

EVERGREEN STUDIOS

LITTLE GREEN
RICHMOND-UPON-THAMES

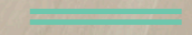
Fully Refurbished Office Accommodation
3,294 Sq Ft - 17,072 Sq Ft



EVERGREEN STUDIOS

Evergreen Studios is a prestigious and imposing, newly renovated Grade-A HQ style office building located on the edge of the historic Richmond Green.

Interior designed to the finest detail to be either let as one unit or on a floor by floor basis. This iconic detached building occupies a prominent site just off Little Green neighbouring the Richmond Theatre with almost direct access to Richmond's main shopping area, train and tube stations.





PRESTIGIOUS DETACHED BUILDING

The impressive glass entrance leads to a welcoming foyer, perfect for greeting clients; lift and stair access to its five well-appointed floors, all with natural light from every aspect. Each floor is fully equipped with luxury showers, toilets and kitchens. The building has CAT6a cabling throughout; modern LED strip lighting; air conditioning units with exposed ducting; discreet floor panels; housing ample socket space and brand-new double glazing throughout.

Some of the floors have aspects towards to beautiful Richmond Green while the top floor has several private balconies. There is also two outside spaces to the lower ground floor and parking.



ALL IN THE DETAIL



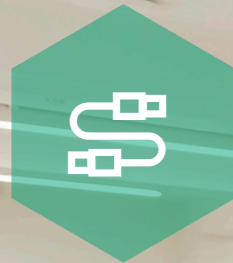
SHOWERS ON EVERY LEVEL



PARKING



BIKE STORAGE



CAT6A CABLING



LIFT



ROOF TERRACES



RECEPTION



DOUBLE GLAZING THROUGHOUT



WOOD FLOORING



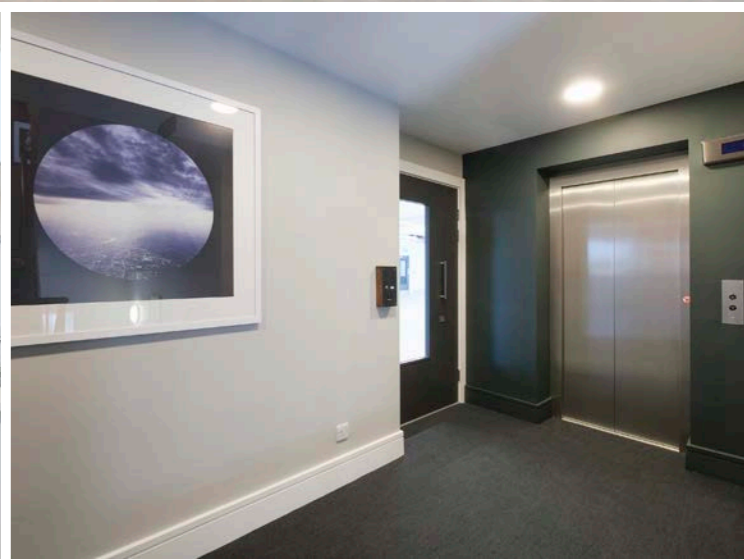
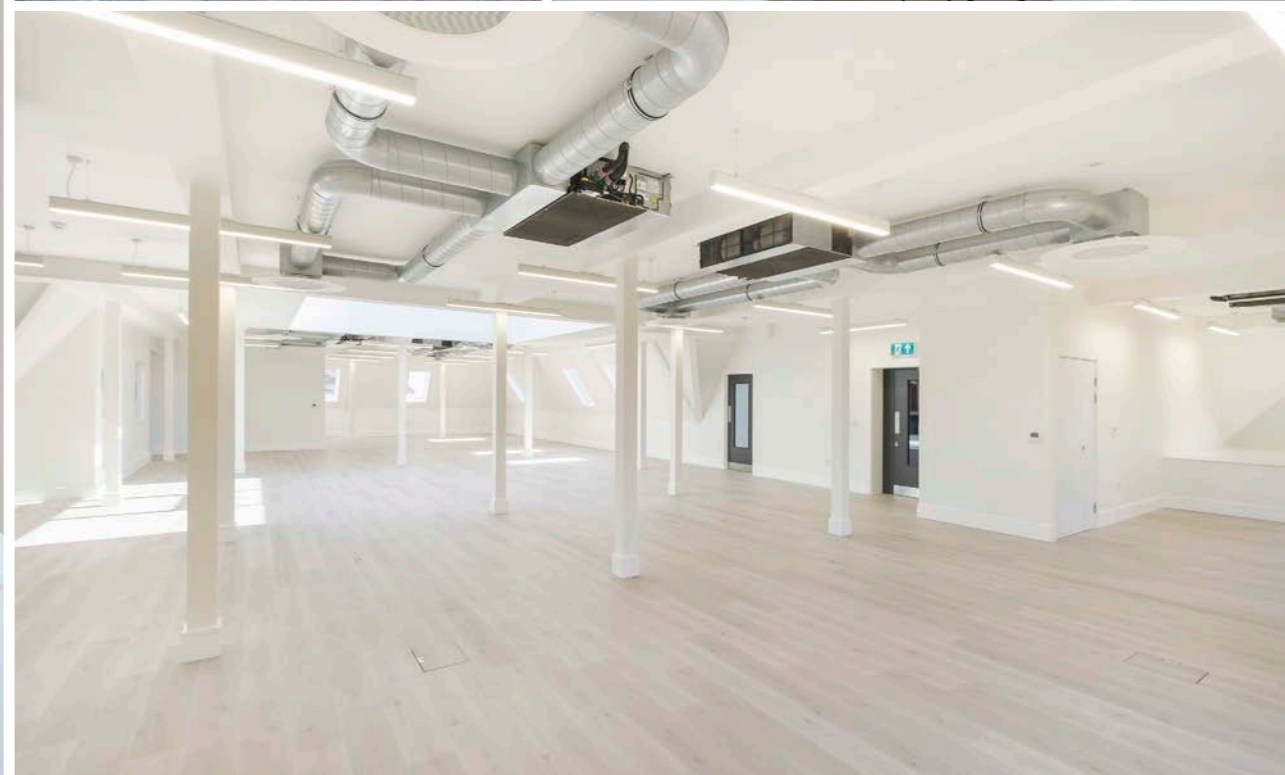
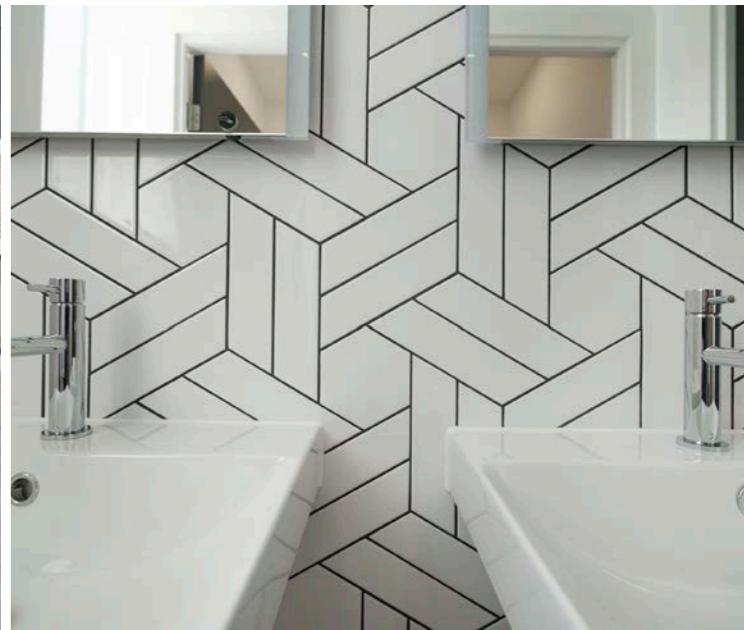
AIR CONDITIONING



