

ONE CASTLE YARD

RICHMOND-UPON-THAMES
TW10 6TF

NEW OFFICE DEVELOPMENT

FROM 13,620 SQ FT - 20,815 SQ FT

CENTRAL RICHMOND

SELF-CONTAINED

Exton Estates



ONE UNIQUE PLACE

One Castle Yard will provide contemporary, energy efficient, high quality, new office accommodation in the heart of Richmond upon Thames.

Full onsite amenities including bike storage, boutique changing facilities, creative open plan offices and stunning roof terraces create a unique place to work and entertain.

20,815
SQ FT ACROSS
5 FLOORS



4
ELECTRIC CAR
CHARGING POINTS



22
SECURE CYCLE
SPACES



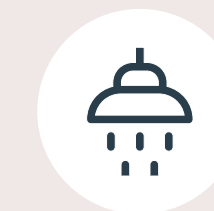
2
ROOF
TERRACES



Highly sustainable
BREEAM: Excellent



Secure
bike storage



Showers
& lockers



6 on and off-site
parking spaces



Raised
floors



All electric
building



Premium
interior



Exposed
services



Air
conditioning

ONE PERFECT LOCATION

Uniquely placed amongst major businesses and within walking distance of both the River Thames and the train station, One Castle Yard is perfectly located in one of London's most attractive and affluent boroughs.



