

**TWO  
SHEEN  
ROAD**

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2 Sheen Road  
Richmond  
TW9 1AE

# FOR BUSINESSES THAT THINK DIFFERENTLY

Two Sheen Road has undergone a transformation to offer a stunning new thoughtfully designed office building located in the heart of Richmond upon Thames.

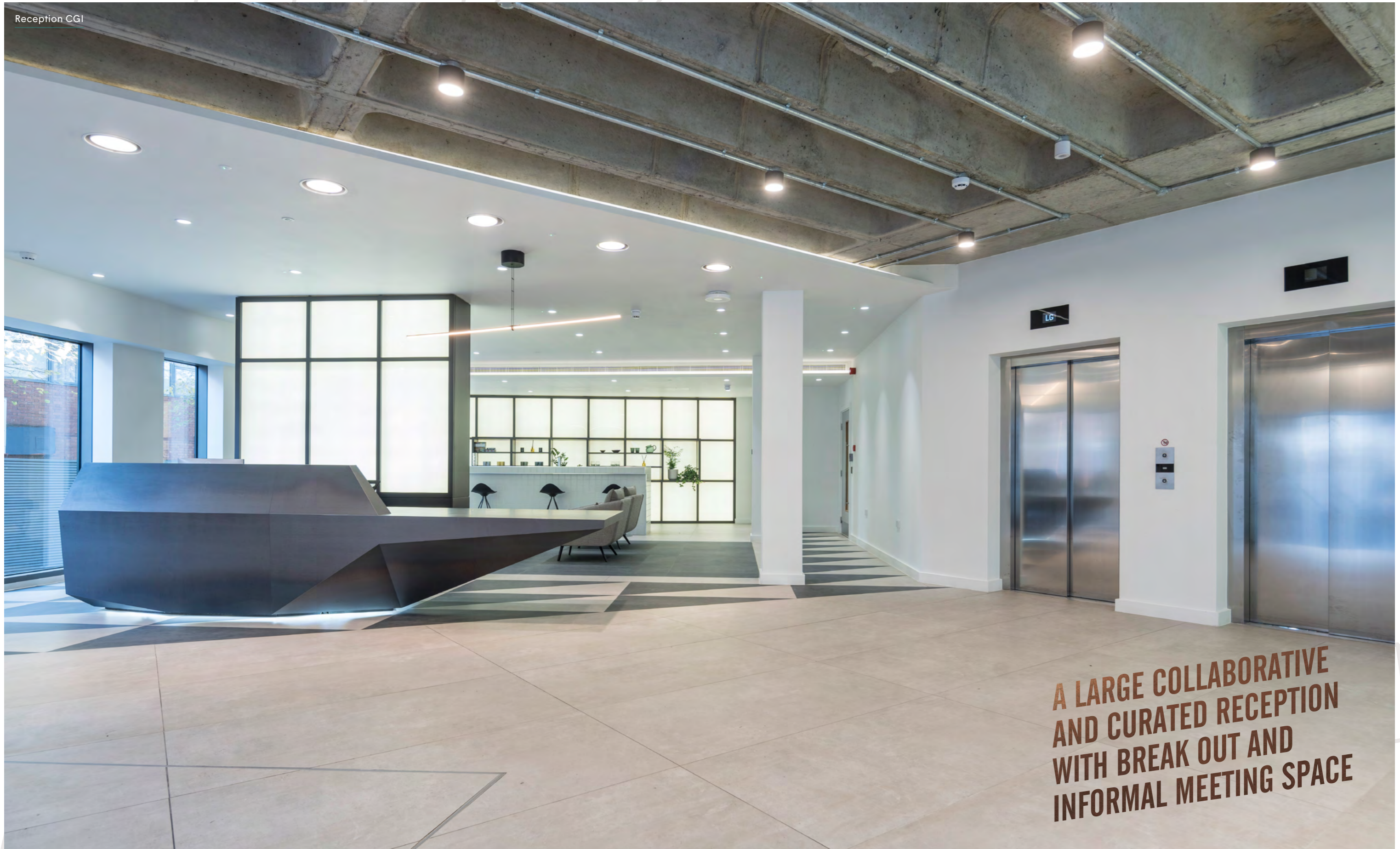
Arranged over ground and 4 upper floors it provides uncompromising, contemporary HQ office space.