PRESTIGIOUS ADDRESS



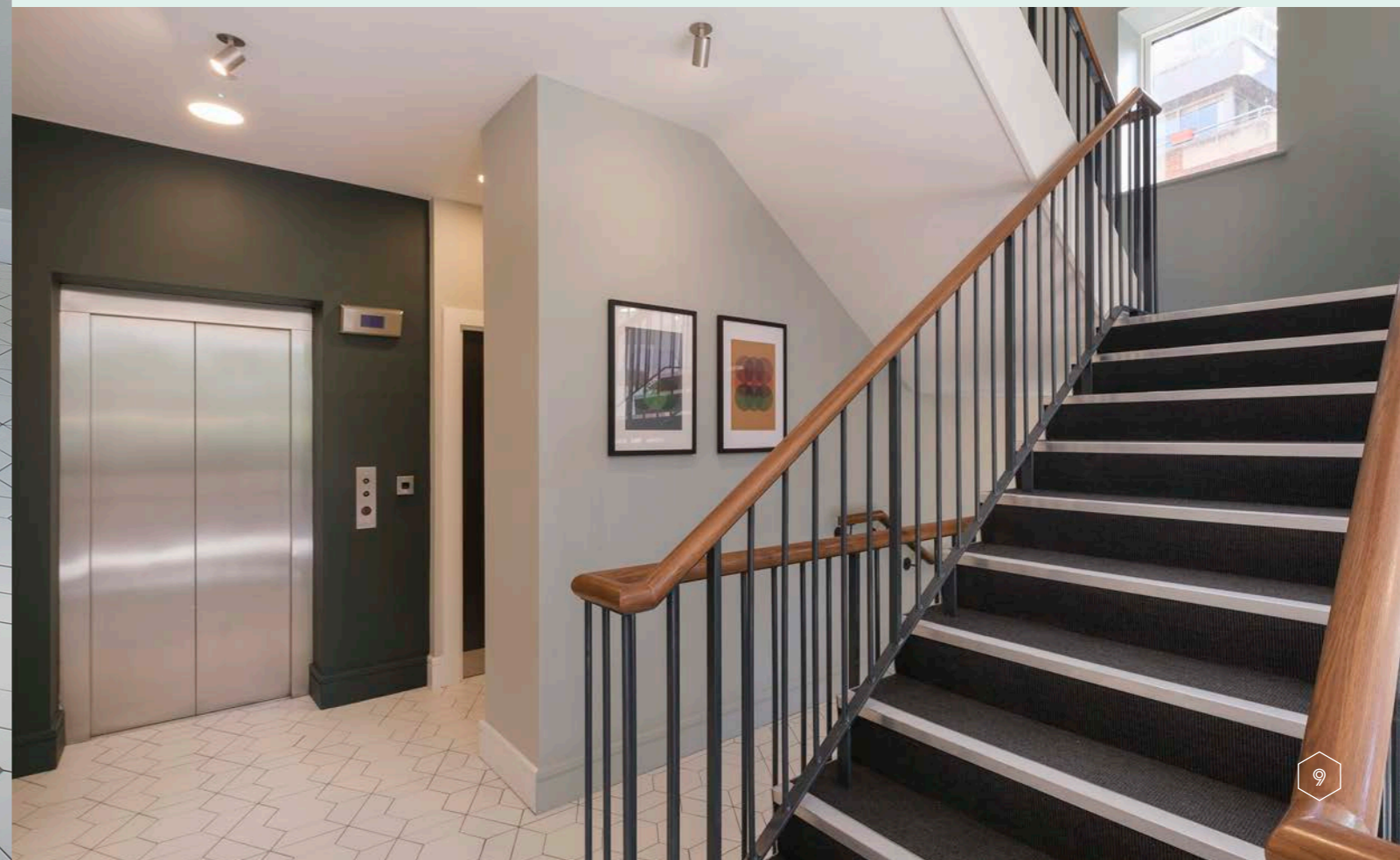