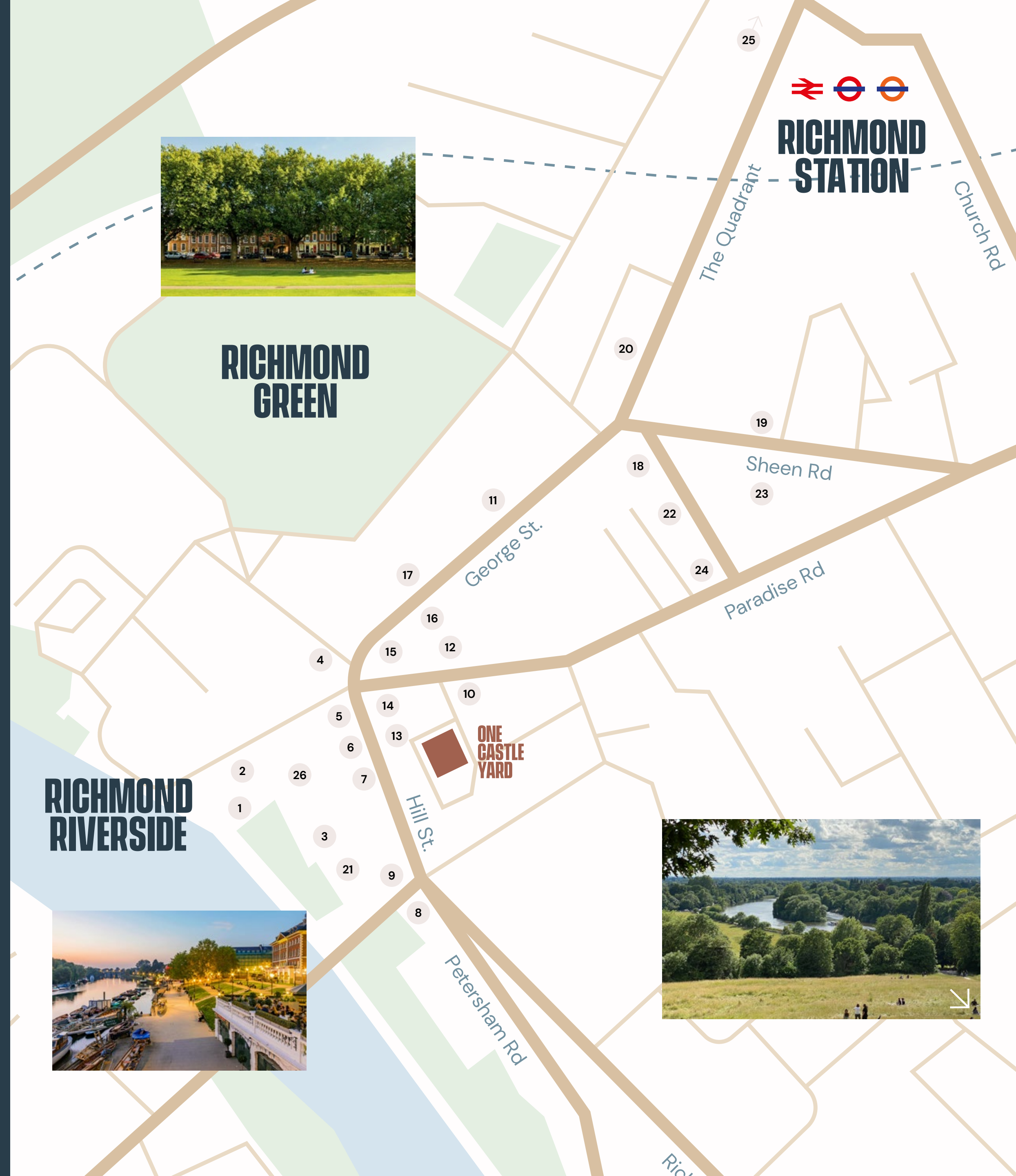
ONE PERFECT LOCATION

Local Shops & Restaurants

- 1 Scott's
- 2 Slug & Lettuce
- 3 Tapas Brindisa
- 4 Zizzi
- 5 Wagamama
- 6 The Ivy Café
- 7 Meghan's
- 8 Bill's
- 9 Pitcher & Piano
- 10 Franco Manca
- 11 Ole & Steen
- 12 Pizza Express
- 13 Five Guys
- 14 Waterstones
- 15 Knoop's
- 16 M&S
- 17 Reiss
- 18 Whole Foods
- 19 Waitrose

Local Businesses

- 20 Reed
- 21 Graze
- 22 Ecover
- 23 Duracell
- 24 Burt's Bees
- 25 Not on the High Street
- 26 Ebay, Gumtree, PayPal



Travel times

By foot

Richmond Station	3 minutes	
Richmond Green	3 minutes	
Richmond Park	20 minutes	

By car

M4	10 minutes
M3	12 minutes
M25	17 minutes
Heathrow Airport	24 minutes

By train

Clapham Junction	10 minutes	
London Waterloo	19 minutes	
Green Park	32 minutes	
Paddington	36 minutes	



Images (left to right):
 Richmond Riverside
 Richmond Green
 Richmond Park

ONE SMART MOVER

Relocating can be a time consuming and costly exercise. In addition to providing state of the art offices, there is an opportunity for 'turn key' packages. Whether is it assisting with layout design, Cat B finishes or a full fit out and furniture package, **One Castle Yard** is the smartest move in Richmond.



