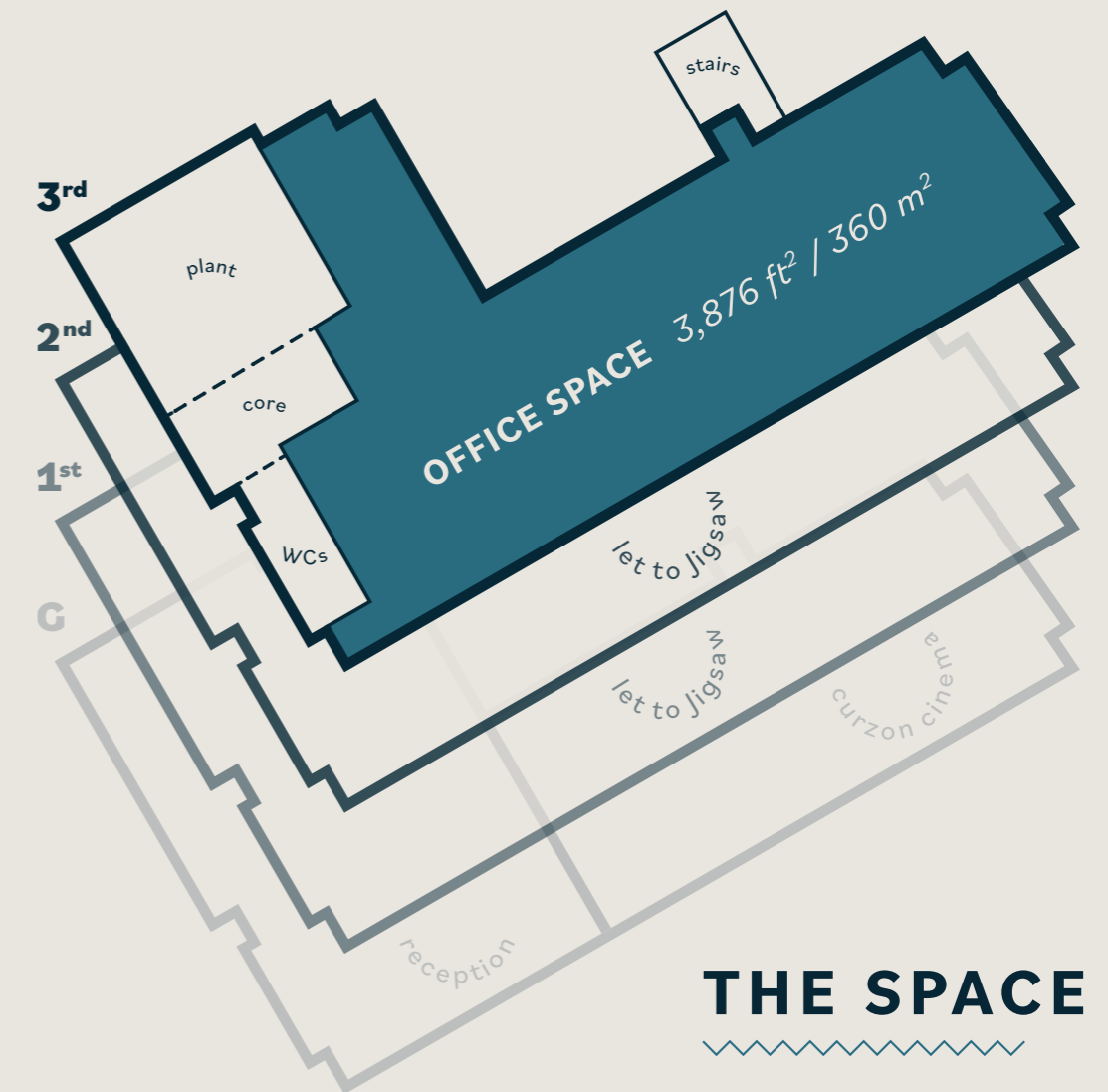


RICHMOND

THREE
WATER
LANE

3,876 FT² OFFICE SPACE AVAILABLE NOW



THE SPACE

A NEWLY REFURBISHED RIVERSIDE WORKSPACE

THREE WATER LANE BOASTS AN ENVIABLE WATERSIDE SPOT, TUCKED AWAY DOWN A QUIANT COBBLED STREET, IN THE HEART OF AFFLUENT RICHMOND.