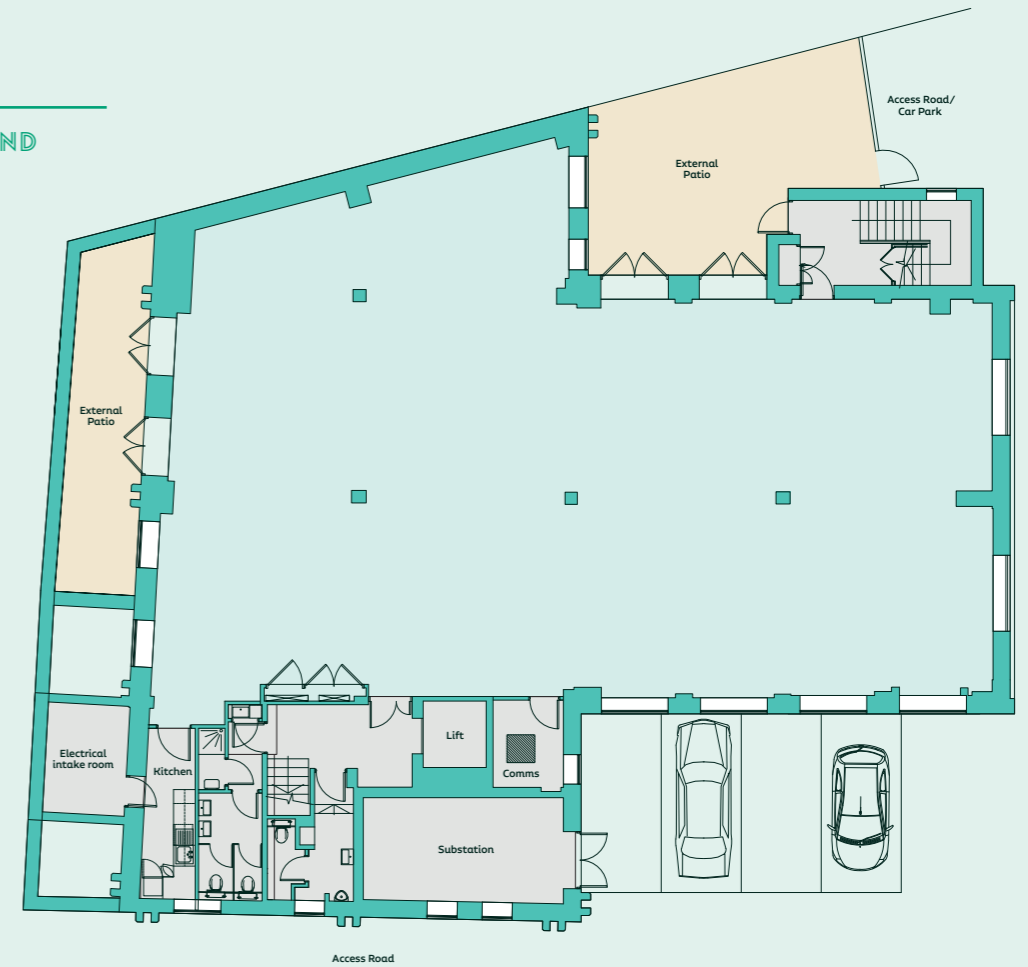
FAST INTERNET CONNECTIVITY



