



SHEARWATER  
HOUSE

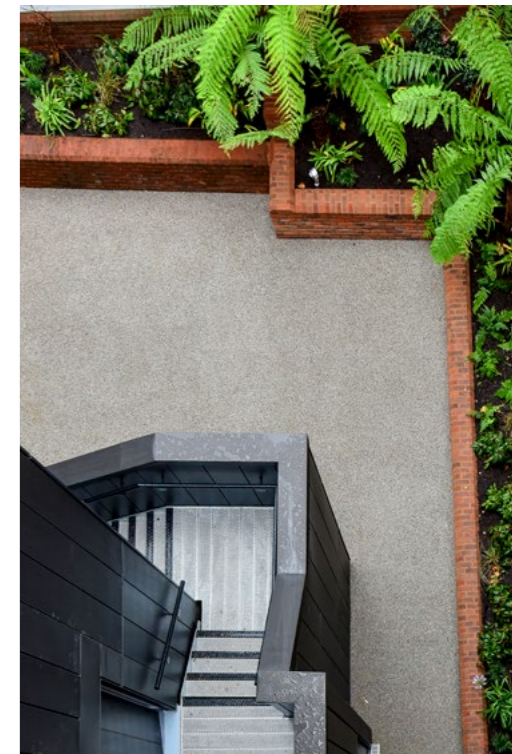
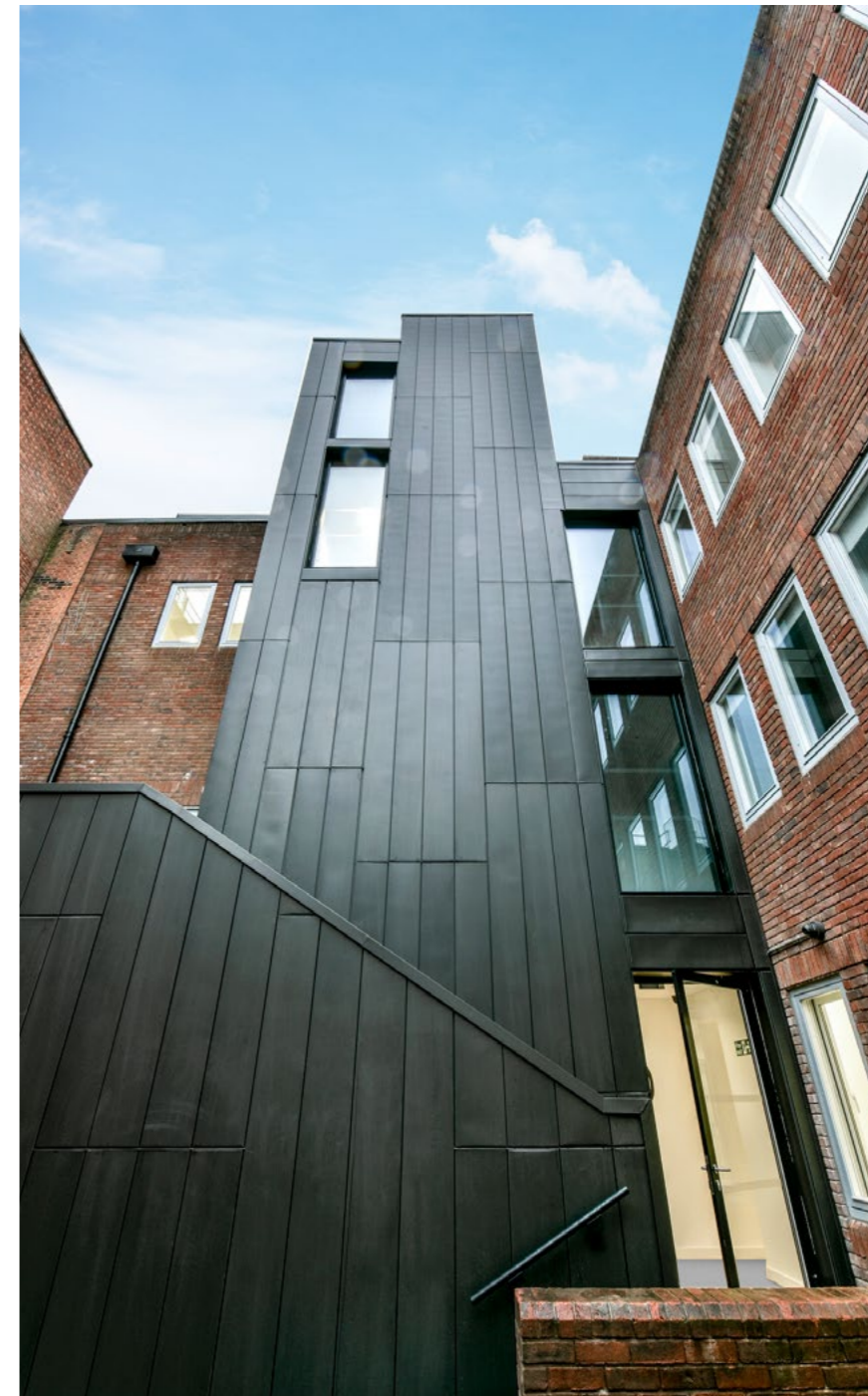
The Green Richmond upon Thames TW9 1PX