ONE DYNAMIC SPACE

Refurbishment of Existing

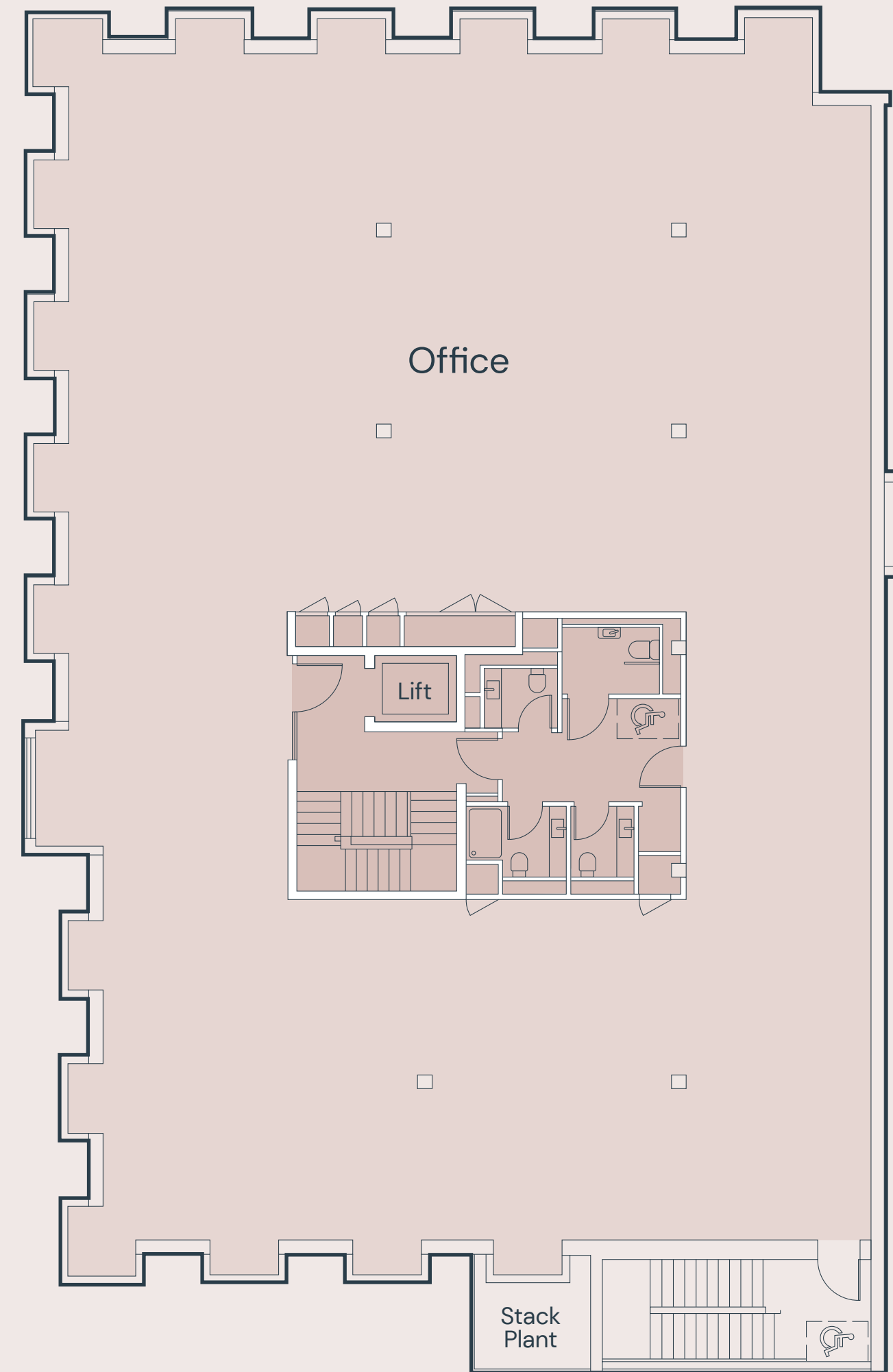
Second floor office	428 sq m	4,604 sq ft
First floor office	427 sq m	4,593 sq ft
Ground floor office	375 sq m	4,039 sq ft
Reception	36 sq m	384 sq ft
Total	1,266 sq m	13,620 sq m