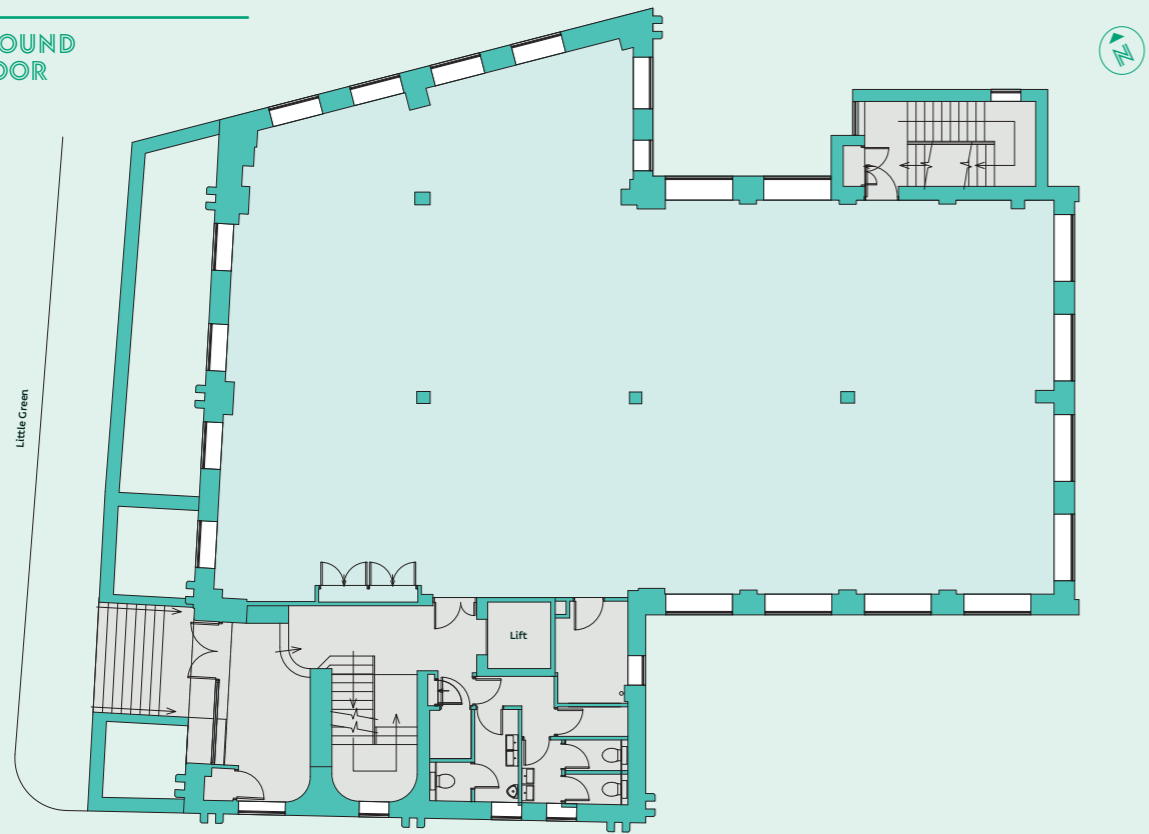
SCHEDULE OF AREAS

FLOOR	SqM	SqFt
Lower Ground	306.0	3294
Ground	306.0	3294
First	331.0	3563
Second	337.0	3627
Third	306.0	3294
TOTAL NIA	1,586	17,072

