAMES IS A THRIVING, AFFLUENT BOROUGH IN SOUTH WEST LONDON ONLY 8 MILES FROM CENTRAL LONDON.

This highly sought after residential location is home to circa 200,000 inhabitants and attracts 4.5 million tourists each year, who come to enjoy its history, iconic views, hospitality and now Ted Lasso!

Richmond Town Centre is also a location of choice for a wide variety of businesses due to the high number of degree educated residents (3rd highest according in ONS in 2014), the high quality of the working environments on offer for commercial occupiers and the excellent connections to Central London.





RICHMOND THEATRE

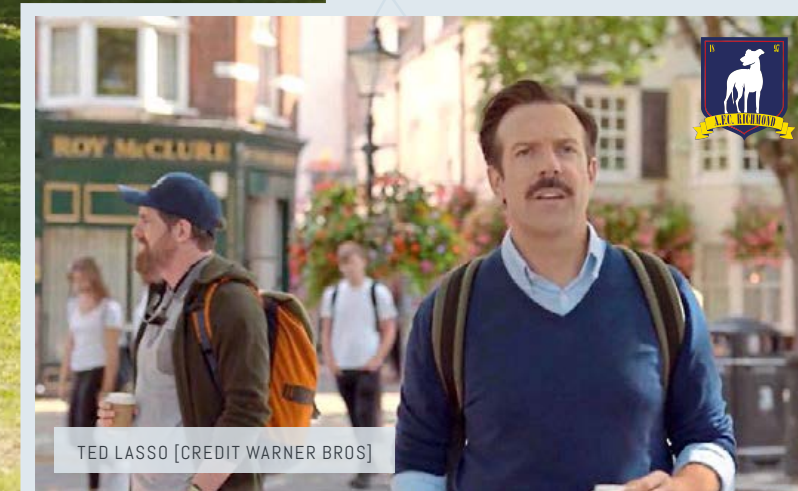


LOCATION & SITUATION

Originally an unnamed road, Hill Rise has historically also been known as Upper Hill Street, but whilst the street names have changed over the years, the bustling atmosphere of this location (close to the river and on the edge of the Town Centre) has continued.

The top floor of 20 Hill Rise provides excellent views on a clear day and it is possible to see both Twickenham Stadium and Wembley Stadium from this floor.

Hill Rise itself offers local coffee shops and boutiques, whilst Quinlan Terry's (King Charles' favourite architect) Richmond Riverside is on the doorstep alongside all the amenities of Richmond Town Centre including restaurants (Scotts, The Ivy, Brindisa, Stix N Sushi and Gaucho), cinemas (Odeon and Curzon), theatres (Richmond Theatre and The Orange Tree), Gyms (Third Space coming soon), Pubs (The Cricketers, The White Swan, The Princes Head (otherwise known as The Crown & Anchor in Ted Lasso) and The Britannia etc.) bars (Incognito, Dropkick Jonny's, So Bar) as well an evolving retail mix (book shops, fashion & pop ups).



TED LASSO [CREDIT WARNER BROS]

The popular feel-good TV series, Ted Lasso, has brought the attractions of Richmond to the attention of an international audience.

TED OVERLOOKS RICHMOND GREEN WITH THE CROWN & ANCHOR BEHIND HIM.

COMMUNICATIONS

TRAINS & UNDERGROUND

Richmond Station has direct train services to London Waterloo every 10 minutes with the fast train taking just 18 minutes. It is also connected to Windsor and Reading in approximately 50 and 70 minutes respectively. It is located in Zone 4 and is serviced by the District Line as well as the London Overground Line.

ROADS

The A316 runs through Richmond and provides easy access to the M3 and M25. The M4 is located 2.5 miles north of Richmond and provides easy access to Heathrow and the west.

AIRPORTS

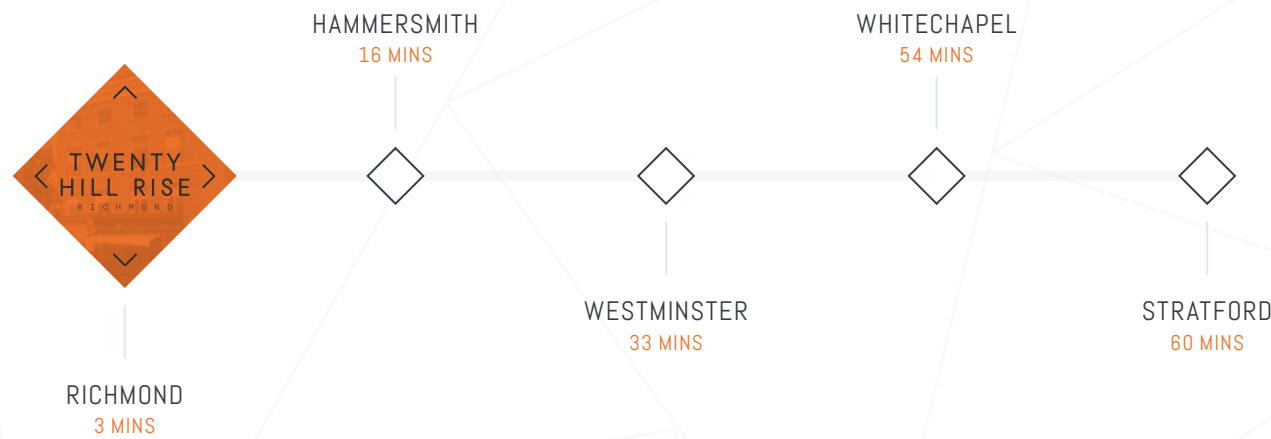
London Heathrow, the UK's largest international airport, is approximately 14 miles from Richmond and can be easily accessed via the M4.