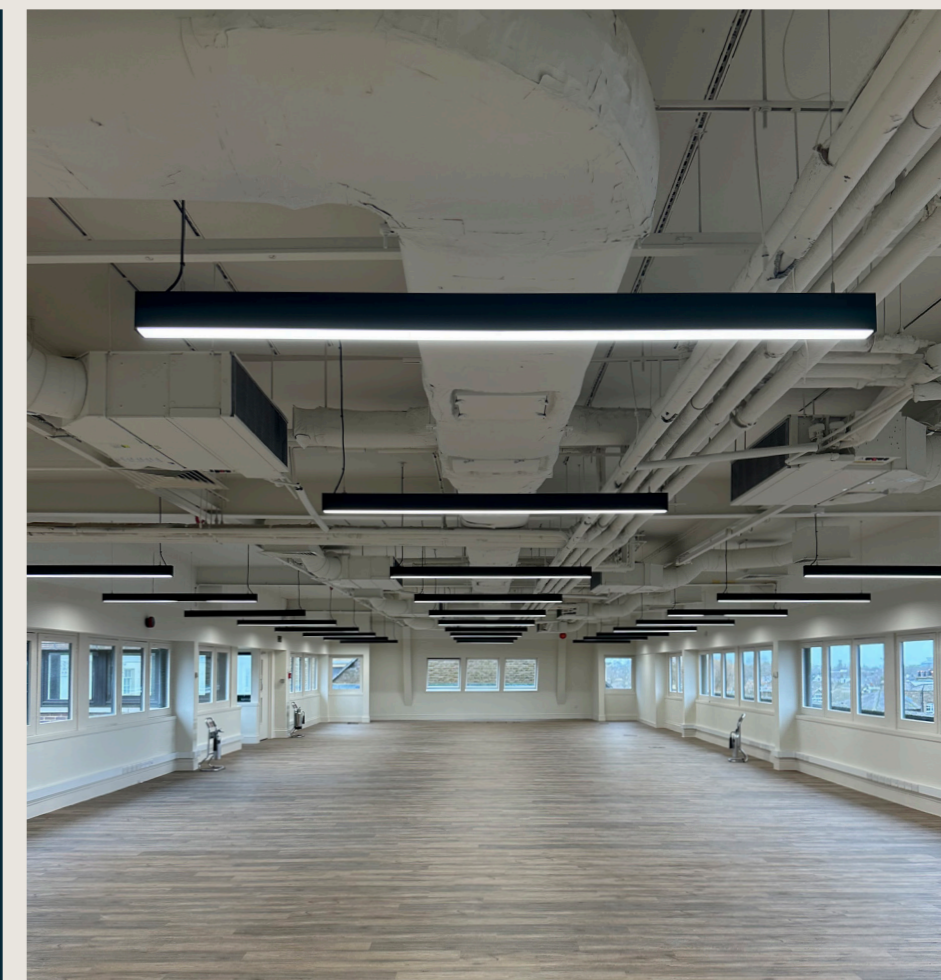
The building has been stylishly renovated to a high-end specification. A new contemporary entrance and reception area, WCs on each floor, showers and secure bike storage facilities available.

The office space is full of natural light, with windows on all sides. Solid ceilings with exposed services, new LED lighting and timber-effect flooring.

To add to the uniqueness of the building, there's an elegant arthouse cinema on the ground floor, part of the original building dating back to 1914. The Curzon Richmond offers a tantalising film programme and menu.



ALL THE GOOD STUFF



THERE'S NO PLACE LIKE RICHMOND

RICHMOND IS A BEAUTIFUL VILLAGE JUST EIGHT MILES FROM CENTRAL LONDON. WITH ITS TREE-LINED STREETS, GRAND OLD HOUSES, RIVERSIDE PUBS AND ROYAL PARK WITH ROAMING DEER, IT'S NO SURPRISE IT'S BEEN CROWNED NUMBER ONE PLACE TO LIVE IN LONDON*.

With over 100 parks and areas of open space, it has more green spaces than any other London borough. And the River Thames snakes through it for 21 miles, linking Hampton Court Palace, Richmond town centre and Kew Gardens to central London. The abundance of natural beauty makes lunchtimes and commutes infinitely more enjoyable.

What's more, the borough has an almost unrivalled offering of entertainment - from Twickenham Stadium, theatres, museums and galleries rich with exhibits, to a town centre bursting with shops and restaurants.

