FRAME WORKS

Frame Works

2 Sheen Road
Richmond
TW9 1AE

FOR BUSINESSES THAT THINK DIFFERENTLY

Frame Works is undergoing a transformation to offer a stunning new thoughtfully designed office building located in the heart of Richmond upon Thames.

Arranged over ground and 4 upper floors it will provide uncompromising, contemporary HQ office space with the top three floors benefitting from private terraces.

Left: Reception break out area CGI

Above: Exterior CGI

Reception CGI

A LARGE COLLABORATIVE AND CURATED RECEPTION WITH BREAK OUT AND INFORMAL MEETING SPACE

COMBINING DESIGN FLAIR WITH FUNCTION

High specification features and finishes provide exceptional work environments in which to collaborate and flourish.

_ Feature concierge, business and coffee lounge area

_ Raised access flooring throughout

_ Ceiling heights at average 2800mm

_ Private terraces to 2nd, 3rd and 4th floor offices

_ White powder coated suspended LED lighting

_ Green wildflower roof to fourth floor, visible from the office space

_ New WC's and showers

_ Secure bicycle storage and lockers

_ BREEAM 'Very Good' rating

_ Exposed services to office areas

_ Two passenger lifts

_ Fully fitted plug & play space and turnkey fit out options available

Right: Rear terrace view CGI

4th Floor CGI

CREATING SPACES FOR INSPIRATION AND PRODUCTIVITY

WELL STRUCTURED FLOORPLATES

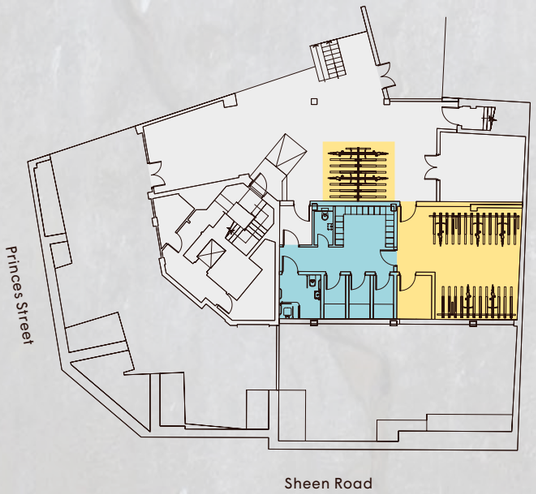
Configuration is key to any office space, Frame Works offers efficient floors suitable for a host of occupiers.

The second to fourth floors feature spacious terraces on which to meet or simply unwind.

Floor		sq ft	sq m
Fourth	Office	2,023	188
	Private Terrace	226	21
Third	Office	4,187	389
	Private Terrace	236	22
Second	Office	4,467	415
	Private Terrace	247	23
First	Office	4,789	450
Ground	Office	3,487	324
	Reception	1,377	128
Total	Office	18,953	1,766

