

EXPLORE

Paradise Road, Richmond

45,000 sq ft of exciting
new workspace in
Richmond Upon Thames

EXPERIENCE THE
NEW BENCHMARK FOR
GREATER LONDON





EXPERIENCE

THE BUILDING



RETHOUGHT AND COMPLETELY REFURBISHED FROM THE INSIDE OUT TO CREATE A DESTINATION OFFICE

A transformed environment featuring a new private garden, roof terrace, reception, Club Room lounge, comprehensive cycle storage and lockers, gym, spin studio and light-filled CAT A floors setting a new standard for Greater London.



SPACE TO RECHARGE

The new 4,200 sq ft exclusive use garden has been designed to create a series of outdoor spaces for relaxation and collaboration.

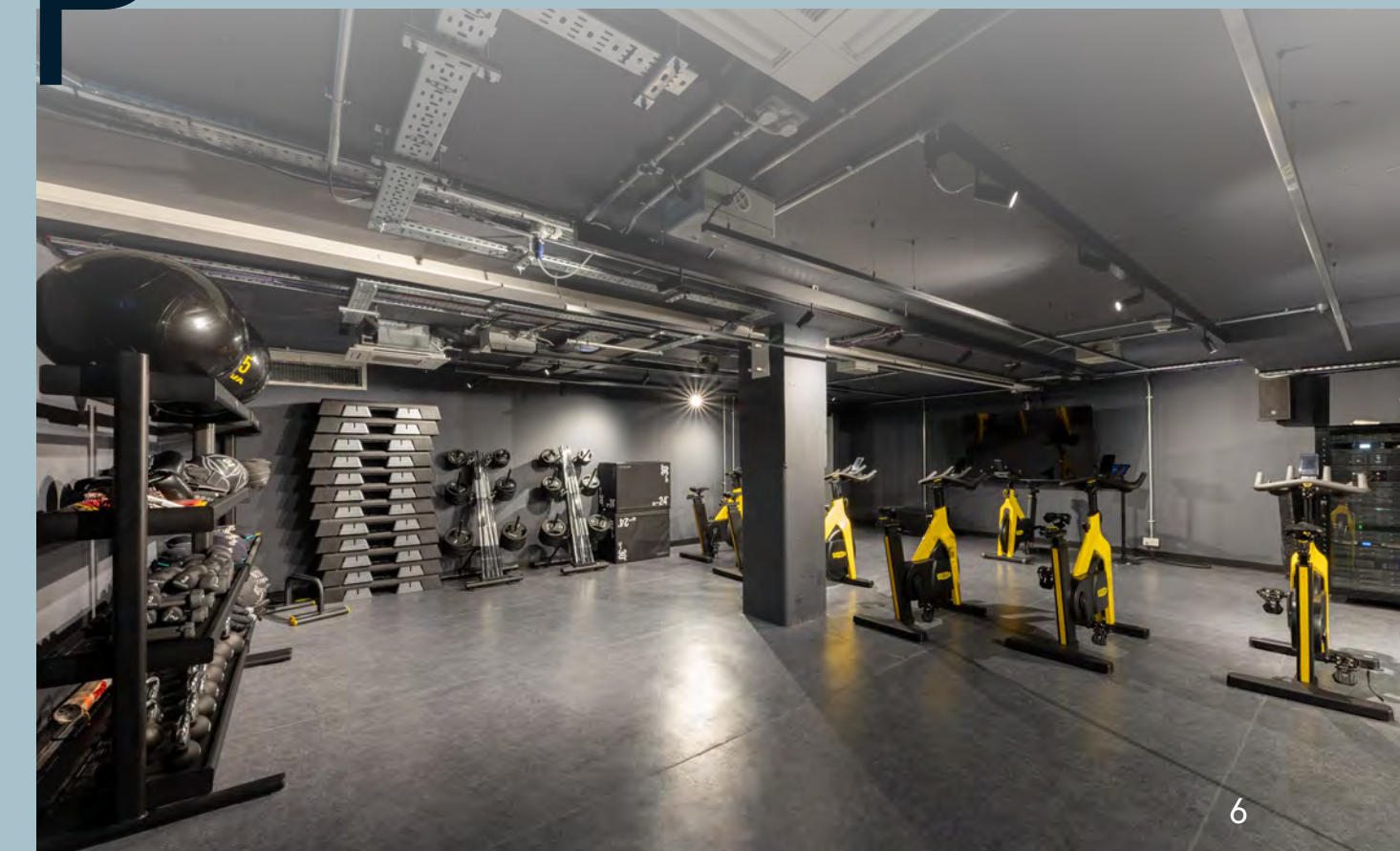


HEAD DOWN



TO SHAPE UP

The transformed lower ground floor features a Gym and Spin Studio, plus brand new cycle storage for 42 bikes with 90 lockers, extensive shower facilities and drying room, making a healthier commute a breeze.



