

# EXPLORE

Paradise Road, Richmond

45,000 sq ft of exciting  
new workspace in  
Richmond Upon Thames

EXPERIENCE THE  
NEW BENCHMARK FOR  
GREATER LONDON





# EXPERIENCE

THE BUILDING



## RETHOUGHT AND COMPLETELY REFURBISHED FROM THE INSIDE OUT TO CREATE A DESTINATION OFFICE

A transformed environment featuring a new private garden, roof terrace, reception, Club Room lounge, comprehensive cycle storage and lockers, gym, spin studio and light-filled CAT A floors setting a new standard for Greater London.



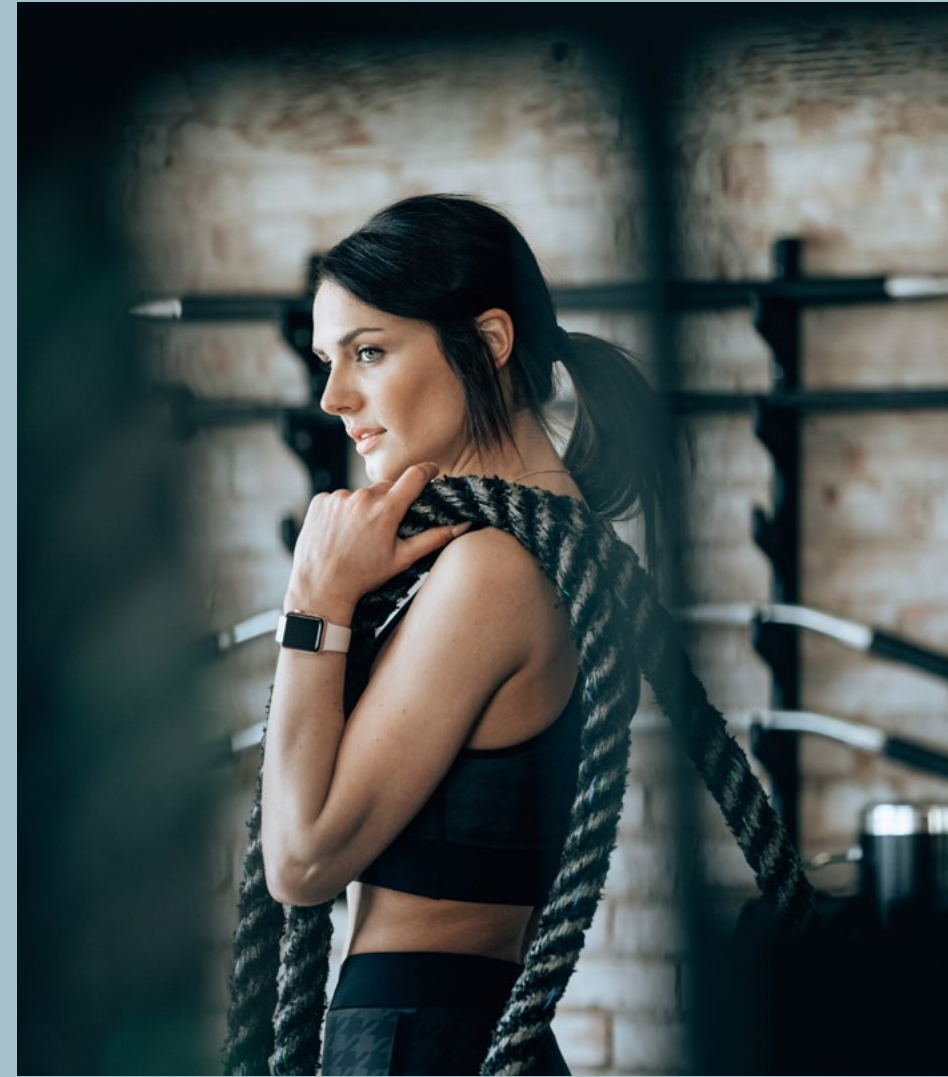
# SPACE TO RECHARGE

The new 4,200 sq ft exclusive use garden has been designed to create a series of outdoor spaces for relaxation and collaboration.





# HEAD DOWN



# TO SHAPE UP

The transformed lower ground floor features a Gym and Spin Studio, plus brand new cycle storage for 42 bikes with lockers, shower facilities and drying room, making a healthier commute a breeze.



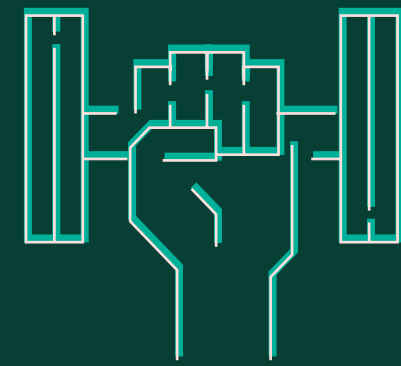


# EXTENSIVE

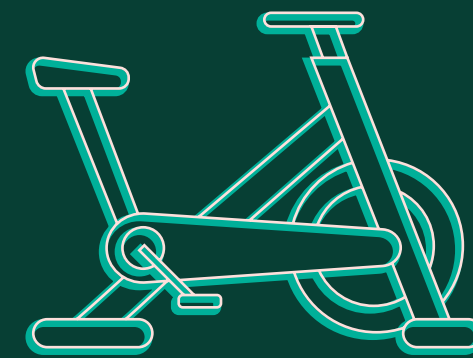
SPECIFICATION



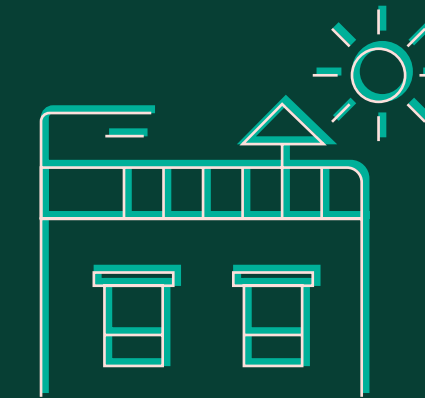
Club Room lounge for exclusive use of occupiers