It's a fantastic place to work, too - with the likes of eBay, PayPal, Gumtree and Williams Grant & Sons calling it home.

* Rightmove Happy Home study 2022



GETTING THERE

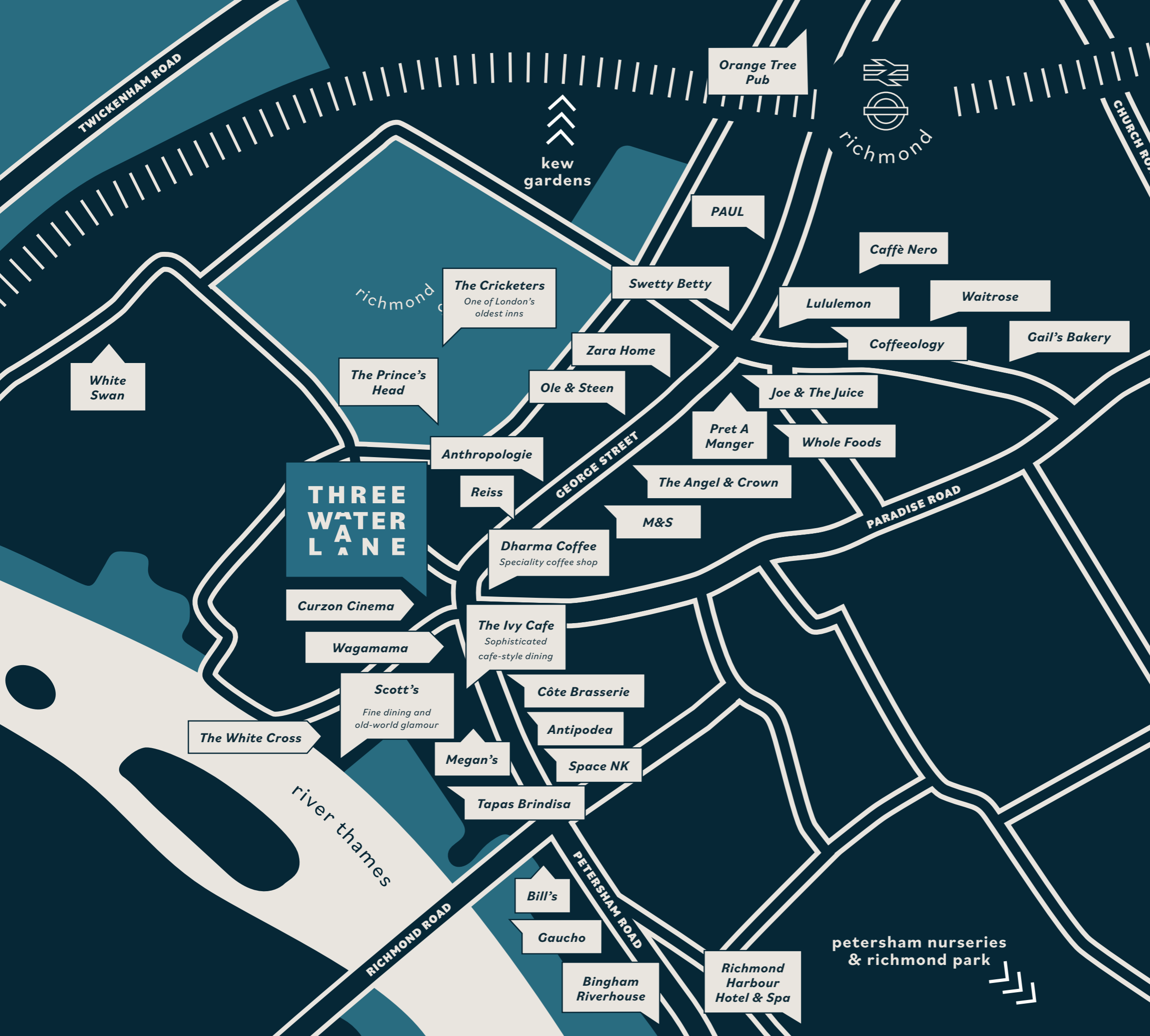
BY CAR

M3	20 mins
M4	16 mins
Heathrow Airport	27 mins

BY TRAIN

Clapham Junction	8 mins (National Rail)
Hammersmith	15 mins (Underground)
Willesden Junction	17 mins (Overground)
Waterloo	19 mins (National Rail)





THREE WATER LANE

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