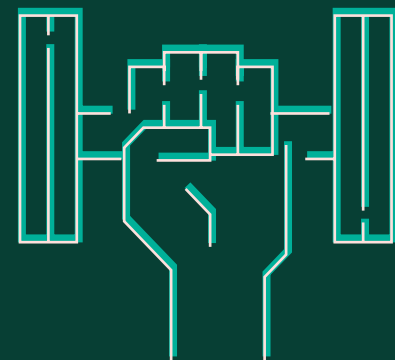


EXTENSIVE

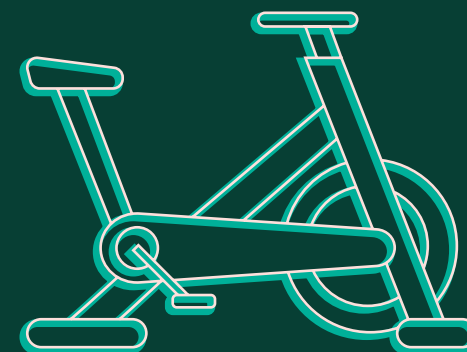
SPECIFICATION



Club Room lounge for exclusive use of occupiers



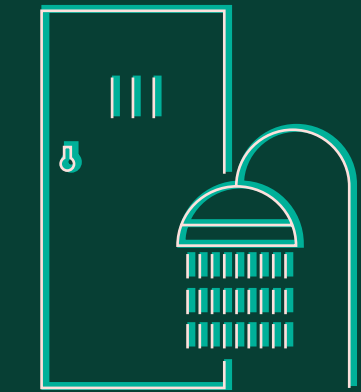
New on-site gym



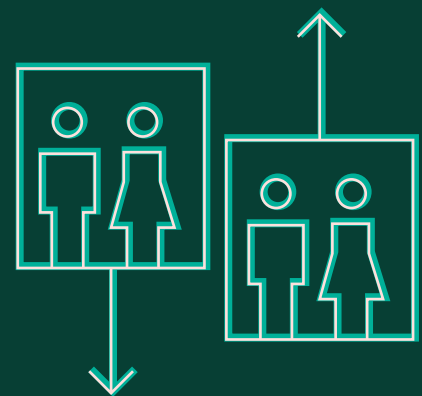
New on-site studio



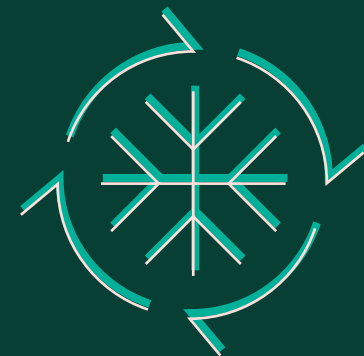
New 4th floor roof terrace



New end-of-trip facilities with 6 showers & 90 lockers



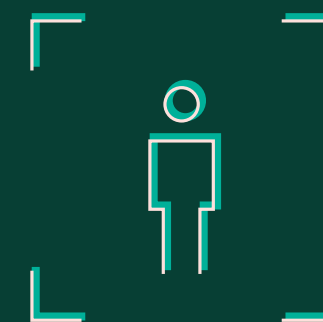
2x new passenger lifts



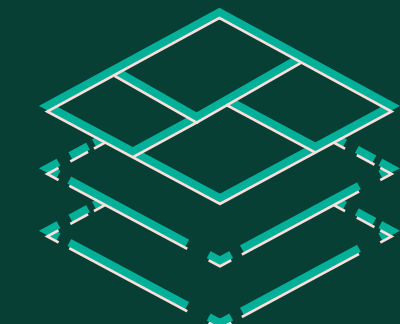
New VRV air conditioning



New 4,200 sq ft private landscaped garden



1:10 sq m occupation density



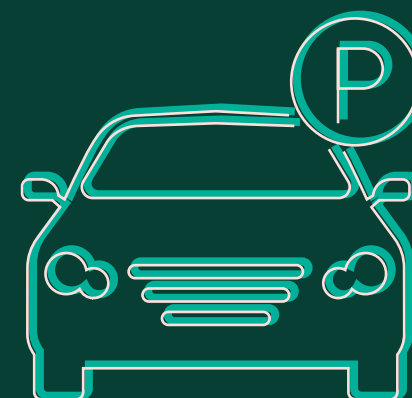
70mm minimum raised access floor depth



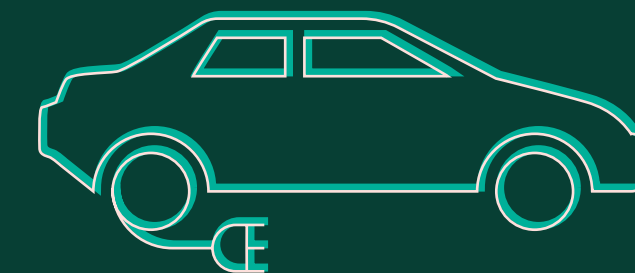
Exposed services



42 cycle spaces



30 car parking spaces



10 live electric car bays



12 l/s fresh air supply per person



Step into a workspace where every aspect of the design has been carefully considered.