New on-site gym



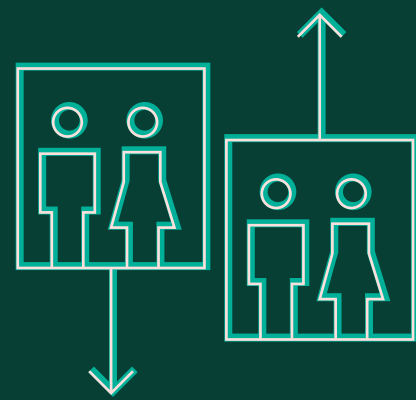
New on-site studio



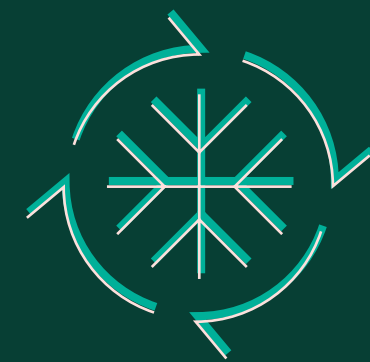
New 4th floor roof terrace



New end-of-trip facilities with 6 showers & 90 lockers



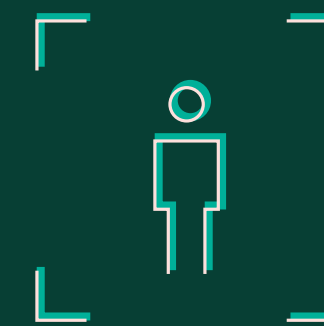
2x new passenger lifts



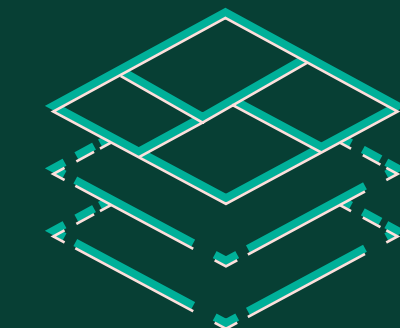
New VRV air conditioning



New 4,200 sq ft private landscaped garden