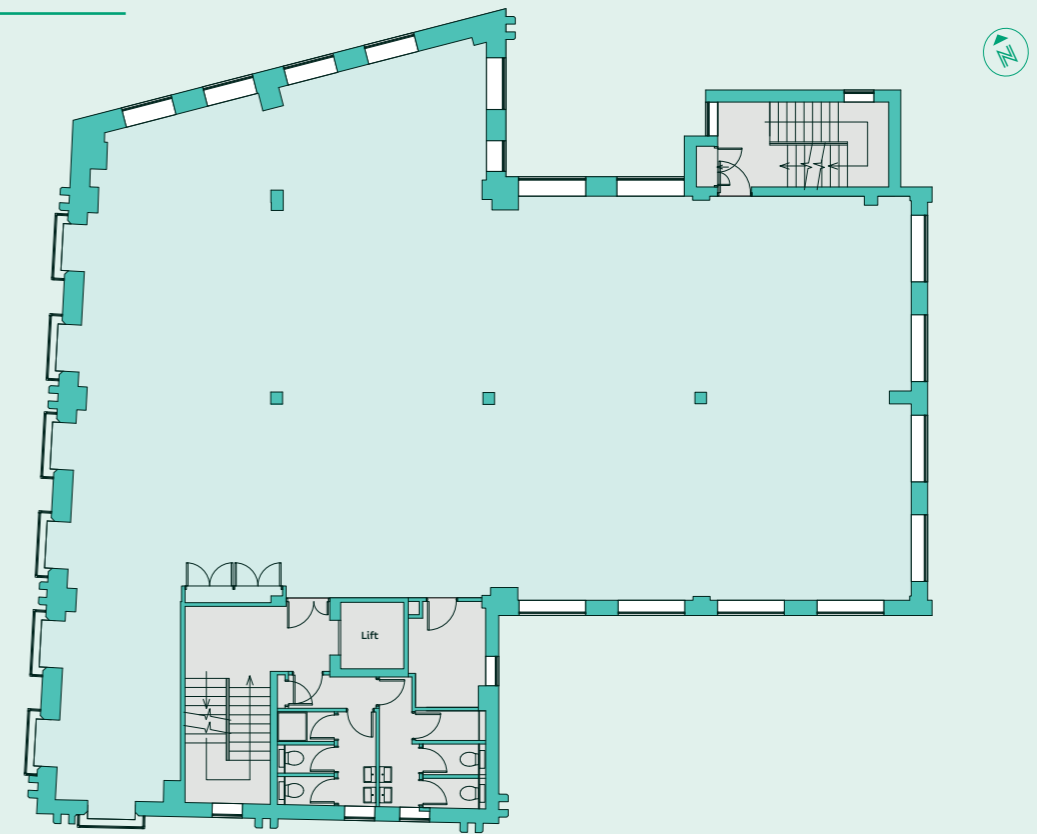
LOWER GROUND FLOOR



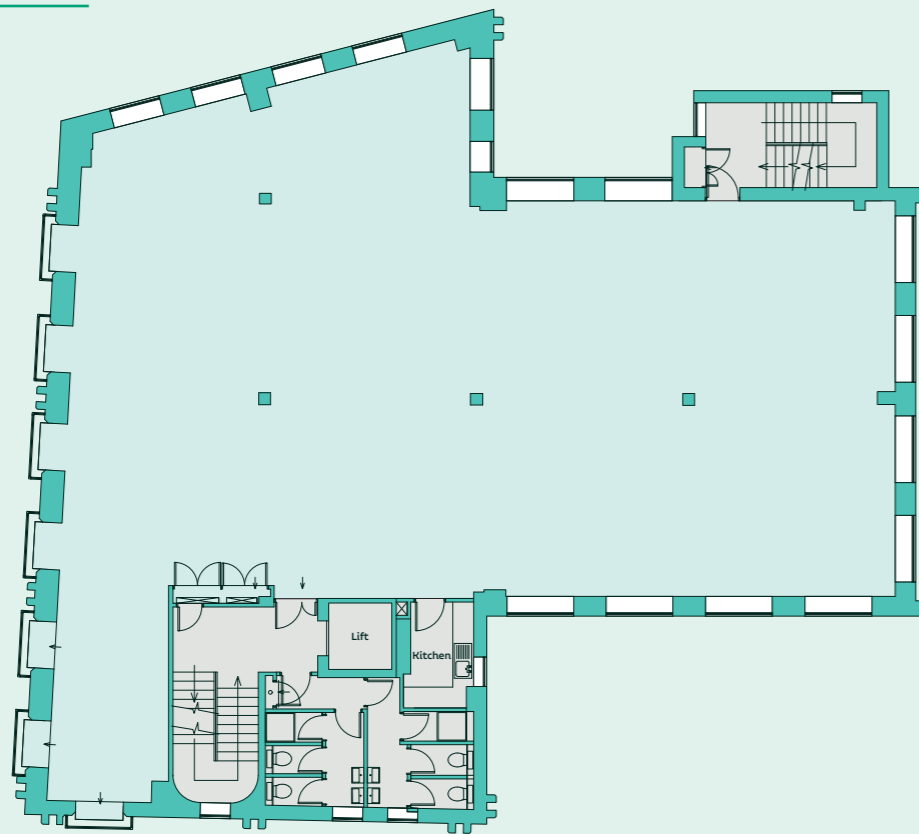
GROUND FLOOR



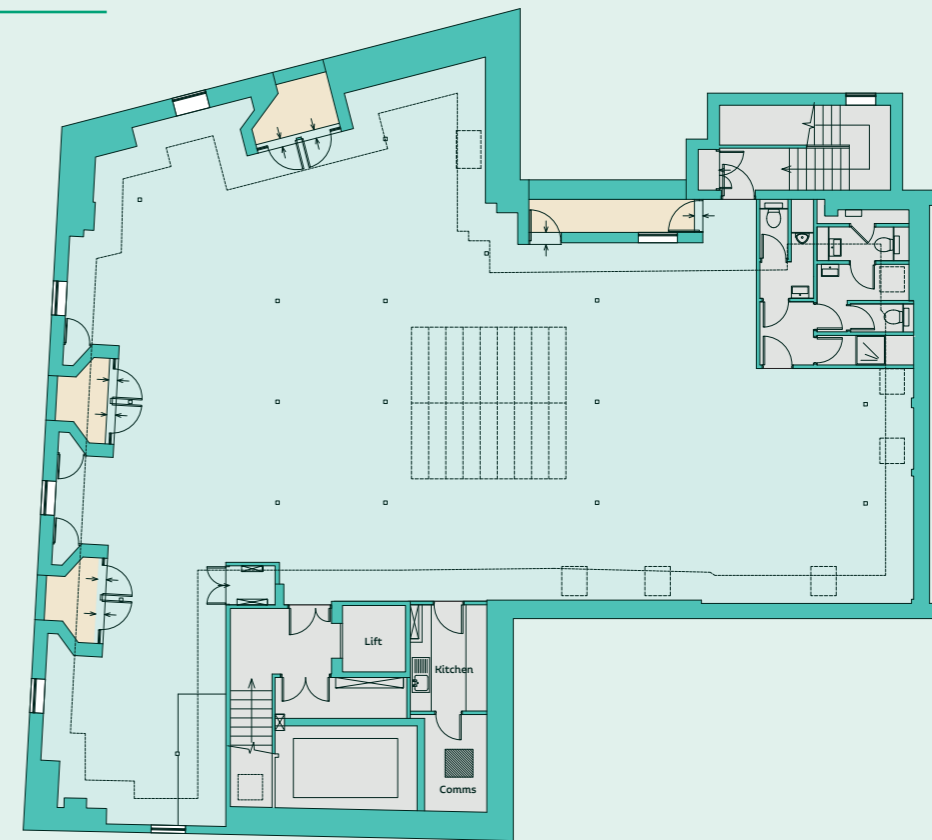
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



RICHMOND = AN OASIS OF GREEN



Richmond is blessed with beauty and marked by History. This affluent town just over 9 miles from the City of London, is regularly voted one of the best places to live and work in Britain. As well as being perfectly positioned to get both in and out of the capital, the area has a wide range of amenities. There are plenty of green, open spaces locally including Richmond Park, Kew Gardens and Richmond Green to name but a few. There is a stunning Riverside with terraces and eateries whilst Richmond town centre itself offers a wide selection of shops, bars and restaurants all just a short walk away.





EXCEPTIONAL CONNECTIVITY

Transport links are an abundance with both Tube and Train station offering excellent services into Central London, Gatwick & Heathrow airports and the south coast. The road links offer direct access both in and out of Central London, while numerous bus links provide links to all the major towns. Heathrow International Airport and London City Airport are approximately 12 miles West and 10 miles East respectively, with easy access to Junction 10 of the M25, via the A307 and the A3. To the North the A316 also provides access to Junction 1 of the M3.

					
West End: 20 mins City: 35 mins	Willesden Jct: 17 mins Stratford: 60 mins	Clapham Jct: 10 Mins Waterloo: 19 mins	17 Bus routes	M3: 14 mins M4: 13 mins M25: 20 mins	Heathrow: 20 mins

IN GOOD COMPANY

Richmond has always attracted many innovative and internationally renowned companies.

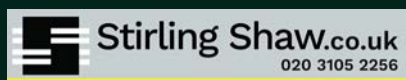


ANOTHER QUALITY DEVELOPMENT BY:



sheenlane.co.uk

STIRLING SHAW



JULIUS DE MATTOS
jdemattos@stirlingshaw.co.uk

ANDY SHAW
ashaw@stirlingshaw.co.uk

HANOVER GREEN



DAVID CUTHBERT
dcuthbert@hanovergreen.co.uk

HARRY PRUDEN
hpruden@hanovergreen.co.uk

Disclaimer: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Designed by tenfeettall.agency