

**RICHMOND** *RIVERSIDE*

**HERON** *HOUSE*



# *Location,* LOCATION, **LOCATION**

## **RICHMOND** *The place for* **BUSINESS**



*Situated just 15 miles south west of Central London; Richmond-Upon-Thames is a bustling business location with exceptional commutability, enviable green surroundings and a superb riverside setting.*

Perfectly positioned and serviced by both London Overground and Underground networks, Richmond is the ideal location for today's leading business demands and offers full global connectivity with Heathrow Airport literally on the doorstep.

Outside of the office, Richmond boasts an abundance of open space and attractions; including Richmond Green, Richmond Park, Hampton Court Palace and Kew Gardens. Add to this first-class retail, an array of dining options and highly prized residential and the result is the very epitome of a discerning work/life balance.

Although the journey from Central London takes little more than 15 minutes; Richmond feels a world away from the habitual grind and stress of the capital. For this reason it is fast becoming the destination of choice for prime office space by many of the world's leading businesses.



RICHMOND RIVERSIDE

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Inspiring **SPACE**

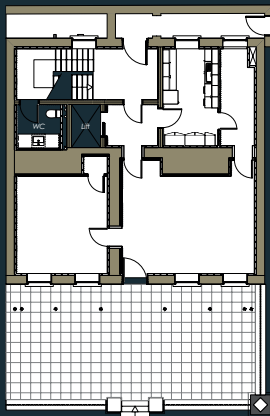


*Heron House forms part of the prestigious, landmark Richmond Riverside development. This self-contained office building with private garden overlooks the River Thames and provides stunning, Grade A accommodation in an unrivaled environment.*



\*CGI image

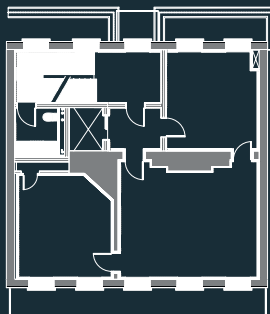
Stunning luxury **SPACE**



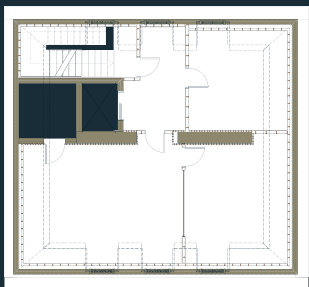
Garden Floor



Ground Floor



First Floor



Second Floor

INDICATIVE AREA SCHEDULE

	SQ FT	SQ M
Garden Floor	700 Sq Ft	65.0 Sq M
Ground Reception	213 Sq Ft	19.8 Sq M
Ground Offices	643 Sq Ft	59.7 Sq M
First Floor	846 Sq Ft	78.6 Sq M
Second Floor	732 Sq Ft	68.0 Sq M
<b>TOTAL</b>	<b>3,133 Sq Ft</b>	<b>291.1 Sq M</b>

SPECIFICATION

- VRF Air-Conditioning
- Raised floor throughout the office space
- New feature ceilings with integrated LED lighting system
- 5 secure car parking spaces at basement level
- Secure bicycle storage
- New WC's and shower
- Private garden overlooking the River Thames

Local occupiers AND

# AMENITIES

OFFICE OCCUPIERS

<i>Graze</i>
<i>eBay</i>
<i>Reed Exhibitions</i>
<i>Sabre Holdings</i>
<i>BAT</i>
<i>PayPal</i>
<i>Not on the High Street</i>
<i>Allocate Software</i>
<i>Tails.com</i>
<i>Gumtree</i>
<i>Autotask</i>
<i>Ecover</i>