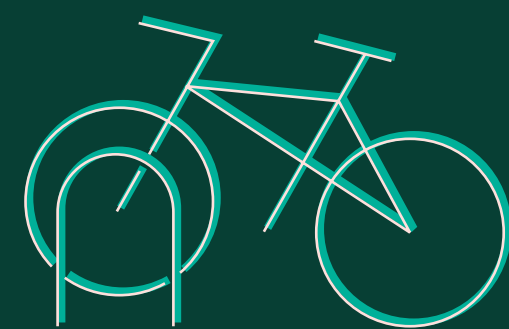
1:10 sq m occupation density



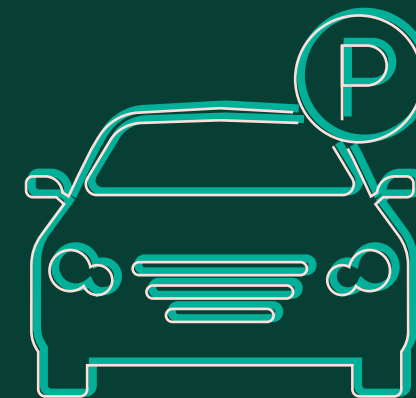
100mm raised access floor depth



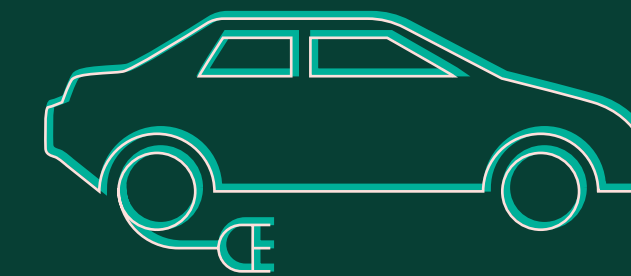
Exposed services



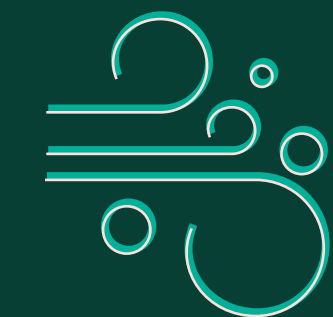
42 cycle spaces



30 car parking spaces

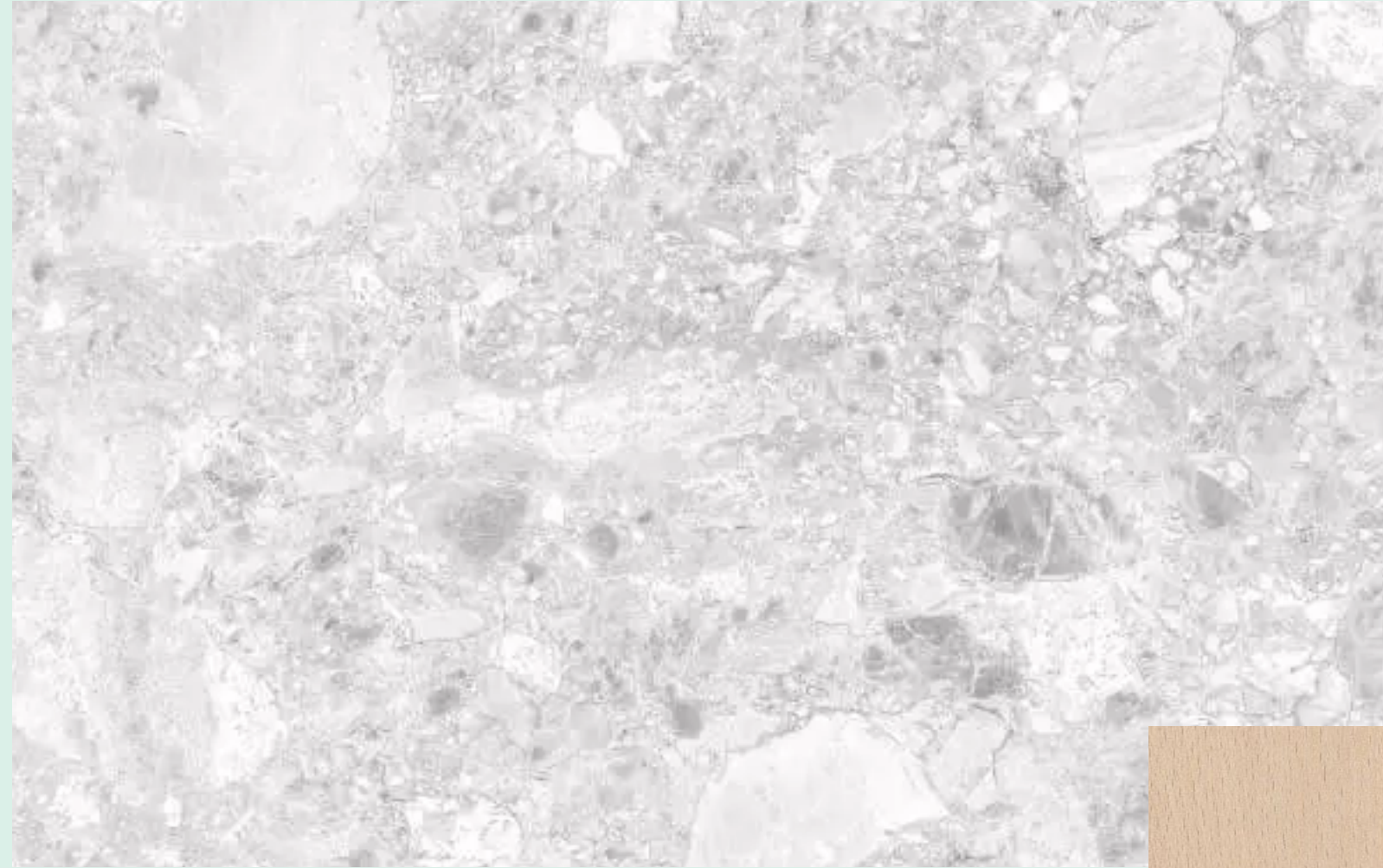
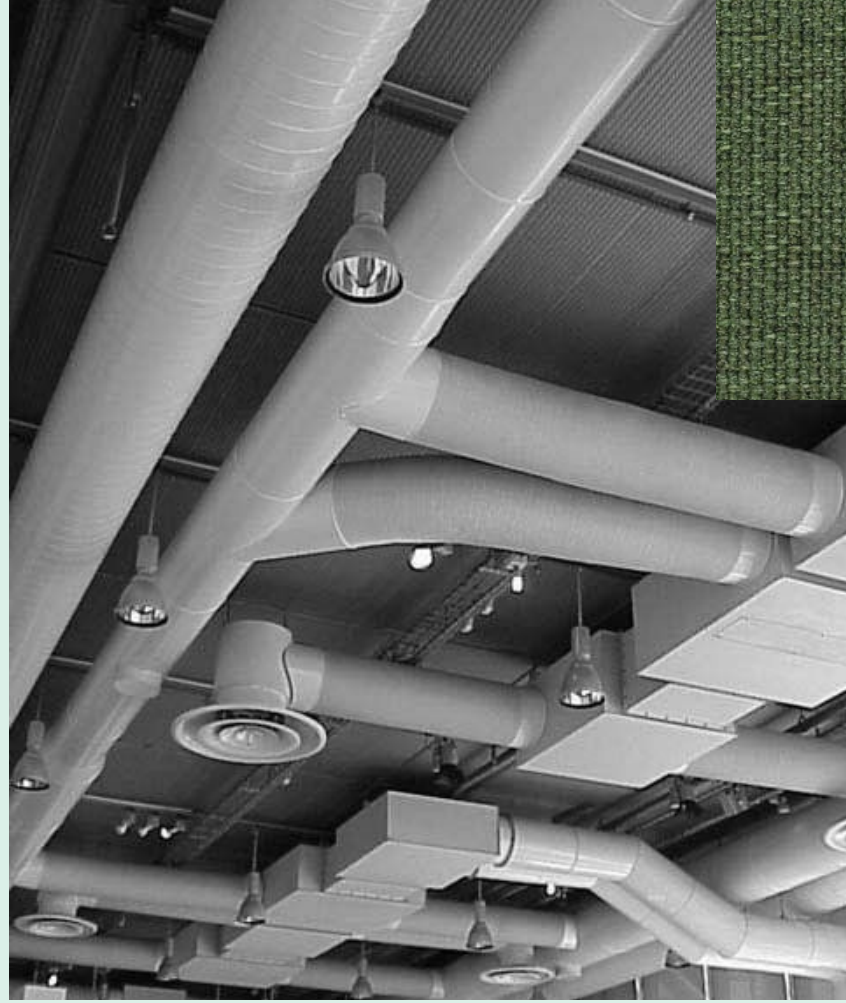


