

# One Eton St.

RICHMOND-UPON-THAMES | TW9 1AG

**28,000 sq ft  
available**

Prime office space  
in the heart of Richmond



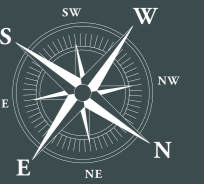


ONE ETON STREET HAS RECENTLY UNDERGONE A COMPREHENSIVE REFURBISHMENT AND PROVIDES 28,000 SQ FT OF SUSTAINABLE, HIGH QUALITY WORKSPACE AT ONE OF RICHMOND'S MOST HIGH PROFILE OFFICE BUILDINGS

Situated in the heart of Richmond, One Eton Street is a 3 minute walk from the station and set amongst the bustle of the High Street.

The first, second and third floors are available with floors ranging from 7,218 sq ft upwards.





# Area Schedule

Floor	Use	Sq Ft	Sq M
3RD FLOOR	OFFICE	7,218	671
2ND FLOOR	OFFICE	11,034	1,025
1ST FLOOR	OFFICE	9,494	882
GROUND - RECEPTION	OFFICE	517	48
<b>TOTAL</b>		<b>28,263</b>	<b>2,626</b>

Approximate areas. Net Internal Areas (6th Edition).

# Specification

- Newly remodelled and refurbished reception
- Communal mezzanine break out area
- Private roof terraces
- Shower facilities, changing rooms & lockers
- New LED lighting
- VRV Air-Conditioning system
- BREEAM: Excellent
- EPC: B
- Ground source heat pump system