# Designed to impress



Shearwater House is a Grade A office building providing high quality office accommodation within the much sought after location of The Green in Richmond.

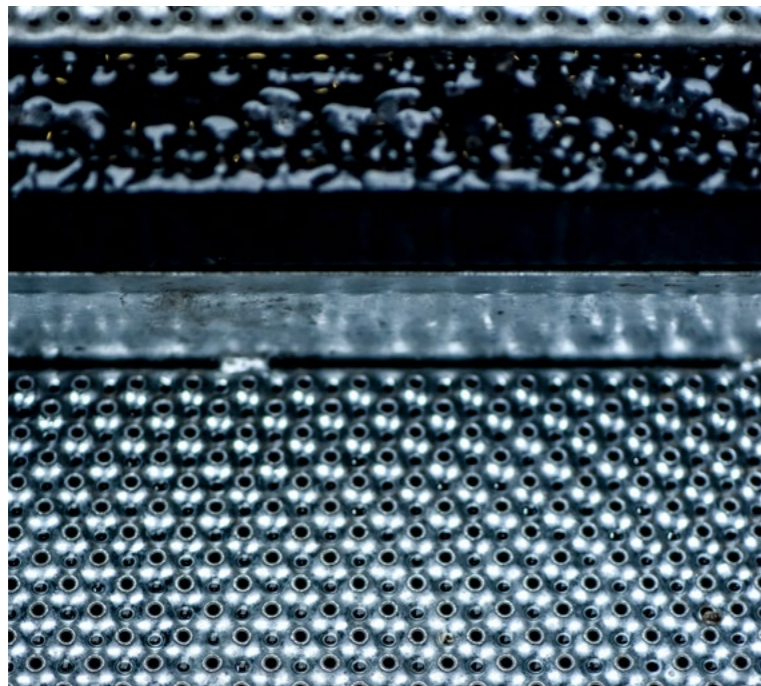


Meticulous attention to detail

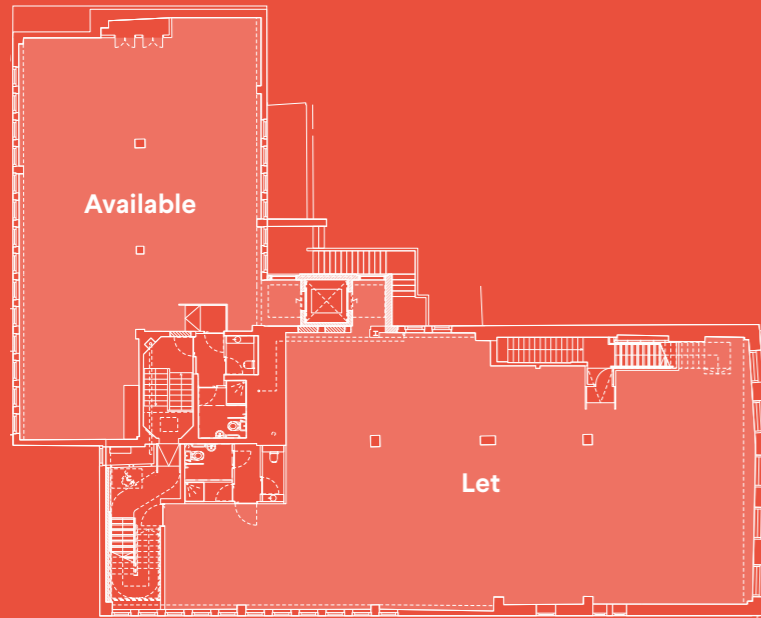


High quality material

Shearwater House has been comprehensively modernised and enhanced into a beautiful contemporary new workplace that exceeds the demands of the modern day occupier.



# High Quality Workspace



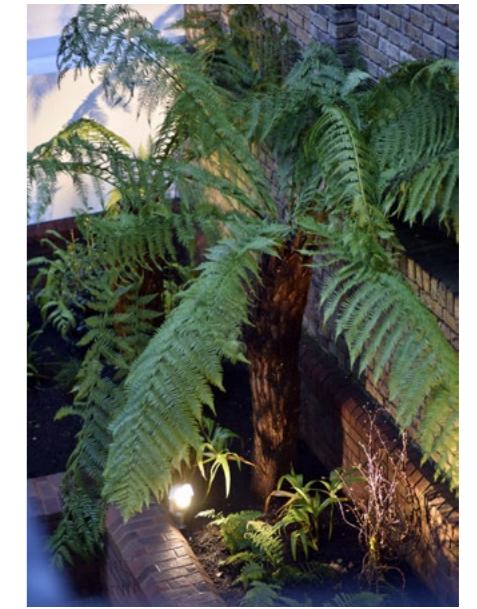
Second Floor Plan – Not to Scale.

## Accommodation

Approx net internal areas

Area	sq m	sq ft
Second Floor	186.7	2,010
Total	186.7	2,010

- Impressive reception
- High quality office accommodation
- Air-conditioning
- Access controlled lift to all floors
- WC's and shower
- Cycle storage
- Car parking available
- Landscaped communal courtyard area



Ground floor foyer



Second floor office (as open plan)



Richmond Green

SHEARWATER HOUSE

3 Minute walk

Richmond Station

Richmond upon Thames is one of the most beautiful parts of London and is home to a large number of major businesses.

The building is situated in the heart of the town centre, offering an abundance of first-class retail and an array of dining options.

Office Occupiers

- 1. Jigsaw
- 2. William Grant & Sons
- 3. Ebay
- 4. RELX
- 5. Minesoft
- 6. PayPal

Restaurants

- 7. Gaucho
- 8. Ivy Cafe
- 9. Pizza Express
- 10. No1 Duke Street
- 11. Côte
- 12. Scott's

Retail / Leisure

- 13. Whole Foods
- 14. Third Space (coming soon)
- 15. Joe & The Juice
- 16. Anthropologie
- 17. Waitrose
- 18. M&S

# Richmond

Richmond offers a utopian bubble in London's sprawl. Amenities such as Richmond Park, Richmond Green, the Royal Botanical Gardens and Hampton Court Palace are all within close proximity and make Richmond the perfect location to live and work.

The Green is the focal point of this historic town, providing a mix of office and residential buildings around a 12 acre green, an attraction for many residents and visitors.



Richmond Green



Richmond Green

# A uniquely beautiful part of London





Richmond is located approximately 8 miles south west of Central London and benefits from excellent road communications being situated on the A316.

Public transport links are excellent with National Rail, Underground and Overground services provided.