10 live electric car bays



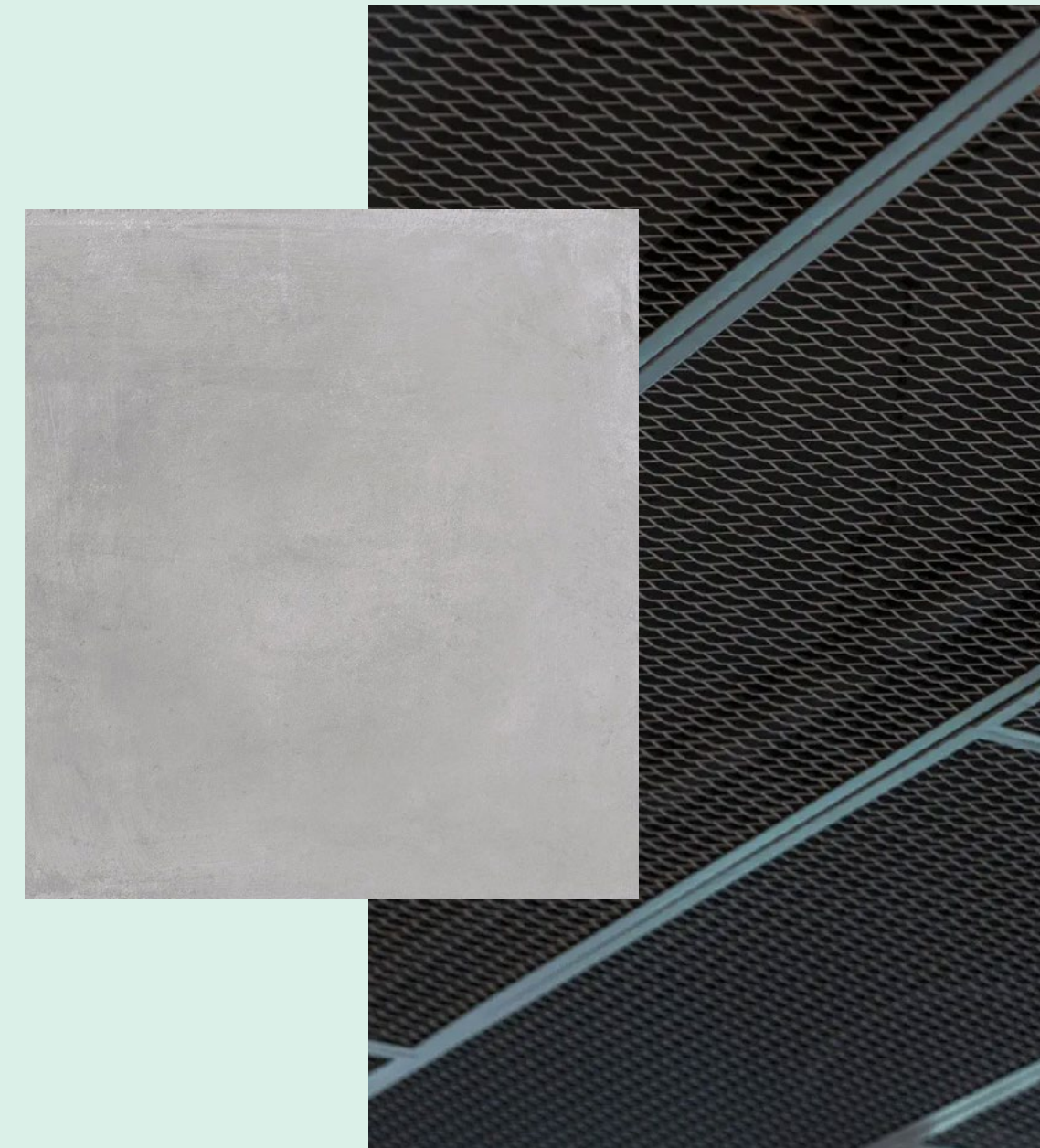
12 l/s fresh air supply per person





# ALL IN THE DETAIL

Step into a workspace where every aspect of the design has been carefully considered.





# EXCEPTIONAL

SUSTAINABILITY

# BUILDING A BETTER FUTURE, SUSTAINABLY

- Embedded passive design principles to optimise the building envelope performance and reduce the energy demand of the building
- Electric car charging points
- All electric heating and cooling HVAC with no fossil fuels on site
- Water consumption strategy to reduce potable water demand and attenuate storm water run-off
- Future provision of Photovoltaic Panels at roof level
- Net gain in terms of the biodiversity and urban greening
- Target EPC Rating A
- Target BREEAM Excellent
- Target WiredScore Gold Certification
- Target FitWel v2.1 score of rating 2 stars



EPC 'A'