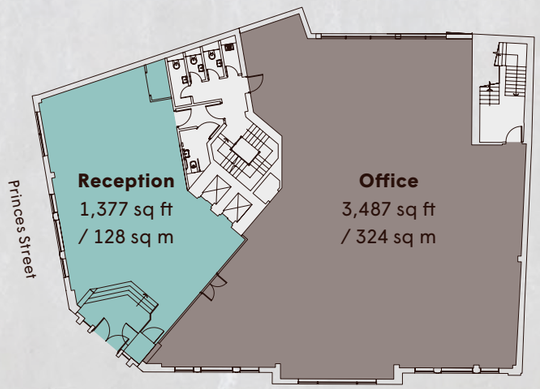
Approximate IPMS 3 floor areas

Basement



Ground Floor

4,866 sq ft / 452 sq m

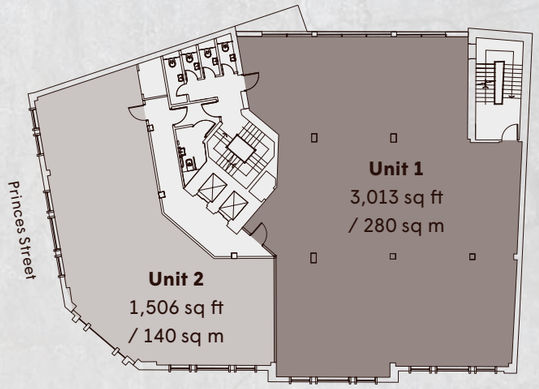


Office
Reception
Terrace
Core
Cycle Store
Showers & Lockers

North

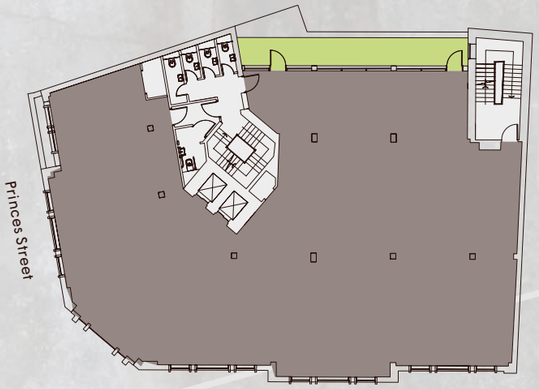
First Floor

4,789 sq ft / 450 sq m



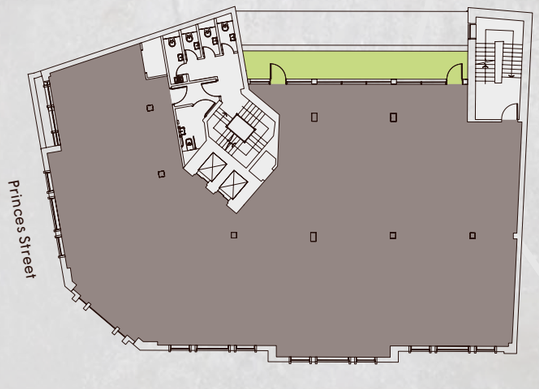
Second Floor

4,467 sq ft / 415 sq m



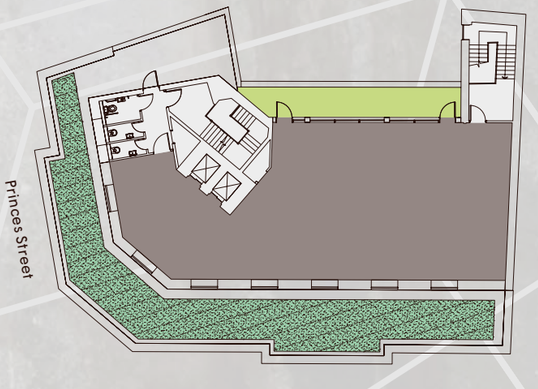
Third Floor

4,187 sq ft / 389 sq m



Fourth Floor

2,023 sq ft / 188 sq m

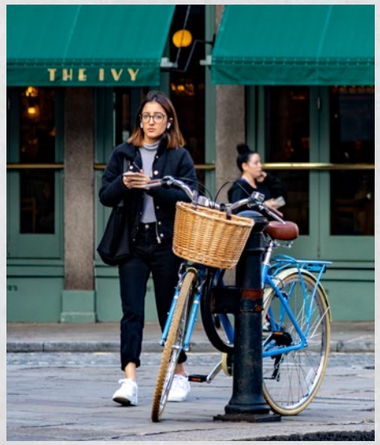


Typical Upper Floor CGI

A REFINED LOCATION DRIVEN BY TALENT

Richmond is an established location for businesses seeking to locate in an area with first-class leisure and dining options.

An affluent and tranquil residential district bordering the River Thames, with popular picnic spots such as Richmond Park.
The town benefits from an array of eclectic shops, casual and upscale dining.



Leisure

1_ Richmond Hill Health Club
2_ Curzon Cinema
3_ England Rugby
4_ Digme Fitness
5_ Richmond Harbour Hotel & Spa
6_ Royal Mid-Surrey Golf Club

Food & Drink

7_ The Ivy Café
8_ Gaucho
9_ No1 Duke Street
10_ Tap Tavern
11_ Franco Manca
12_ Bills
13_ Leon

Retail

14_ Anthropologie
15_ Waitrose
16_ Whole Foods Market
17_ Sweaty Betty
18_ Lululemon
19_ Aesop