ALL IN THE DETAIL



EXCEPTIONAL

SUSTAINABILITY

BUILDING A BETTER FUTURE, SUSTAINABLY

- Embedded passive design principles to optimise the building envelope performance and reduce the energy demand of the building
- Electric car charging points
- All electric heating and cooling HVAC with no fossil fuels on site
- Water consumption strategy to reduce potable water demand and attenuate storm water run-off
- Future provision of Photovoltaic Panels at roof level
- Net gain in terms of the biodiversity and urban greening
- EPC Rating A
- BREEAM Outstanding
- WiredScore Gold Certification
- FitWel v2.1 score of rating 2 stars



EPC 'A'

BREEAM®

OUTSTANDING

fitwel®



WiredScore
GOLD



EXPAND

THE PLANS

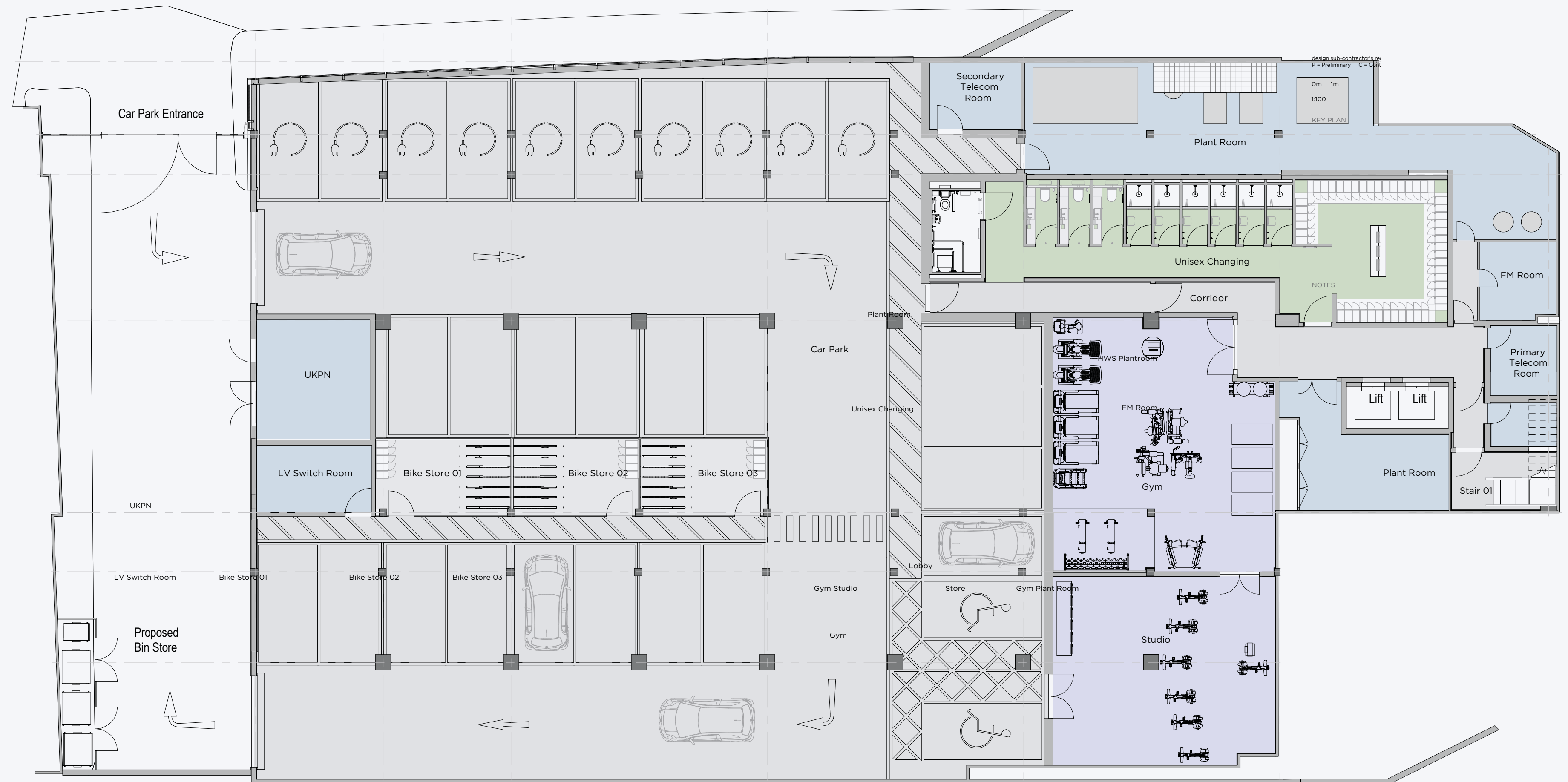
ACCOMMODATION

↓

	SQ FT	SQ M	
4	6,822	634	
Private Terrace	1,310	122	
3	9,000	836	
2	9,356	869	
1	9,218	856	
G	6,154	572	
Reception & Clubroom	1,739	162	
LG	1,578	147	
Gym / Studio			
TOTAL	45,177	4,197	