BREEAM®

EXCELLENT



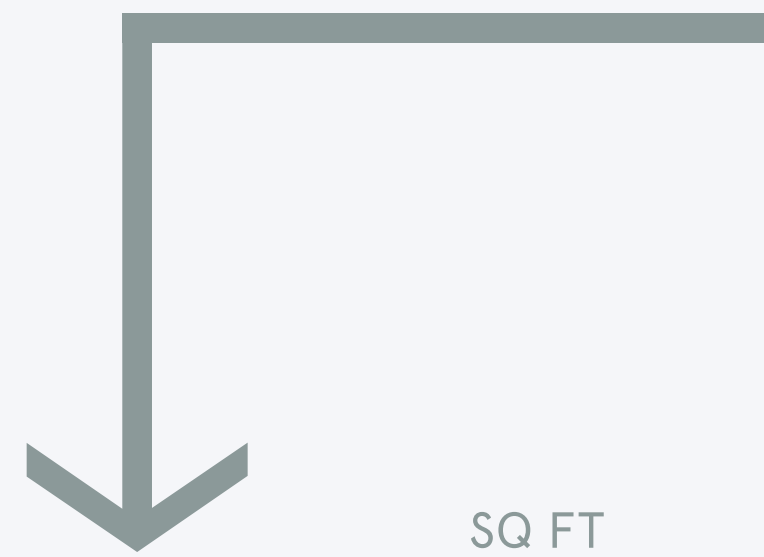
WiredScore  
GOLD



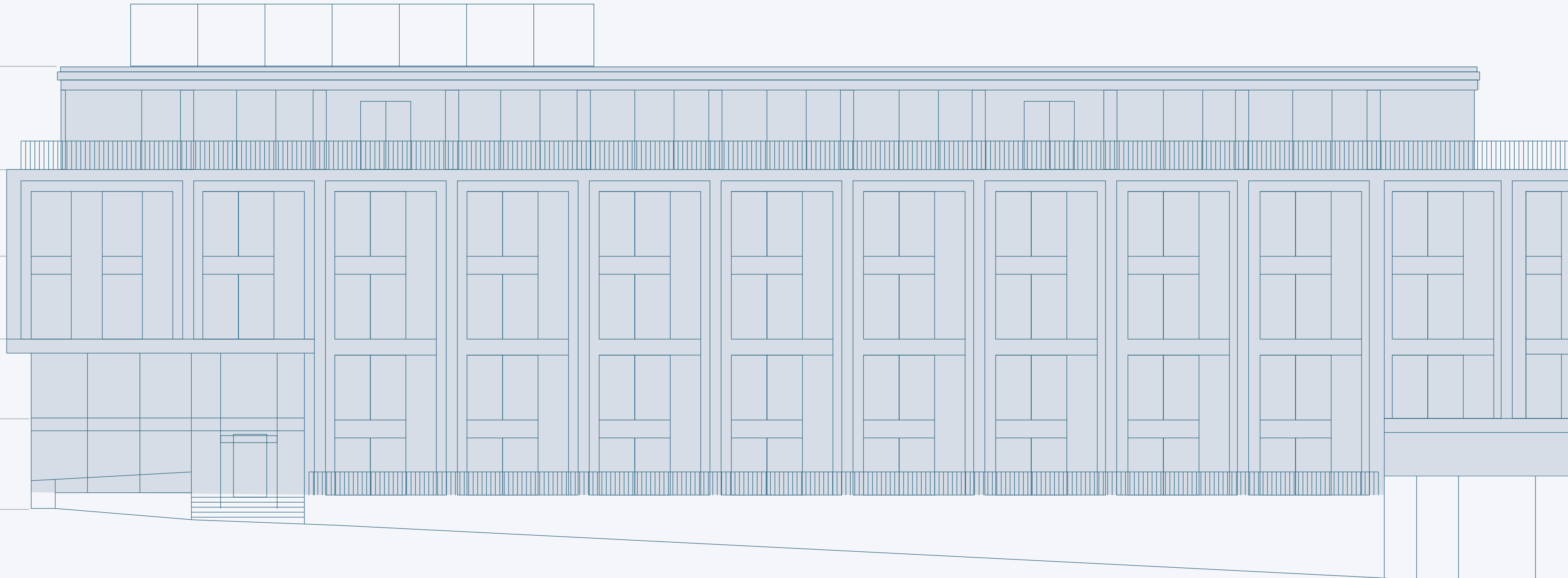
# EXPAND

## THE PLANS

# ACCOMMODATION



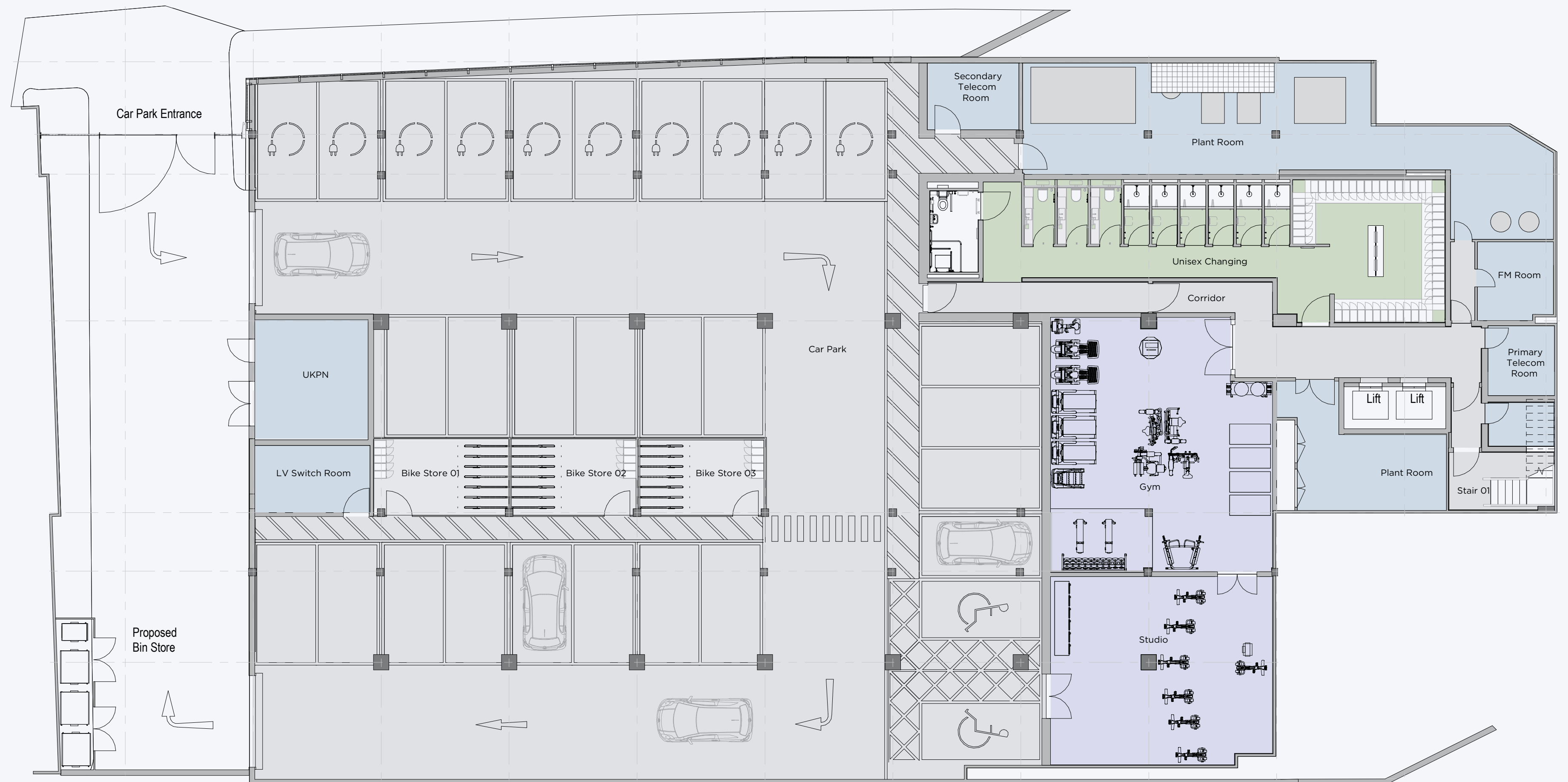
	SQ FT	SQ M
4 Private Terrace	6,680 1,370	621 127
3	8,965	833
2	9,300	860
1	9,155	850
G Clubroom Reception	6,065 645 1,076	564 60 100
LG Gym / Studio	1,570	146
<b>TOTAL</b>	<b>44,826</b>	<b>4,161</b>