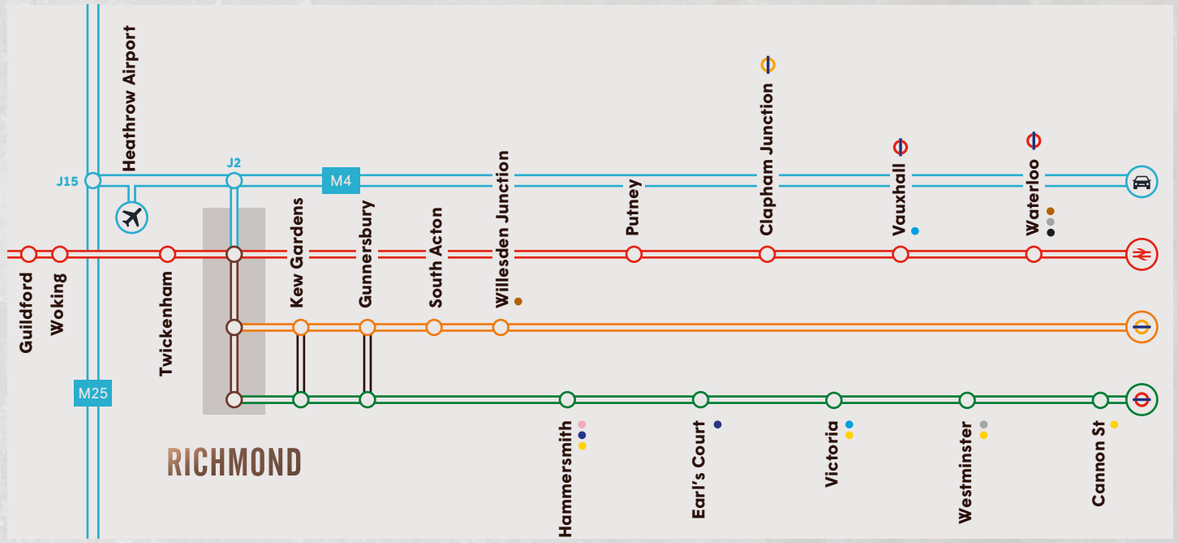
Local Occupiers

20_ eBay
21_ William Grant & Sons
22_ Paypal
23_ Not On The High Street
24_ Sabre
25_ Reed Exhibitions

FAST CONNECTIONS TO CENTRAL LONDON AND BEYOND

Perfectly positioned and serviced by both London Overground and Underground networks, Richmond is the ideal location for today's leading businesses.

Outside of the office, Richmond boasts an abundance of open spaces and attractions; including Richmond Green, Richmond Park, Hampton Court Palace and Kew Gardens further afield.



Journey Times

BY FOOT

Richmond	03 MINS
Richmond Green	03 MINS
Kew Gardens	10 MINS

BY TUBE

Hammersmith	18 MINS
Earls Court	27 MINS
Victoria	27 MINS
Westminster	34 MINS

BY RAIL

Clapham Junction	11 MINS
Putney	16 MINS
Vauxhall	20 MINS
Waterloo	20 MINS
Woking	48 MINS

BY CAR

A316	03 MINS
M4 Junction 2	09 MINS
M3 Junction 1	15 MINS
Heathrow Airport	20 MINS
M25 Junction 12	20 MINS

All journey times from the building entrance.

Source Tfl.

HIGHLY SPECIFIED WORK SPACE

Overview

- Full Cat A Building fit-out
- Welcoming Reception, business and coffee lounge area at Ground Floor
- Floor to ceiling glazing along main elevations with picture frame dormers to fourth floor
- Exposed services providing a new heating and cooling system
- Private terraces

WCs and Showers

- Toilet accommodation and disabled facilities to be provided on a floor-by-floor basis to include unisex WC compartments
- New lockers and self-contained shower and changing rooms located at lower ground floor

Parking and Access

- Secure cycle storage located on lower ground floor

Lifts

- 2 x passenger lifts
- 1 x 8 person lift serving ground and four upper floors
- 1 x 8 person lift will serve lower ground, ground and four upper floors

Mechanical Services

- Efficient heating and cooling using new VRV system, comprising internal fan coil units and ASHP
- Supply and extract ventilation system for open plan office using new MVHR units
- Separate centralised toilet extract ventilation
- Hot and cold water to all outlets
- Dry rising main and landing valves at all floors
- Control systems for efficient use of mechanical systems

Electrical Services

- DALI system within open plan office areas for primary lighting control
- Complete LV/small power, telecoms and CCTV systems
- Electronic access control
- Dedicated facilities for disabled persons complete with alarm and communication systems
- Fully accessible L2 fire alarm system throughout

Floors and Ceilings

- Fully accessible raised access floor at 150mm from top of structural slab level
- Average 2800mm floor to ceiling height for the office space

Exterior CGI

FRAMEWORKSRICHMOND.CO.UK

A development by

BOULTBEE BROOKS
REAL ESTATE

Terms

Upon application.

Timing

Completion Q4 2021.

Viewings

Please contact the joint letting agents.

savills.co.uk savills
020 7409 8779

brayfoxsmith.com
bray fox smith
020 7629 5456

Andrew Willcock

020 7409 8866
07870 999 628
awillcock@savills.com

Stuart Chambers

020 7075 2883
07870 999 339
schambers@savills.com

Chris Bulmer

07917 526 855
chrisbulmer@brayfoxsmith.com

Clare Lane

07866 622 013
clarelane@brayfoxsmith.com

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2021.

Designed by Cre8te – 020 3468 5760 – cre8te.london