Refurbishment & Extension

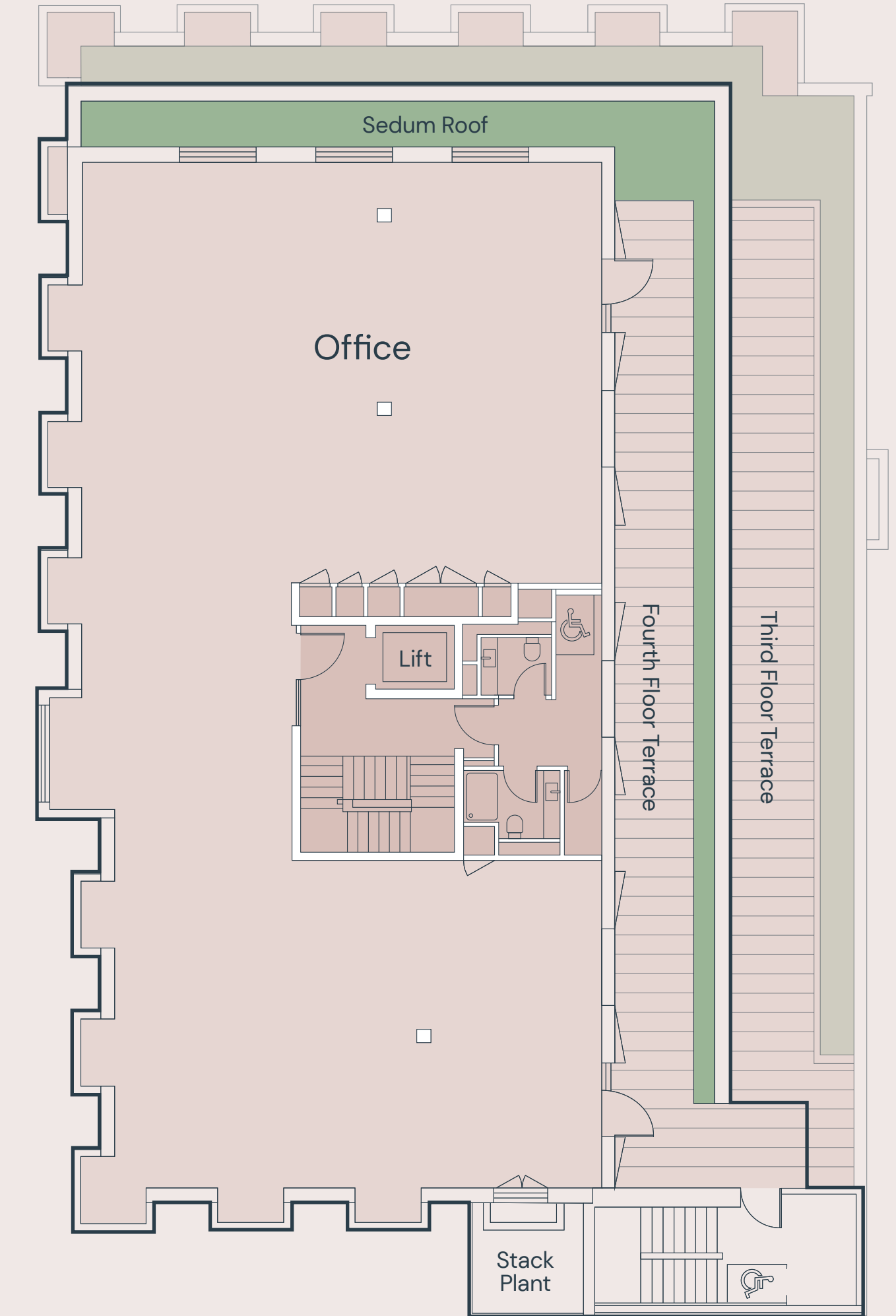
Fourth floor office	238 sq m	2,561 sq ft
Fourth floor terrace	45 sqm	485 sq ft
Third floor office	346 sq m	3,719 sq ft
Third floor terrace	40 sq m	430 sq ft
Second floor office	428 sq m	4,604 sq ft
First floor office	427 sq m	4,593 sq ft
Ground floor office	375 sq m	4,039 sq ft
Reception	36 sq m	384 sq ft
Total Office	1,850 sq m	19,900 sq ft
Total Terrace	85 sq m	915 sq ft

Approx. net internal areas including terraces

TYPICAL FLOORPLAN



FOURTH FLOOR



ONE CASTLE YARD



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