TRAIN	MIN
Clapham JCT	9
Willesden JCT	17
Waterloo	19
Wimbledon	25
Stratford	60

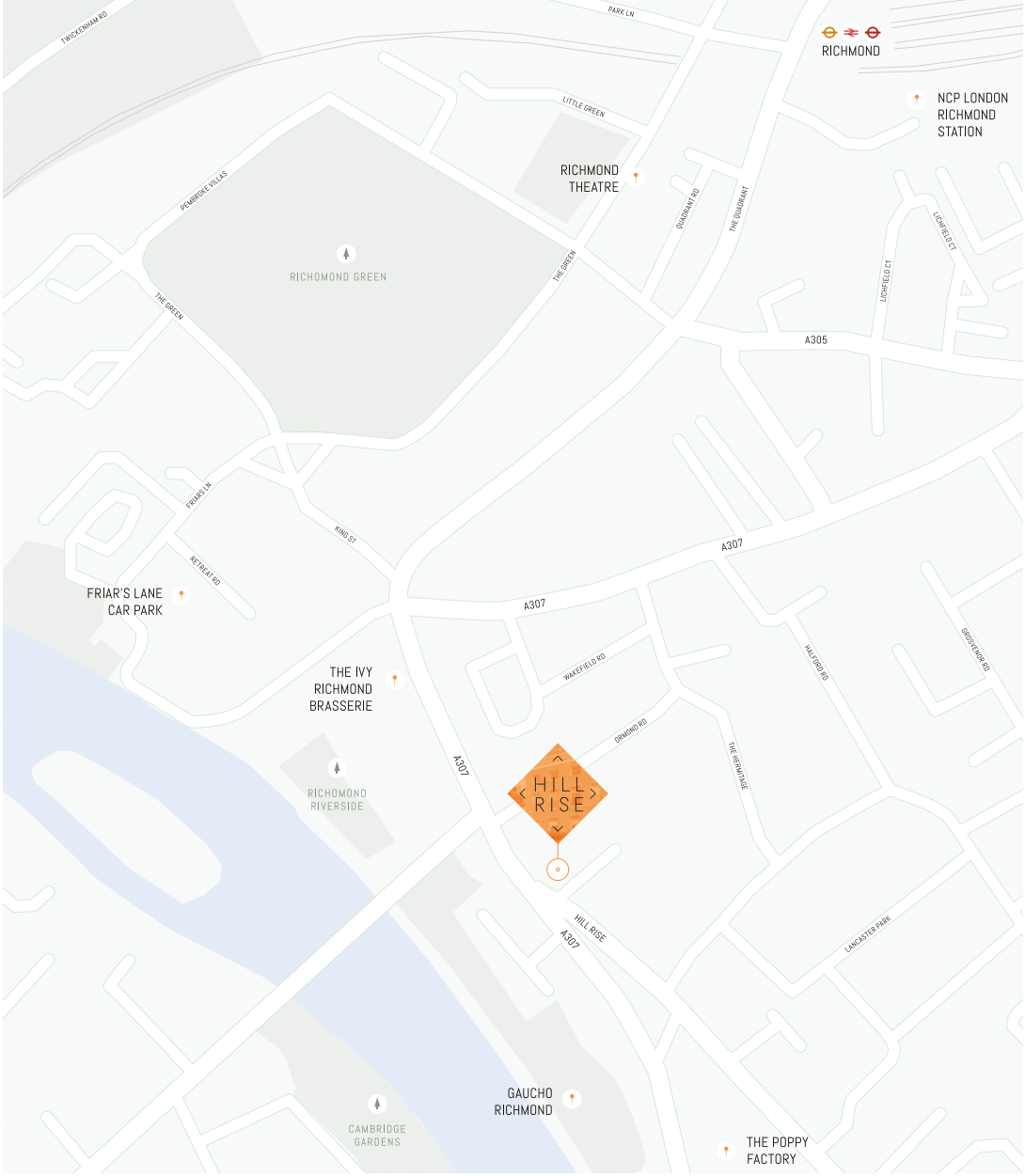
UNDERGROUND	
Hammersmith	16
Earls Court	23
Victoria	25
Embankment	34
Bank	37

BY CAR	
Heathrow	36
Gatwick	40

(SOURCE TFL)



TRAVEL TIMES ARE BASED ON TFL AND CROSSRAIL WEBSITES.