**Left:** Reception break out area

**Above:** Exterior

Reception CGI



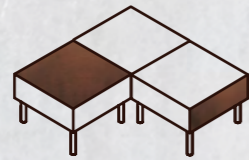
**A LARGE COLLABORATIVE  
AND CURATED RECEPTION  
WITH BREAK OUT AND  
INFORMAL MEETING SPACE**

# COMBINING DESIGN FLAIR WITH FUNCTION

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



\_ Feature concierge, business and lounge area



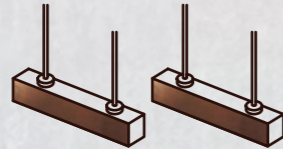
\_ Raised access flooring



\_ Ceiling heights at average 2800mm



\_ New WC's and showers



\_ White powder coated suspended LED lighting



\_ BREEAM 'Very Good' and EPC B'rating



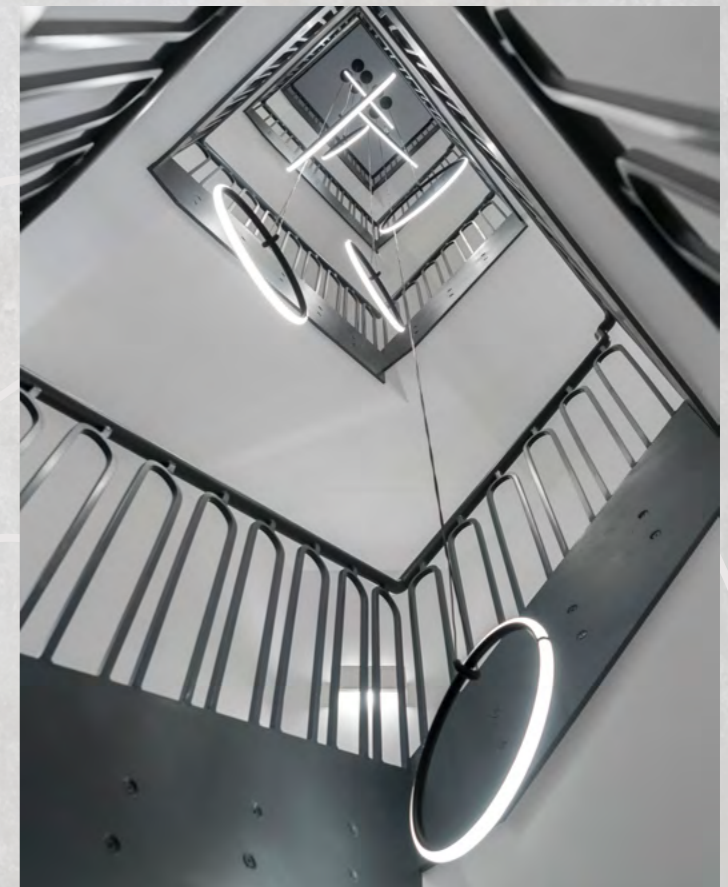
\_ Secure bicycle storage and lockers



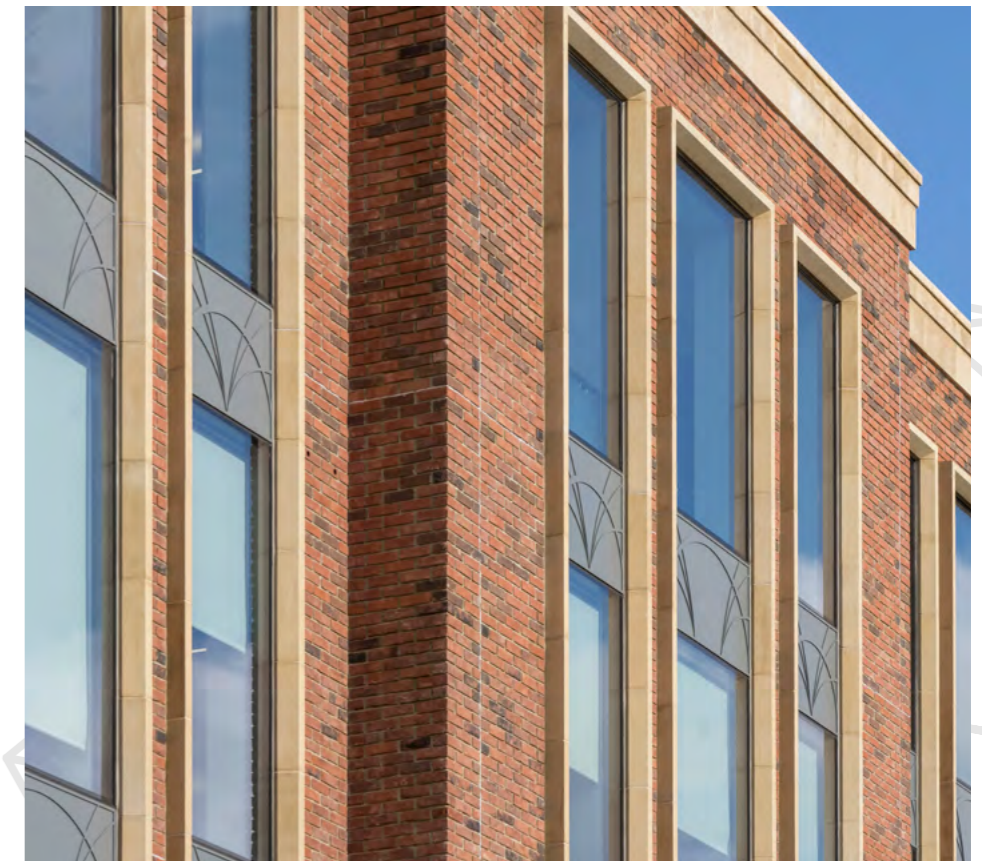
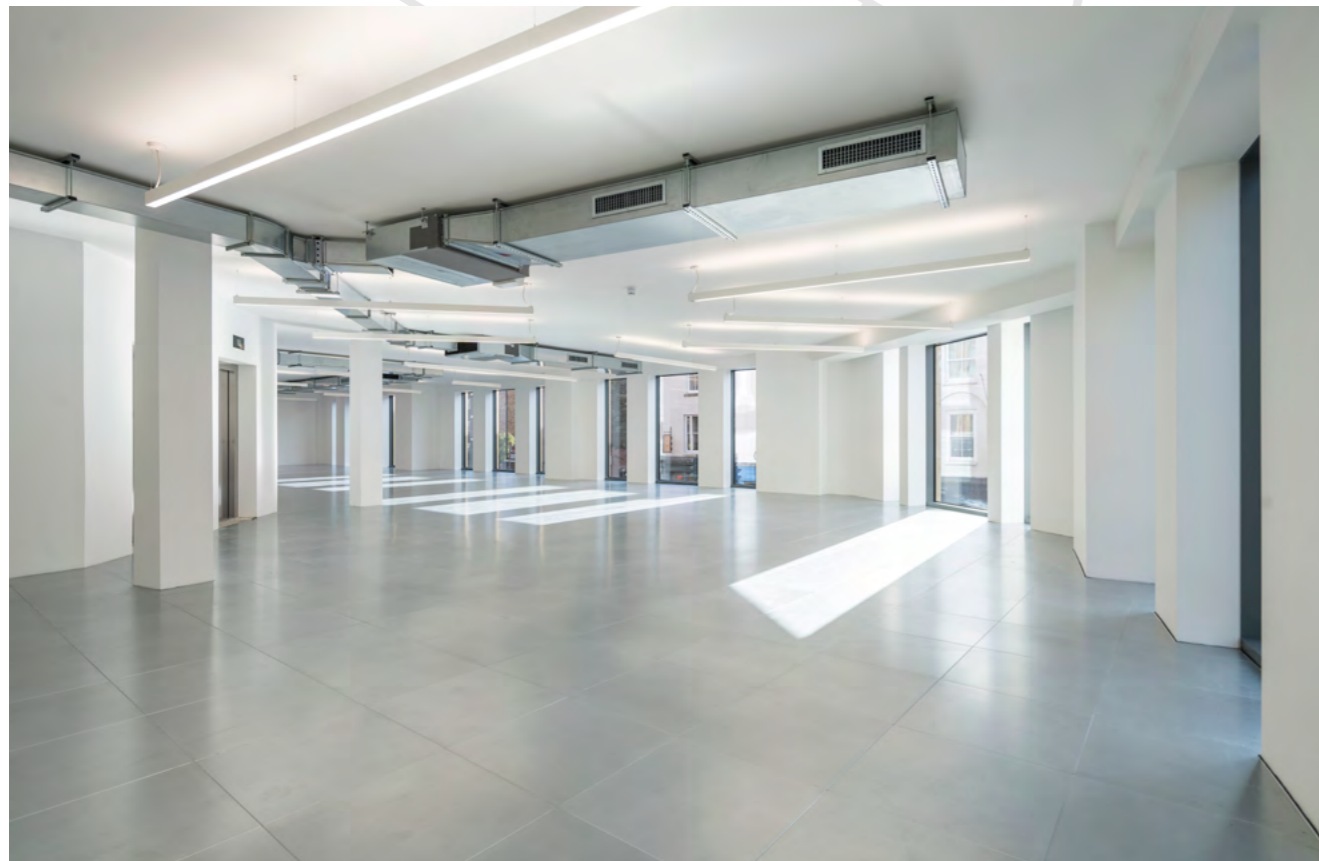
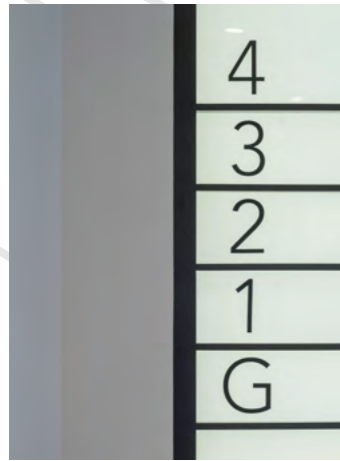
\_ Exposed services to office areas