LOWER GROUND FACILITIES

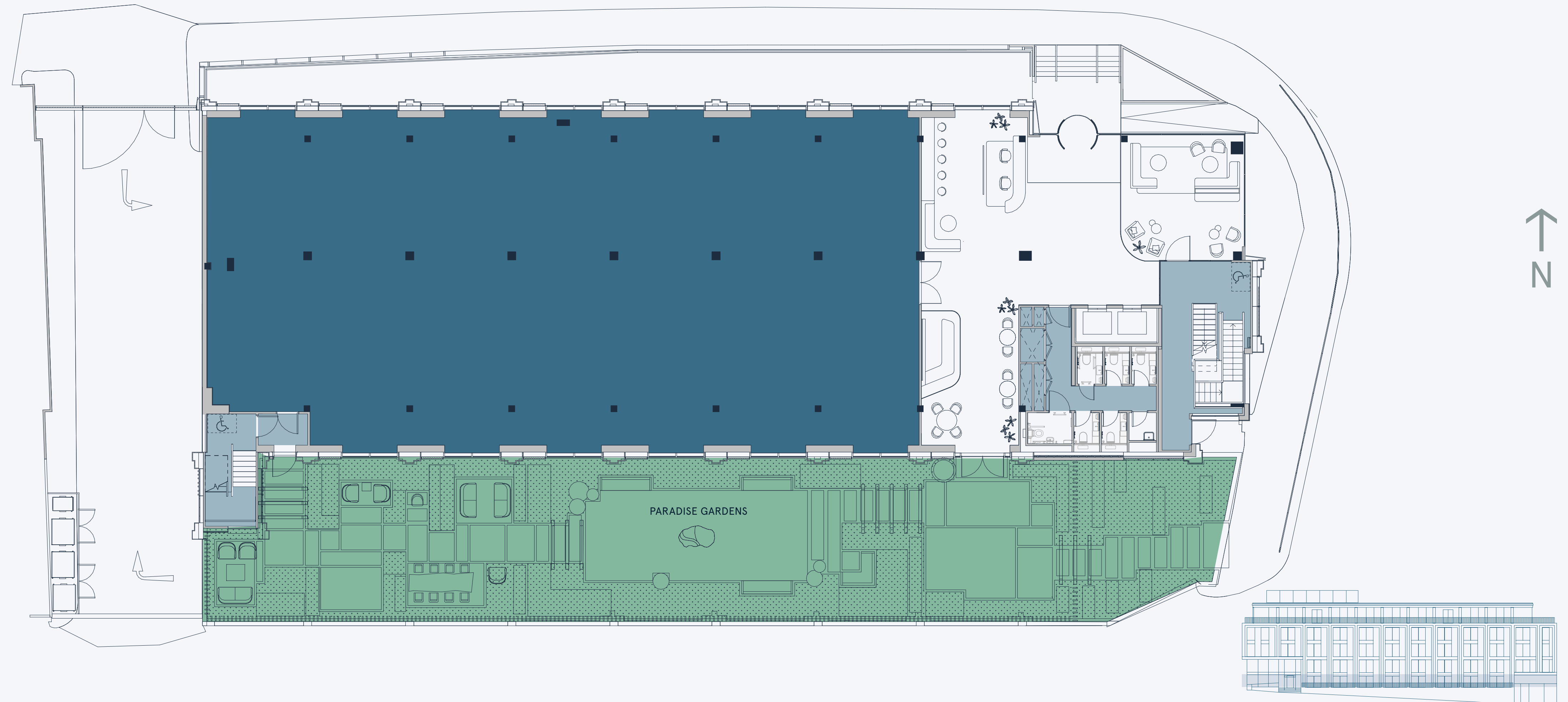
1,578 SQ FT
147 SQ M



GROUND FLOOR

6,154 SQ FT

572 SQ M

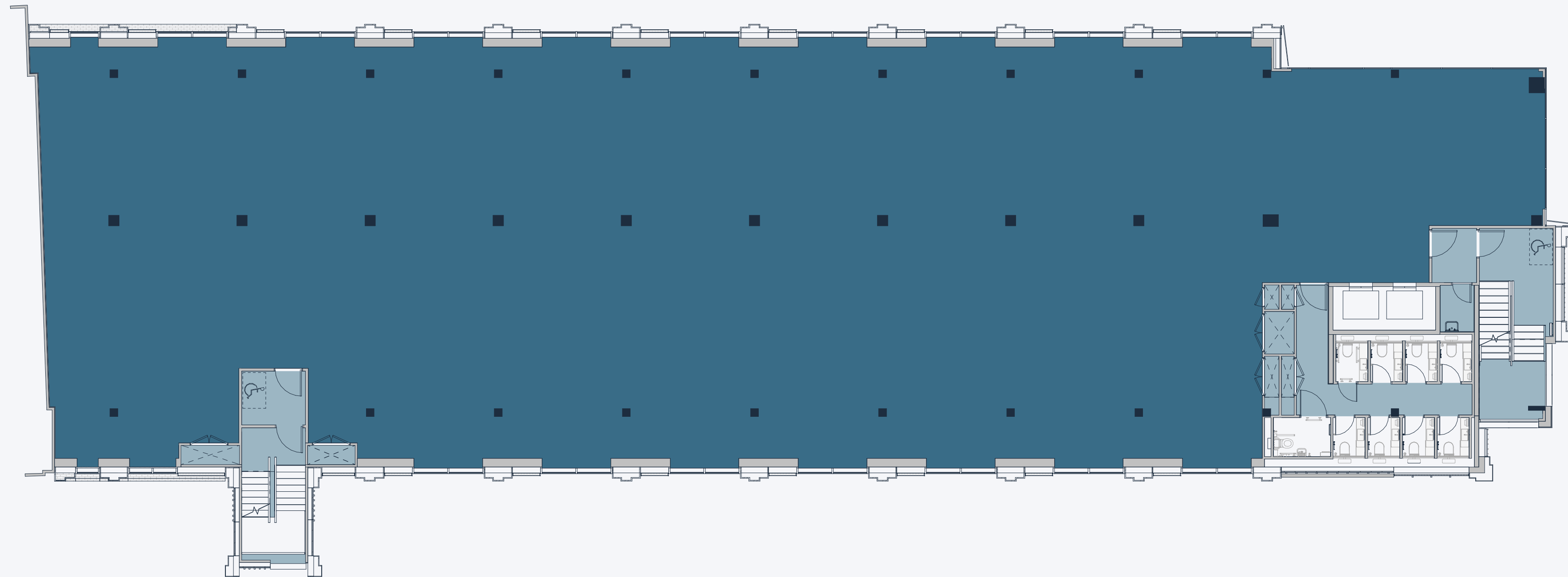




1ST FLOOR