# LOWER GROUND FACILITIES

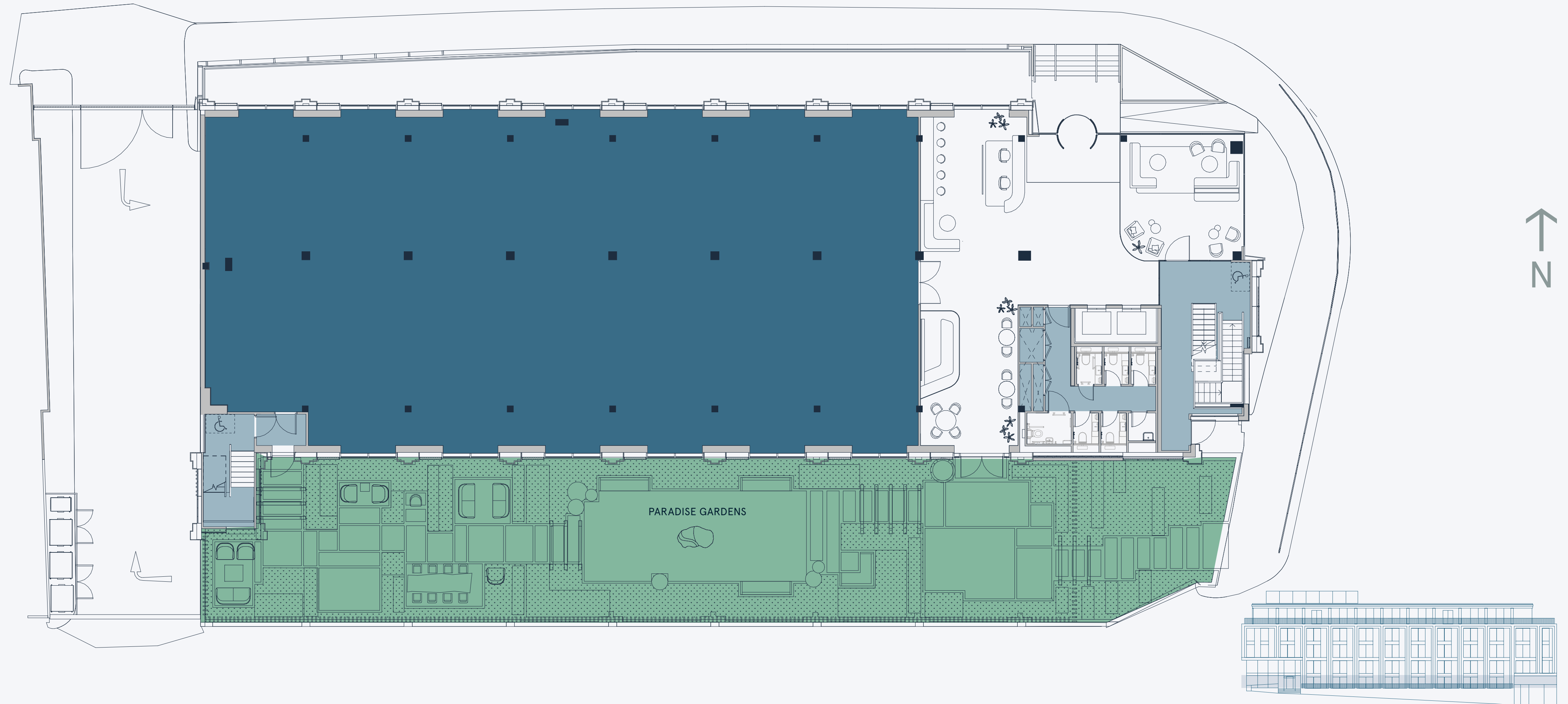
1,570 SQ FT  
146 SQ M





# GROUND FLOOR

6,065 SQ FT  
564 SQ M



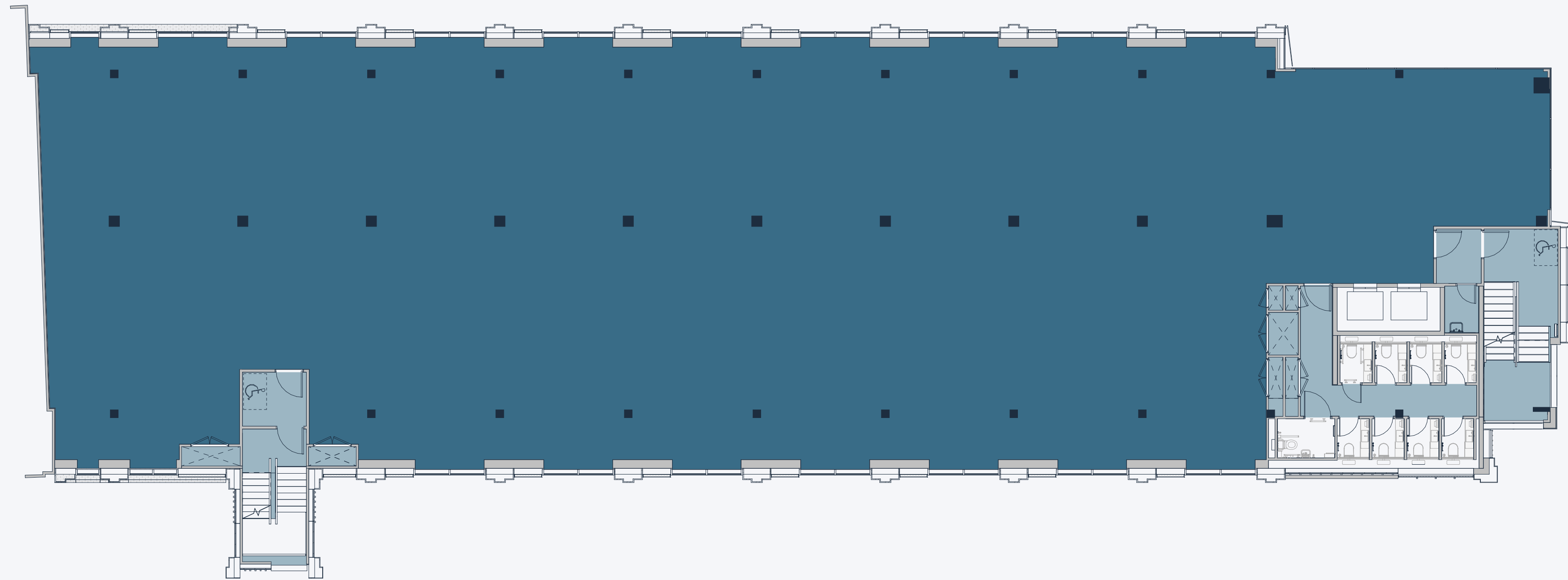