\_ Two passenger lifts







# WELL STRUCTURED FLOORPLATES

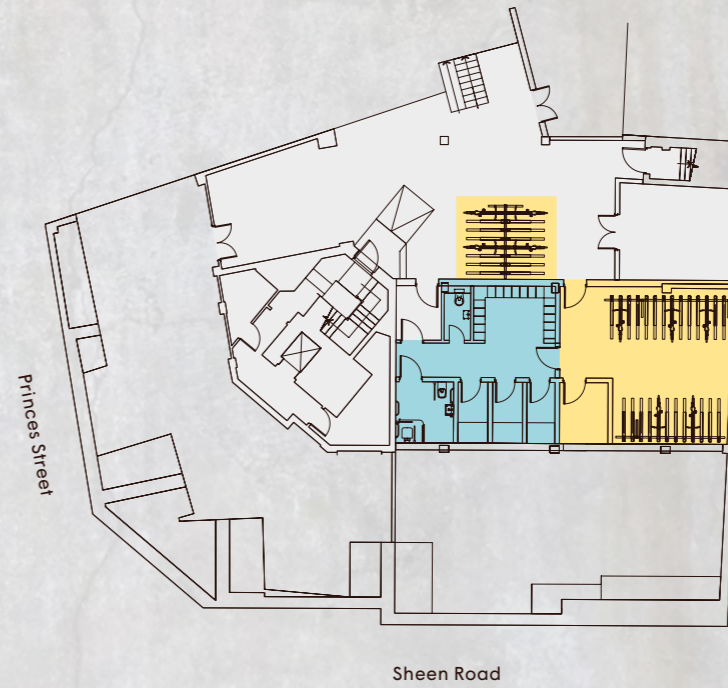
Configuration is key to any office space, Two Sheen Road offers efficient floors suitable for a host of occupiers.