Cycle storage

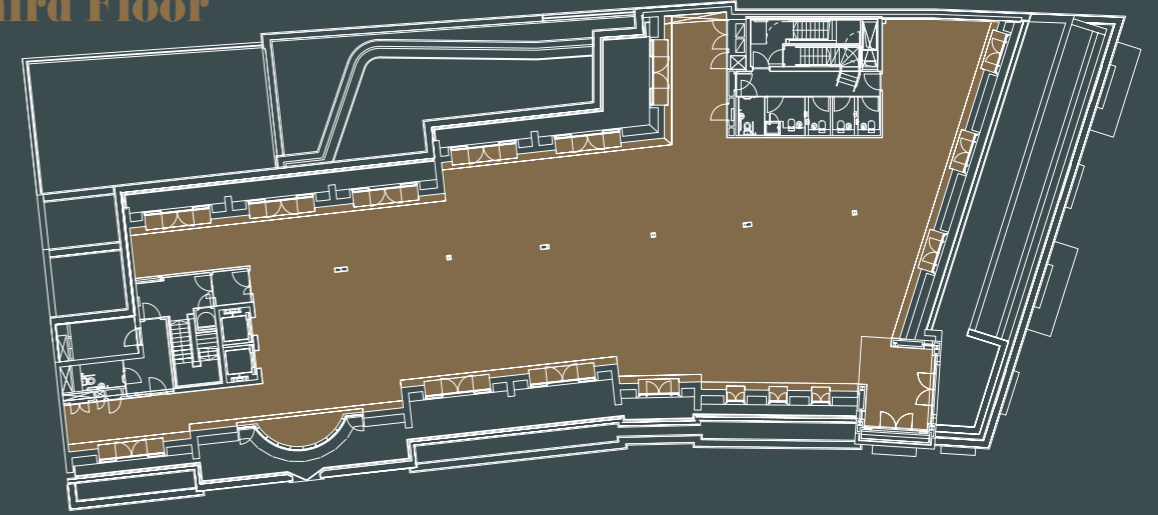


Male & Female shower & changing rooms

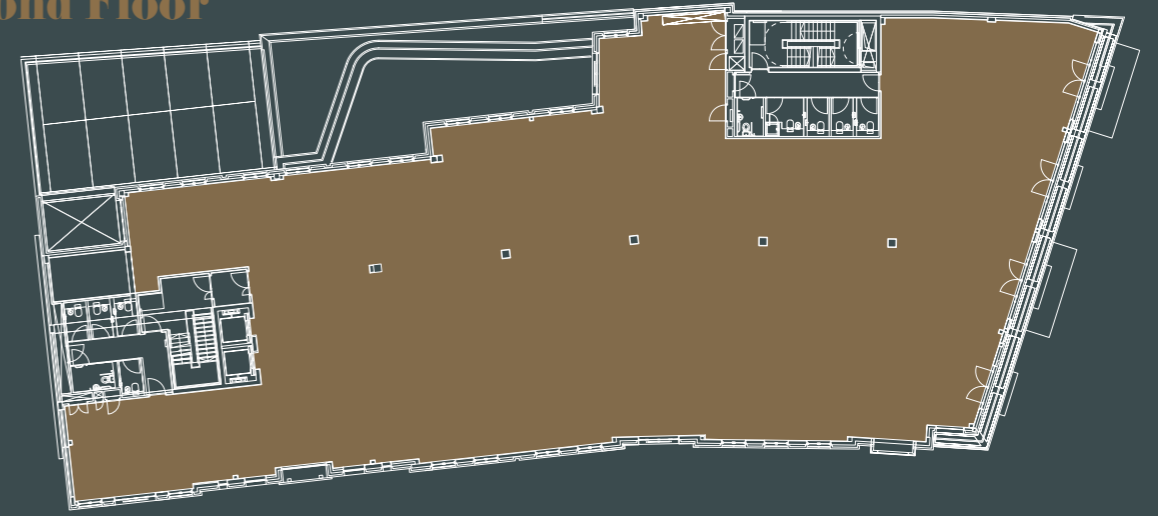


Prime location 320m from Richmond Train Station

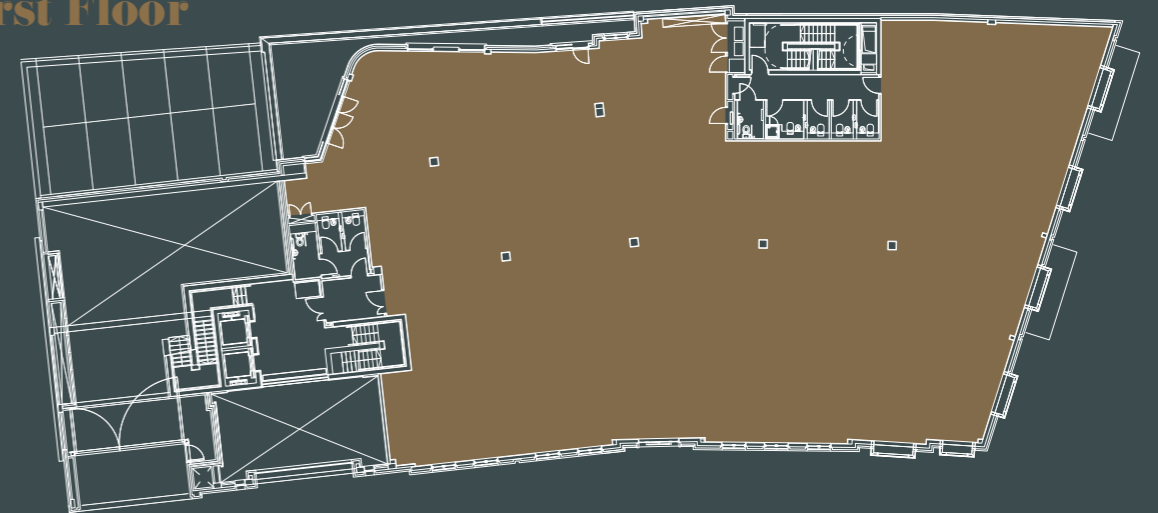
## Third Floor



## Second Floor



## First Floor



To view/download space plans, visit:  
<https://oneeton-richmond.com/the-building/>

# A Connected Location

You can travel to Richmond by boat, train, car, underground, bicycle or by foot.

Heathrow is a 25 minute drive, Waterloo Station is 20 minutes by Train, Victoria is 34 minutes and Piccadilly 33 minutes.

<b>Tube</b> from Richmond	<b>mins</b>
Earl's Court	21
Victoria	29
Westminster	32
Edgware Road	34
Oxford Circus	37
King's Cross St. Pancras	41
Heathrow Airport (Terminal 1)	51

Source: tfl.gov.uk

<b>Train</b> from Richmond	<b>mins</b>
Clapham Junction	10
Kingston-Upon-Thames	17
London Waterloo	20
Vauxhall	22
Wimbledon	25
Reading	58

Source: tfl.gov.uk

<b>Drive</b>	<b>mins</b>
Kingston-Upon-Thames	13
Heathrow Airport	25
Guildford	41
Reading	53

Source: googlemaps





### Food

- 1 Whole Foods Market
- 2 Waitrose
- 3 Tesco Metro
- 4 Holland & Barrett
- 5 Marks & Spencer

### Hotels

- 6 Travelodge
- 7 The Petersham Hotel
- 8 Richmond Hill Hotel
- 9 Richmond Harbour Hotel & Spa
- 10 Orange Tree Hotel

### Pubs

- 11 The Cricketers Pub
- 12 The White Swan
- 13 The White Cross
- 14 Slug & Lettuce
- 15 Pitcher & Piano

### One Eton St.

### Restaurants

- 16 The Ivy
- 17 Gaucho
- 18 Antipodea
- 19 No 1a Dukes St
- 20 Pier 1
- 21 144 On The Hill
- 22 Bills

### Health & fitness

- 23 Royal Mid-Surrey Golf Club
- 24 Richmond Hill Health Club
- 25 Digma Fitness
- 26 Richmond Athletic Association
- 27 Virgin Active Twickenham
- 28 Harlequins RFC
- 29 Twickenham Stadium

### Green Spaces

- 30 Old Deer Park
- 31 Richmond Park
- 32 Terrace Gardens
- 33 Kew Gardens
- 34 Gothic Gardens
- 35 Marble Hill Park



## Terms

### RENT

Price Upon Application.

### SERVICE CHARGE

Price Upon Application.

### RATES PAYABLE

To be Assessed.

Contact the agents  
to find out more

savills

Holly Purvis

07977 371 475

holly.purvis@savills.com

Florence Horner

07870 999 255

florence.horner@savills.com

**oneeton-richmond.com**

Sat Nav: TW9 1AG

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