SCOTT'S
RICHMOND

THE IVY
RICHMOND

BRINDISA
TAPAS

STICKS | N | SUSHI

GAUCHO





SPECIFICATION

Passenger Lift
 Central Heating
 Air-Cooling
 Perimeter trunking
 Shower facilities

A PERIOD BUILDING WITH A VERY MODERN HERITAGE

According to the local history archives, the building dates from the 1820s and has been used as premises by various professions over the past two centuries. An occupier of particular note is George Pask, who was a pioneer in the discipline of Cybernetics and invented a variety of adaptive machines and devices that were described by The Guardian in 1962 as "Thought Machines".

20 Hill Rise was the home of George Pask's not-for-profit Company, System Research Ltd, and this highly regarded Company had contracts with both the British Government and the US Military.

With its highly educated and skilled local population, Richmond Upon Thames of course continues to be a centre for tech companies, both large and small.



RICHMOND IS WELL KNOWN FOR ITS GREEN OPEN SPACES AND TWENTY HILL RISE OFFERS THE PERFECT OUTDOOR SPACE FOR MEETINGS, CLIENT CATCHUPS AND STAFF WELL-BEING.

Situated at the rear of the property, the walled garden provides an attractive area which, with its all weather surfaces, can be used at any time of year by the tenants of the building.

With private buildings on all sides and mature trees it feels very calm and private in the garden whilst the lower terrace provides a seated area where you can enjoy coffee and food from Kapucin.

SCHEDULE OF AREAS

FLOOR SIZE	SQ FT	SQ M
First Floor	980	91.08
Second Floor	982	91.26
Third floor	1,028	95.54
Fourth Floor	682	63.38
TOTAL	3,672	341.26

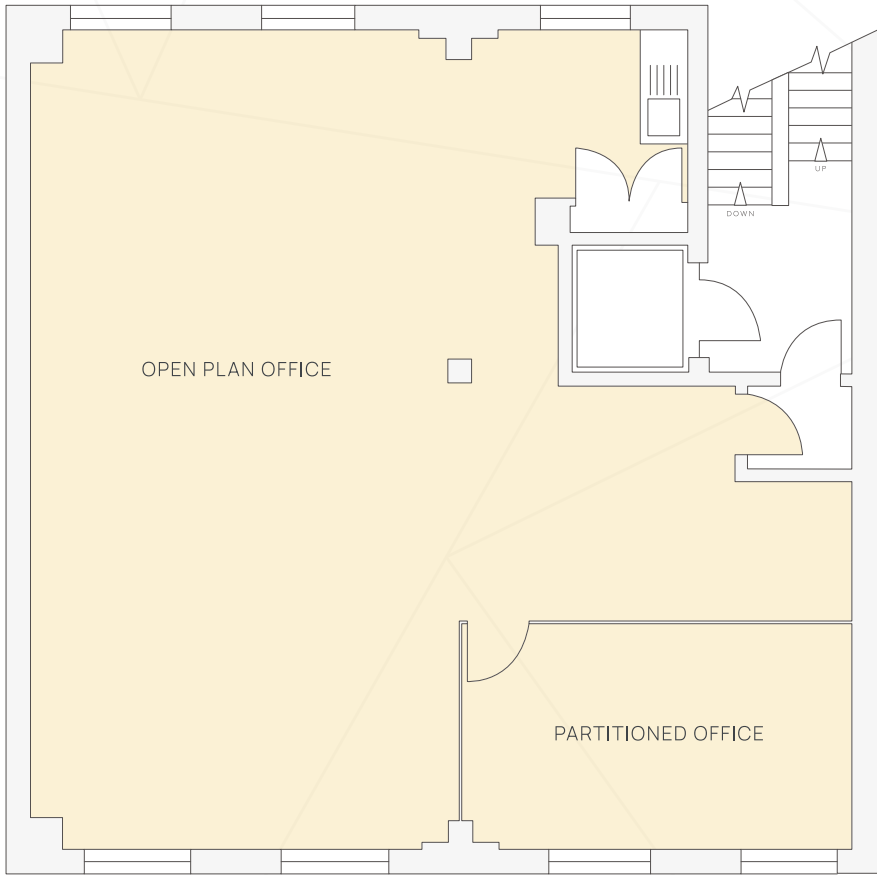
SUBJECT TO FINAL MEASUREMENT

TERM
Offered by way of a new lease
with terms to be agreed.

RENT & RATES
Rent upon application

VAT
VAT is applicable

TYPICAL FLOOR PLAN



PLANS NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY.





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