9,218 SQ FT

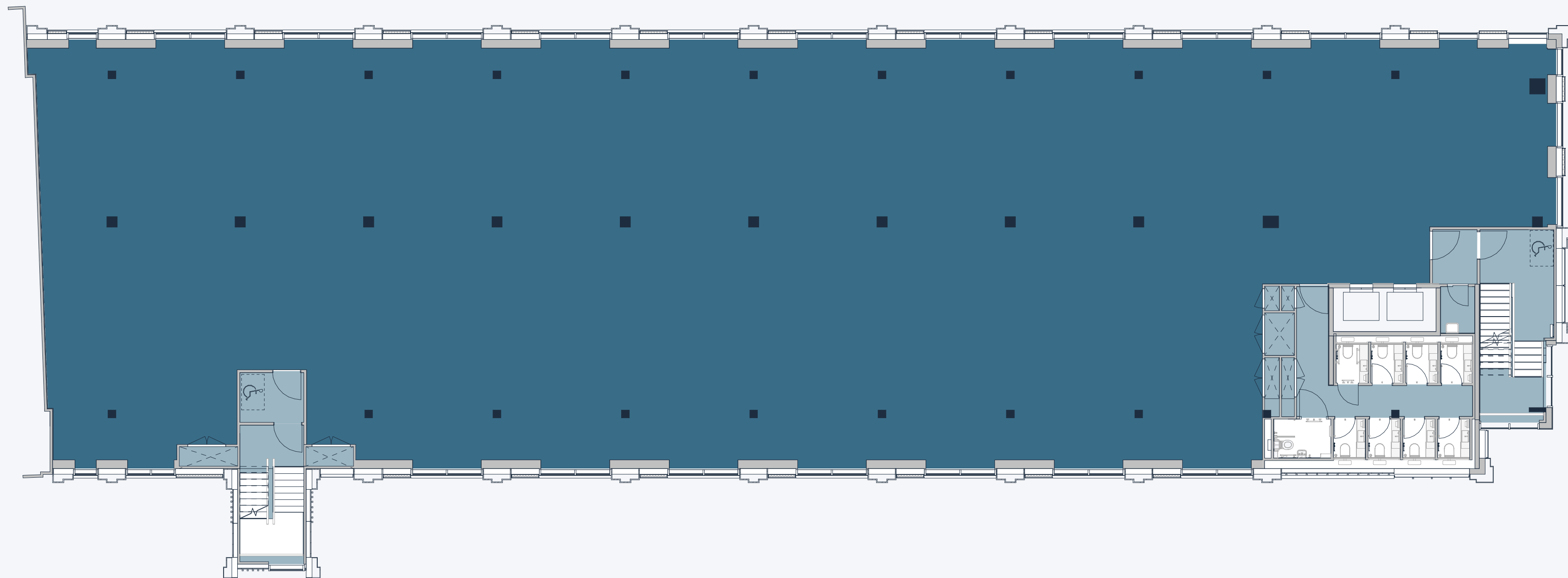
856 SQ M



2ND FLOOR

9,356 SQ FT

869 SQ M

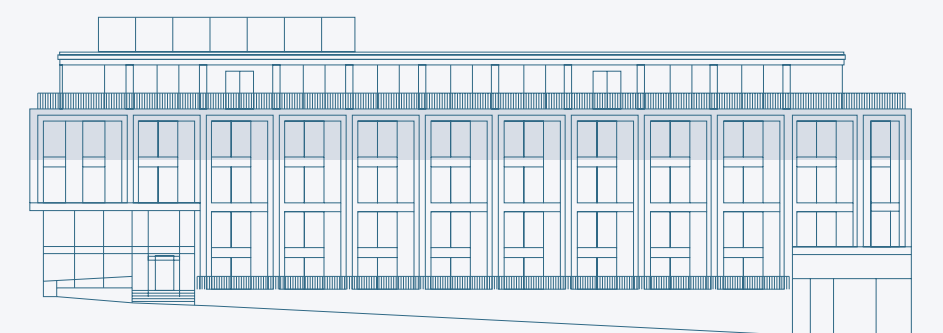
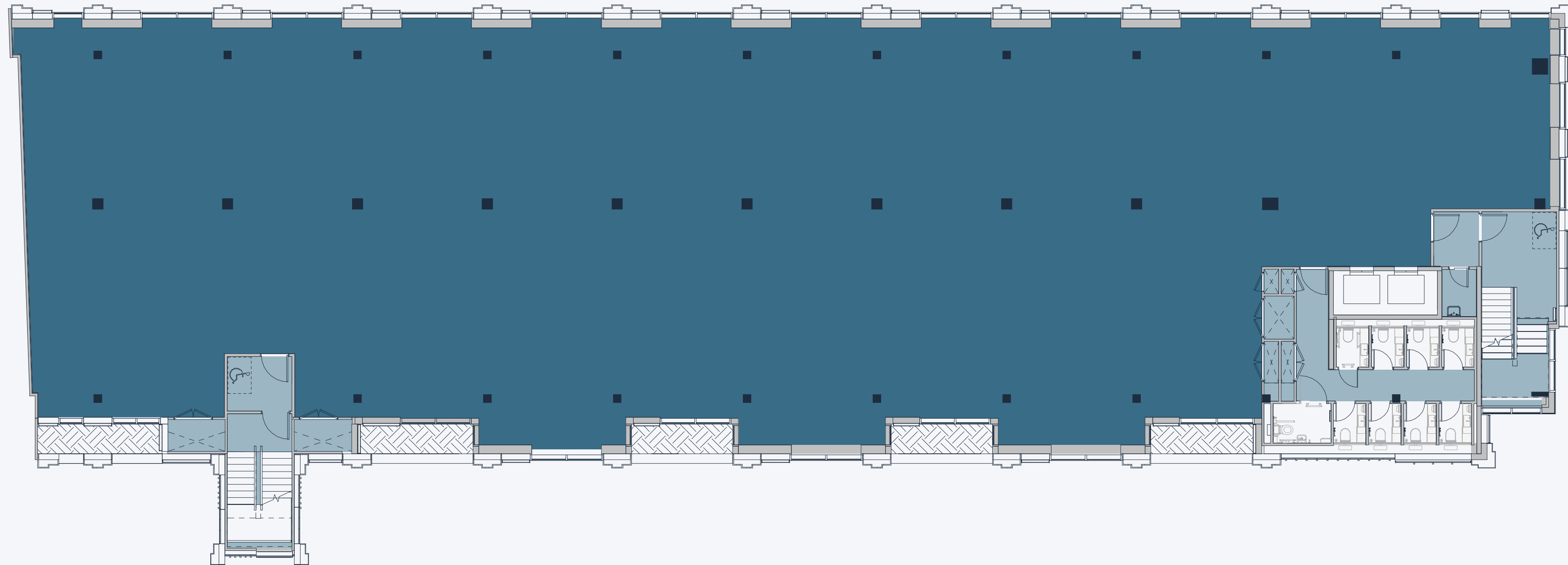