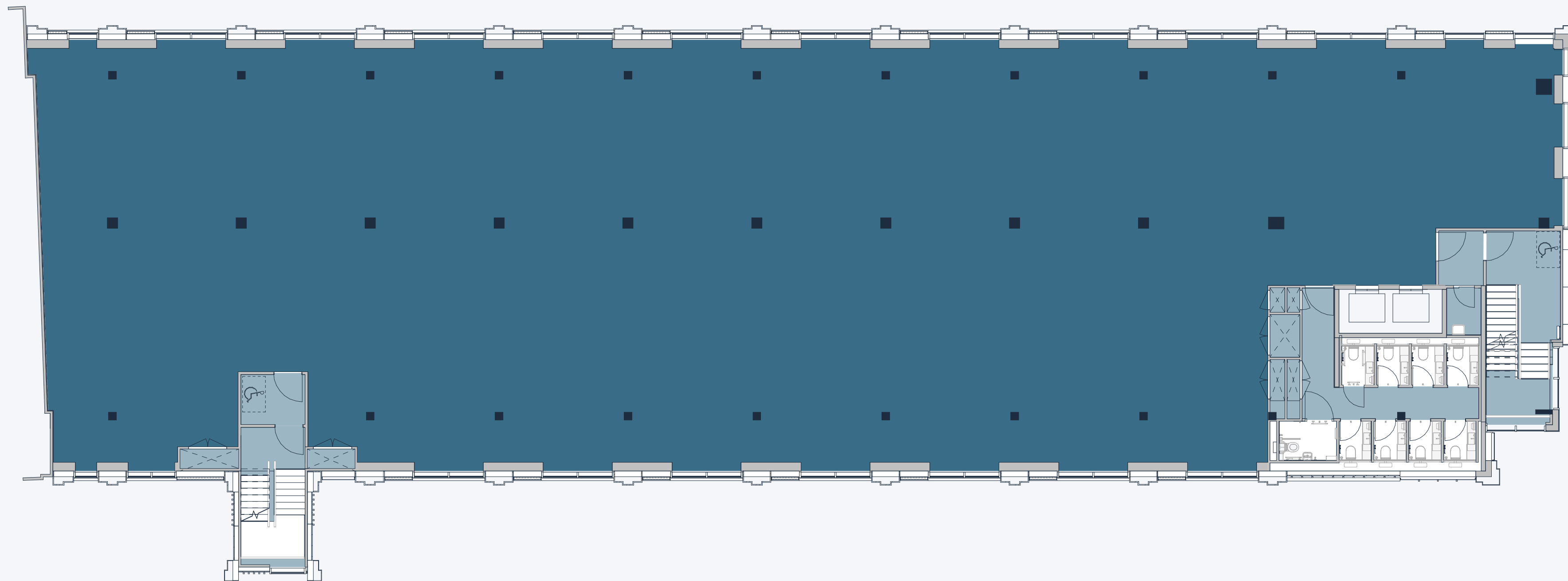
# 1ST FLOOR

9,155 SQ FT  
850 SQ M



# 2ND FLOOR

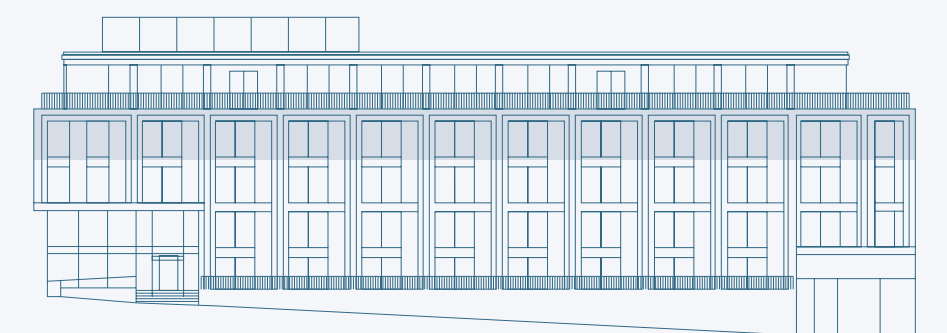
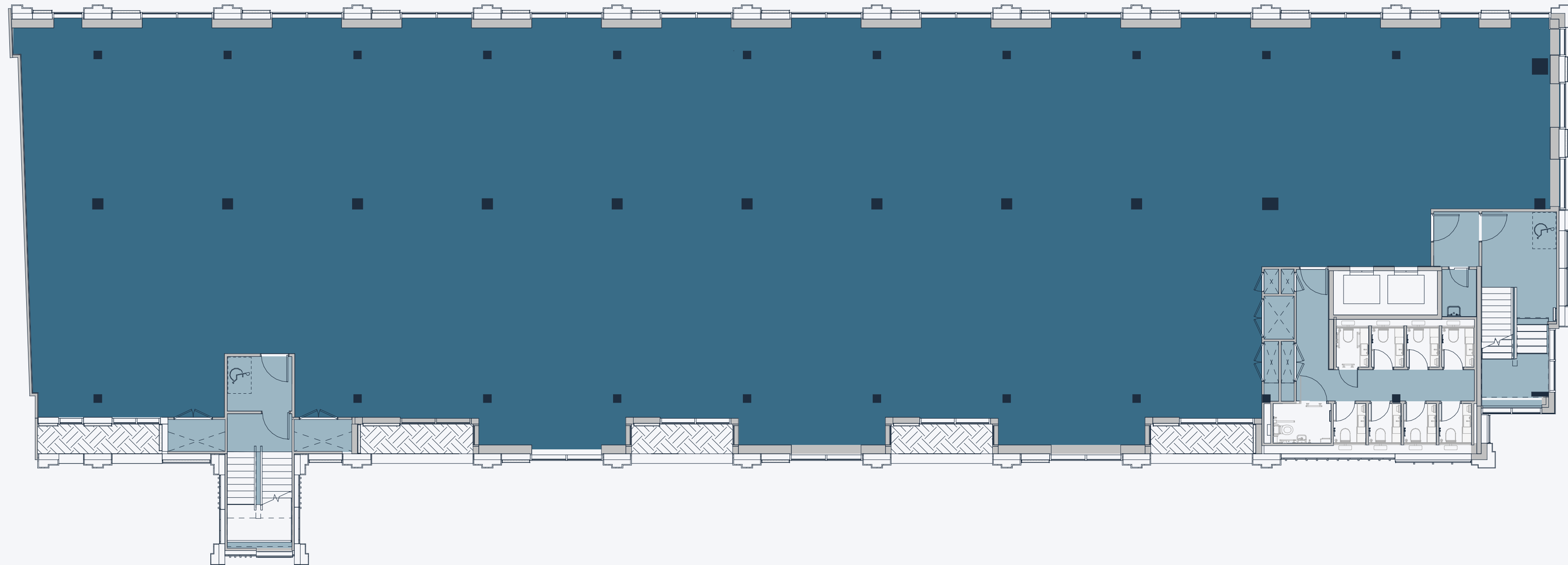