RETAILERS

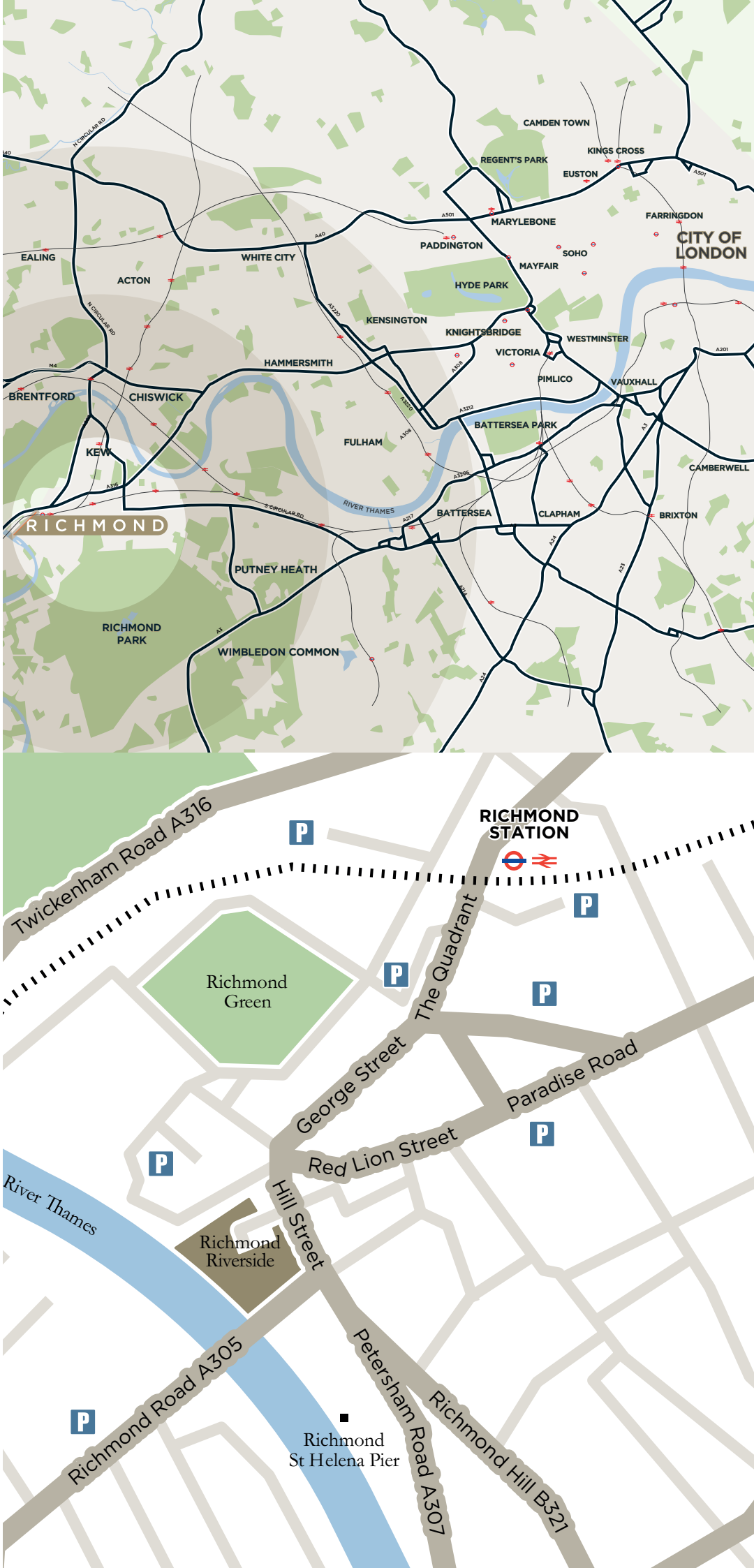
<i>Whole Foods</i>
<i>House of Fraser</i>
<i>H&amp;M</i>
<i>Anthropologie</i>
<i>Waitrose</i>
<i>M&amp;S</i>
<i>David Clulow</i>
<i>Toni &amp; Guy</i>
<i>Jo Malone</i>

RESTAURANTS

<i>Gaucha</i>
<i>Ivy Cafe</i>
<i>Pizza Express</i>
<i>Jackson &amp; Rye</i>
<i>Côte</i>
<i>Bill's</i>
<i>Franco Manca</i>
<i>Antipodea</i>
<i>The Bingham</i>
<i>Acena</i>
<i>Al Boccon Di Vino</i>
<i>No1 Duke Street</i>

LEISURE

<i>Curzon Cinema</i>
<i>Digme Fitness</i>
<i>Odeon Cinema</i>
<i>Ham Polo Club</i>
<i>Twickenham Stadium</i>
<i>Pools on The Park</i>
<i>Richmond Park</i>
<i>Harbour Hotel, Richmond Hill</i>
<i>Richmond Hill Health Club</i>



# LOCATION

KEY ROAD, RAIL AND UNDERGROUND TRAVEL TIMES

ROAD

<i>A316</i>	<i>3 minutes</i>
<i>M3</i>	<i>15 minutes</i>
<i>M4</i>	<i>15 minutes</i>
<i>M25</i>	<i>25 minutes</i>
<i>Heathrow</i>	<i>27 minutes</i>

RAIL From Richmond Station

<i>Clapham Junction</i>	<i>8 minutes</i>
<i>Willesden Junction</i>	<i>17 minutes</i>
<i>Waterloo</i>	<i>19 minutes</i>
<i>Wimbledon</i>	<i>22 minutes</i>
<i>Stratford</i>	<i>50 minutes</i>

UNDERGROUND From Richmond Station

<i>Hammersmith</i>	<i>14 minutes</i>
<i>Earls Court</i>	<i>19 minutes</i>
<i>Victoria</i>	<i>27 minutes</i>
<i>Green Park</i>	<i>31 minutes</i>
<i>Bank (via Waterloo)</i>	<i>33 minutes</i>

ADDRESS

Heron House, Heron Square,  
Richmond Riverside,  
Richmond,  
TW9 1EJ

(Approximate journey times - source TfL and AA)



*For further details about this unique opportunity, please contact:*

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**MISREPRESENTATION ACT 1967**

Whilst all the information in these particulars are believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Date: August 2018