3RD FLOOR

9,000 SQ FT

836 SQ M



4TH FLOOR

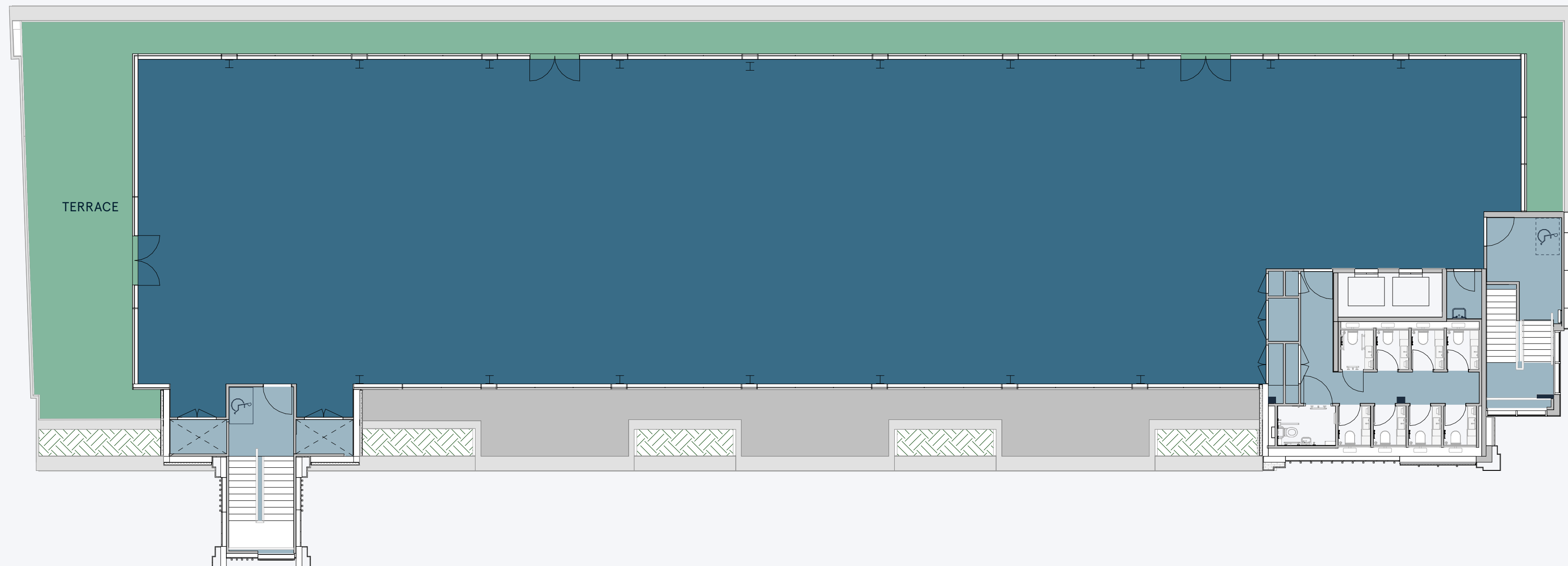
6,822 SQ FT

634 SQ M

PRIVATE TERRACE

1,310 SQ FT

122 SQ M

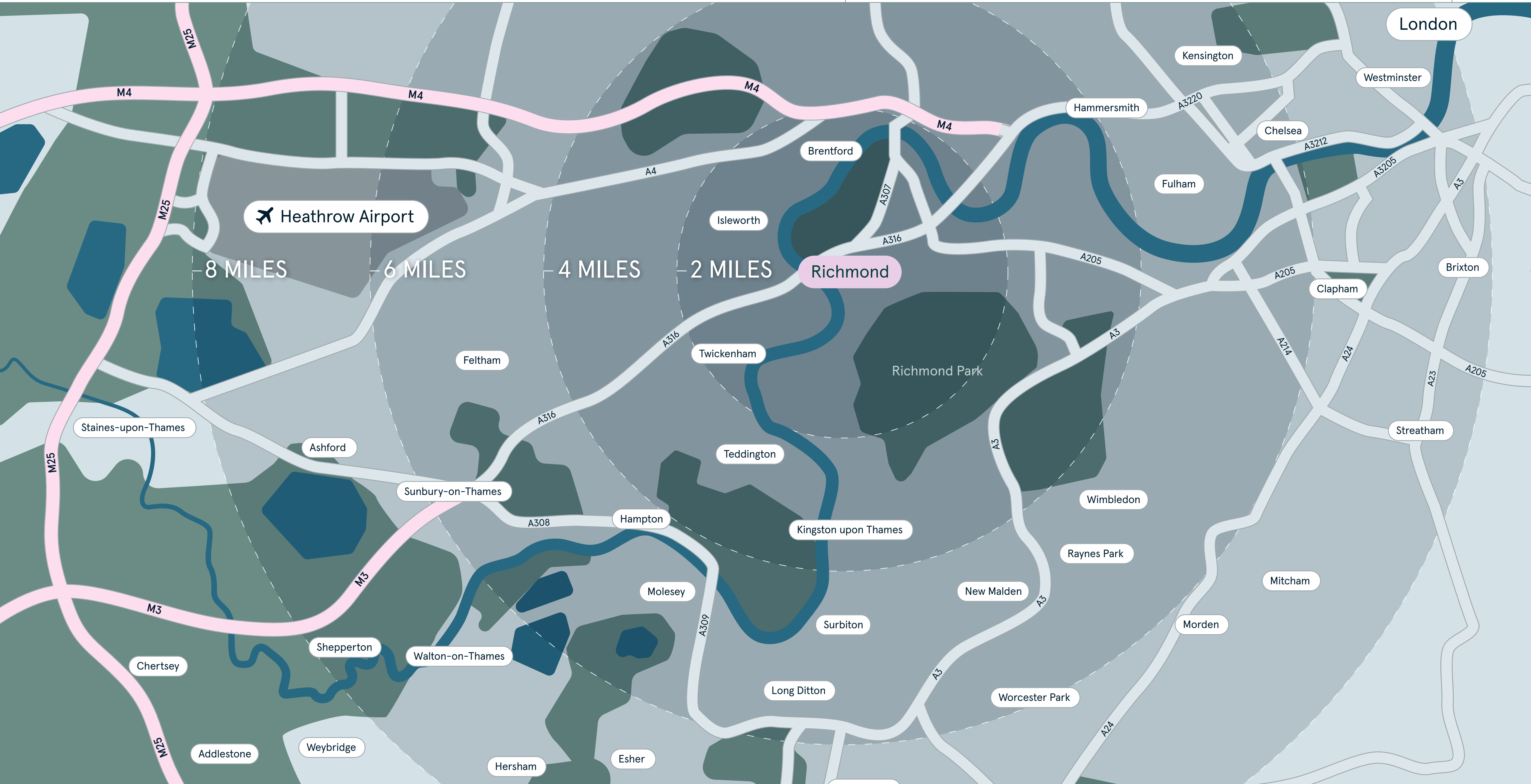






EXPLORE

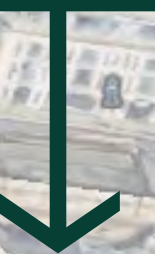
THE LOCATION





EXPLORE

RICHMOND STATION
3 MINS WALK



COOL, CALM CONNECTED

Richmond Station is only 3 minutes walk from Explore, and provides multiple links both further into and out of London.



RAIL

- Putney
6 mins
- Clapham Junction
11 mins
- Vauxhall
16 mins
- Waterloo
21 mins
- Stratford
1h 02m
- Reading
1h 04m

DISTRICT LINE

- Hammersmith
15 mins
- Earls Court
21 mins
- Sloane Square
28 mins
- Paddington
29 mins
- Victoria
30 mins

BUS

- Twickenham
13 mins
- Chiswick
15 mins
- Teddington
20 mins
- Putney
31 mins

WALKING TIMES



Richmond Green
2 mins

Richmond Station
3 mins

Riverside
6 mins

Richmond Hill
11 mins

Richmond Park
16 mins

Kew Gardens
19 mins



BEST OF RICHMOND

RESTAURANTS & CAFÉS

- 1 Scott's Richmond
- 2 The Ivy Richmond Brasserie
- 3 Tapas Brindisa
- 4 Leon Richmond
- 5 Buenos Aires
- 6 Gail's Bakery
- 7 Kiss the Hippo Coffee
- 8 Coffeeology
- 9 No 1a Duke Street
- 10 Noci
- 11 Megan's
- 12 Ottolenghi (Coming Soon)
- 13 Sticks 'n' Sushi
- 14 Gaucho