Road

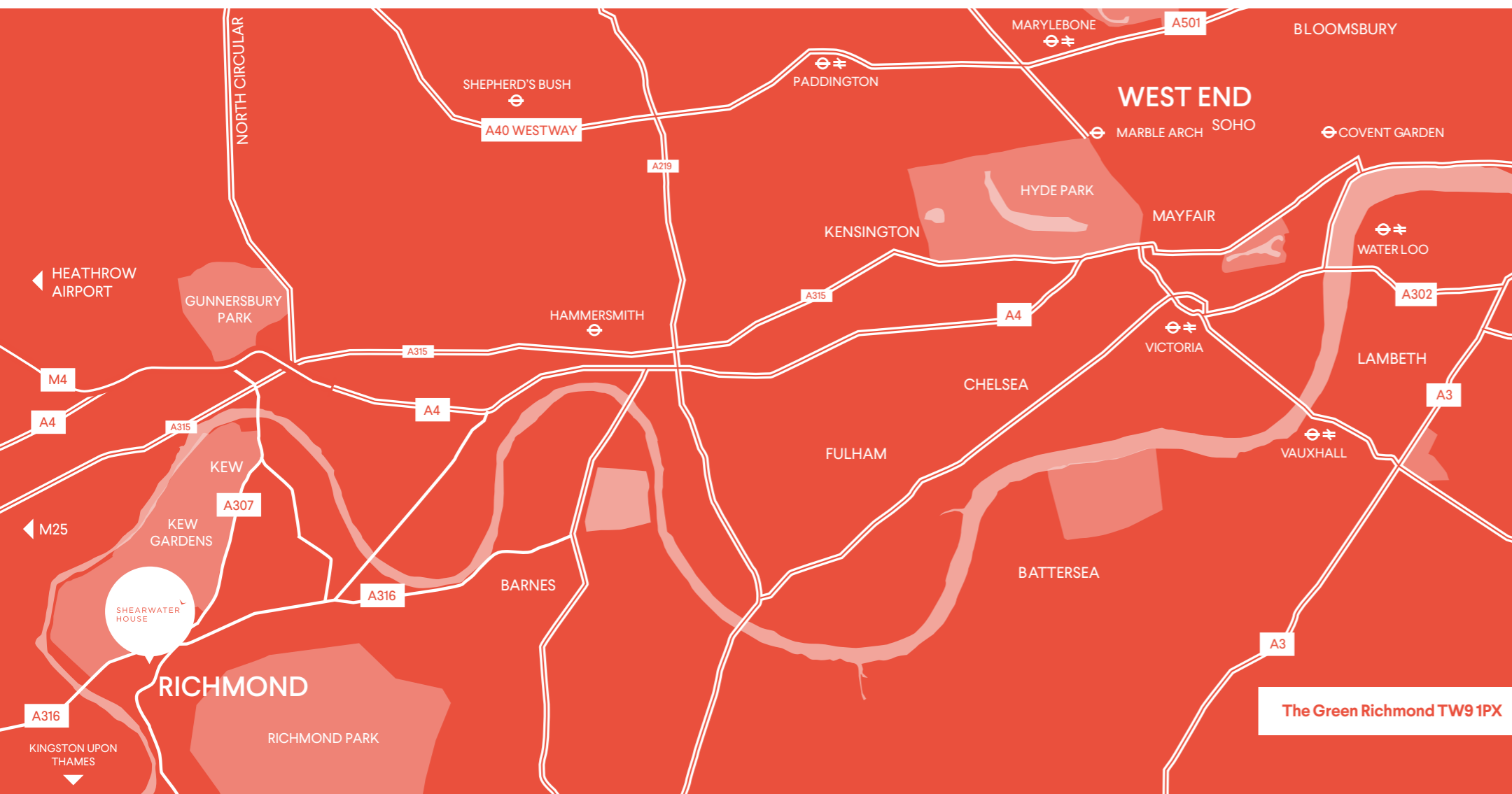
M3	15 mins
M4	15 mins
M25	25 mins
Heathrow	26 mins
Gatwick	57 mins

\* Source: AA Route Planner

Train & Tube

Clapham Junction	8 mins
Hammersmith	15 mins
Waterloo	19 mins
Bank	35 mins
Paddington	41 mins

\* Source: TfL



Terms and further information

New full repairing and insuring lease available. Terms upon application. For all enquiries, please contact:



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Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. August 2023.

[www.shearwaterichmond.com](http://www.shearwaterichmond.com)