Floor		sq ft	sq m
Fourth	Office Private Terrace	LET	LET
Third	Office Private Terrace	LET	LET
Second	Office Private Terrace	LET	LET
<b>Part First</b>	<b>Office</b>	<b>1,400</b>	<b>130</b>
Ground	Office	LET	LET
<b>Total</b>	<b>Office</b>	<b>1,400</b>	<b>130</b>

Approximate IPMS 3 floor areas



## Basement



## First Floor

1,400 sq ft / 130 sq m



- Office
- Reception
- Core
- Cycle Store
- Showers & Lockers

# 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\_ Digma Fitness
- 5\_ Richmond Harbour Hotel & Spa
- 6\_ Royal Mid-Surrey Golf Club

### Food & Drink

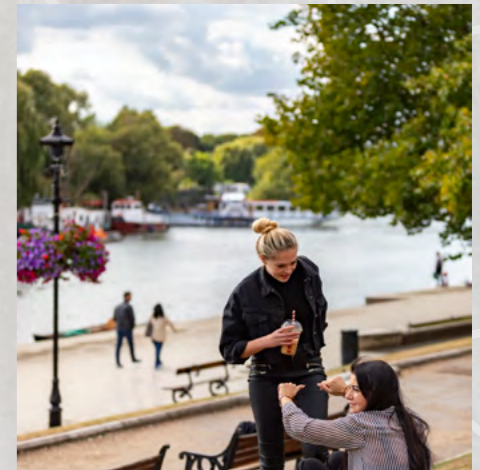
- 7\_ The Ivy Café
- 8\_ Gaucho
- 9\_ No1 Duke Street
- 10\_ Tap Tavern
- 11\_ Franco Manca
- 12\_ Bills
- 13\_ Leon