PUBS & BARS

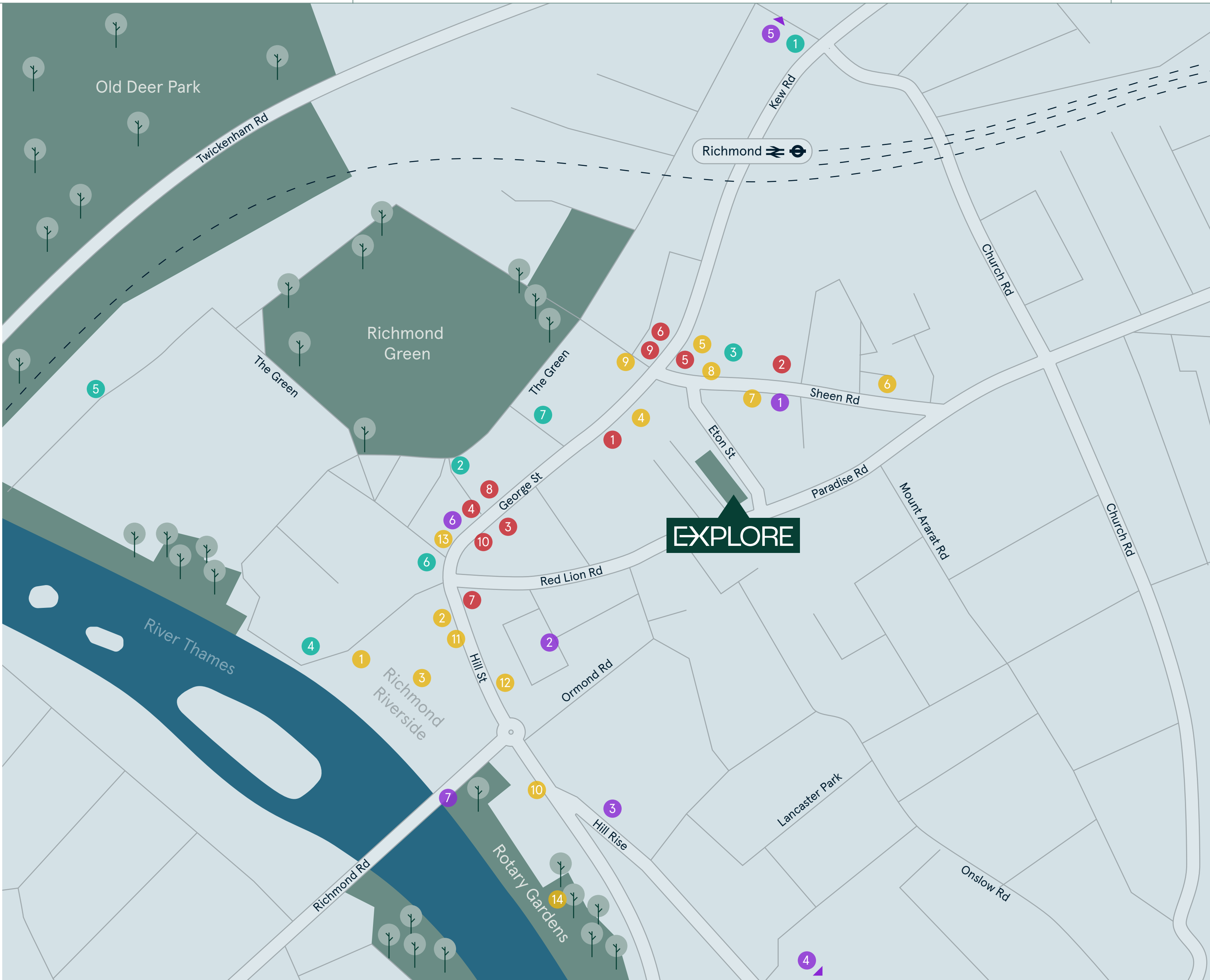
- 1 The Orange Tree
- 2 The Cricketers
- 3 Tap Tavern
- 4 White Cross
- 5 White Swan
- 6 The Old Ship
- 7 The Britannia

SHOPS

- 1 Gant
- 2 Waitrose
- 3 M&S
- 4 Reiss Richmond
- 5 Lululemon
- 6 Sweaty Betty
- 7 Waterstones
- 8 Anthropologie
- 9 Aesop
- 10 Oliver Bonas

WELLNESS & FITNESS

- 1 Digma Fitness
- 2 Richmond Hill Health Club
- 3 Mindful Pilates Studio
- 4 Harbour Hotel and Spa
- 5 BARCH Richmond
- 6 Third Space (Coming Soon)
- 7 Richmond Bridge Boat Club



EXPLORE RICHMOND'S PAST AND PRESENT

Arguably London's most attractive borough, Richmond's position on the Thames and amenity-packed town centre makes it ideal for businesses looking to attract and retain talent.



DINING AND DRINKING OPTIONS

Richmond offers a huge range of high quality dining and drinking, catering to all tastes and preferences, from high-end restaurants to cosy gastro pubs.



REFRESH YOUR SENSES

21 miles of Riverside frontage



Over 100 parks and green spaces including Richmond Park and Kew Gardens



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