### 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

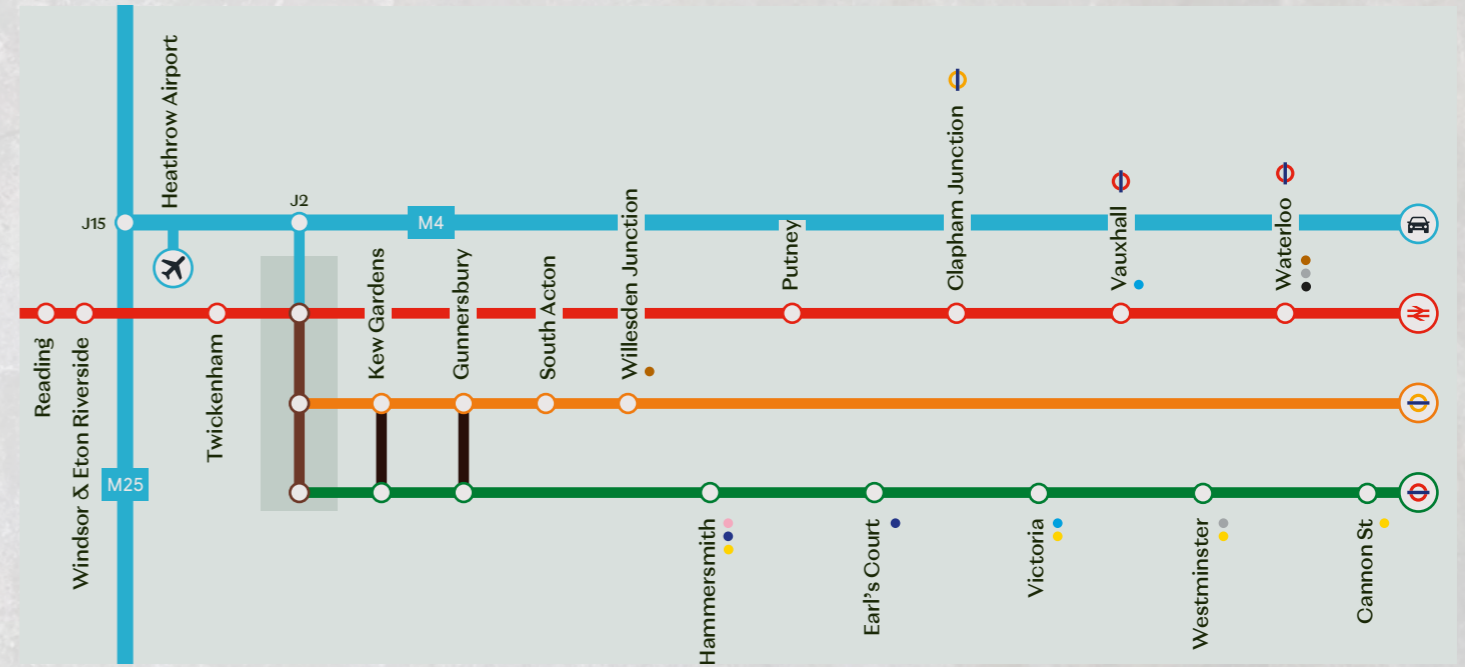




# FAST CONNECTIONS TO CENTRAL LONDON AND BEYOND

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	BY TUBE	BY RAIL	BY CAR
Richmond 03 MINS	Hammersmith 18 MINS	Clapham Junction 11 MINS	A316 03 MINS
Richmond Green 03 MINS	Earls Court 27 MINS	Putney 16 MINS	M4 Junction 2 09 MINS
Kew Gardens 10 MINS	Victoria 27 MINS	Vauxhall 20 MINS	M3 Junction 1 15 MINS
	Westminster 34 MINS	Waterloo 20 MINS	Heathrow Airport 20 MINS
		Woking 48 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 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

## 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

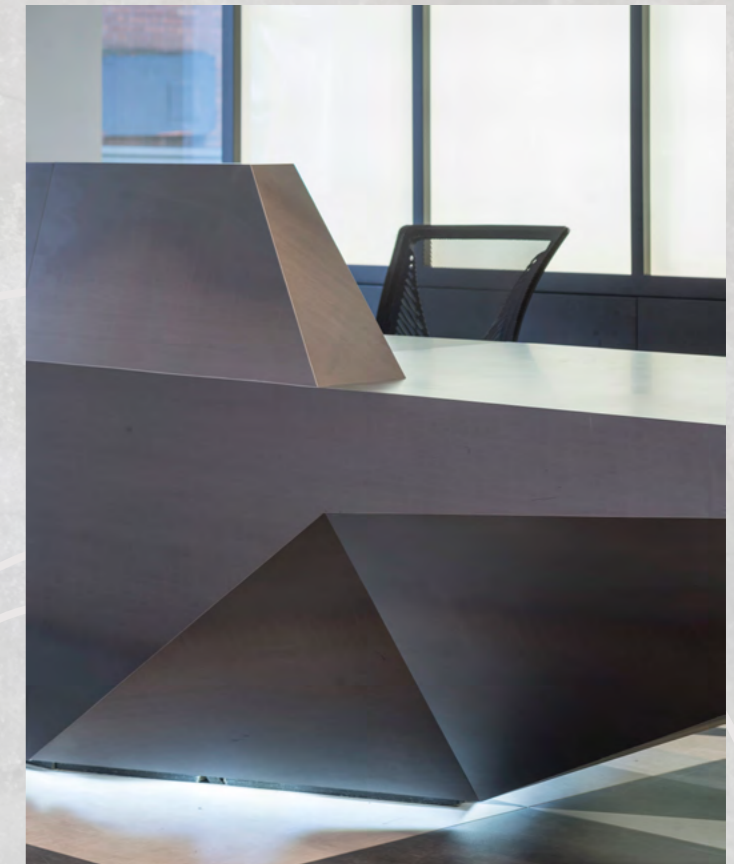
- Efficient heating and cooling using new VRV system, comprising internal fan coil units and ASHP
- Supply and extract ventilation system for open plan office using new MVHR units
- Separate centralised toilet extract ventilation
- Hot and cold water to all outlets
- Dry rising main and landing valves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



## A development by

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## Viewings

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Please contact the joint letting agents.



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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. February 2023.