9,300 SQ FT  
860 SQ M



# 3RD FLOOR

8,965 SQ FT

833 SQ M





# 4TH FLOOR

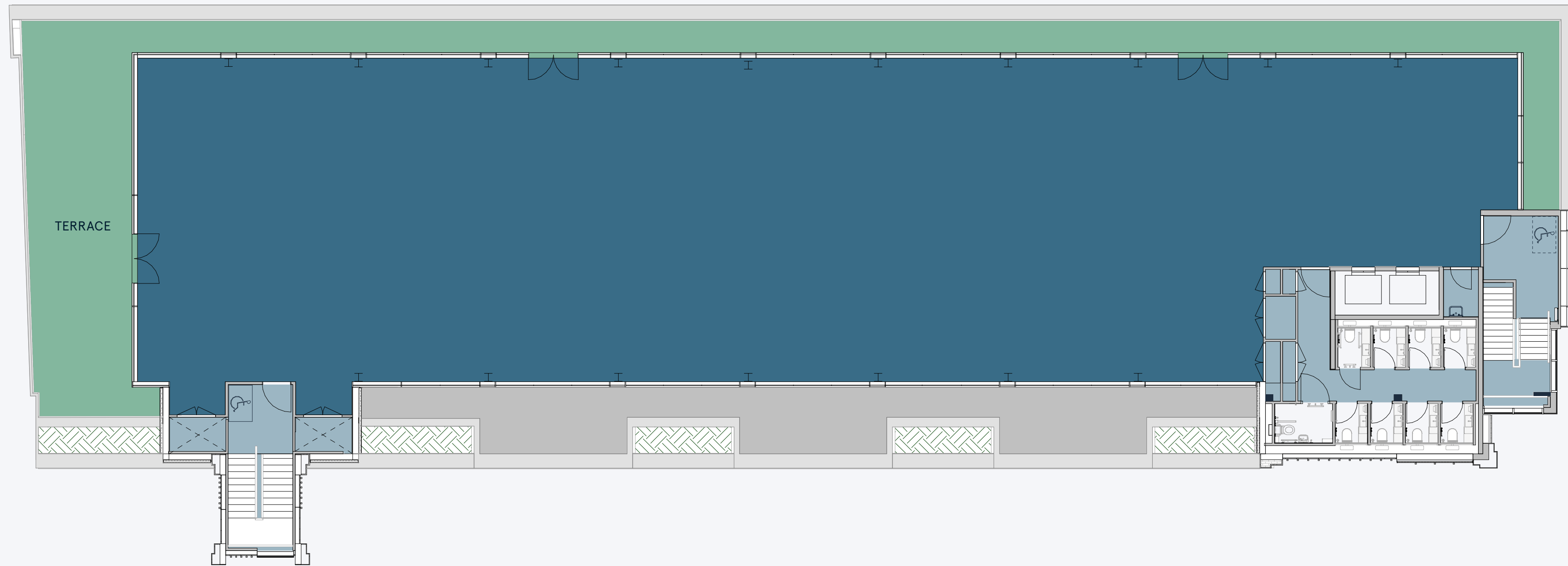
6,680 SQ FT

621 SQ M

PRIVATE TERRACE

1,370 SQ FT

127 SQ M

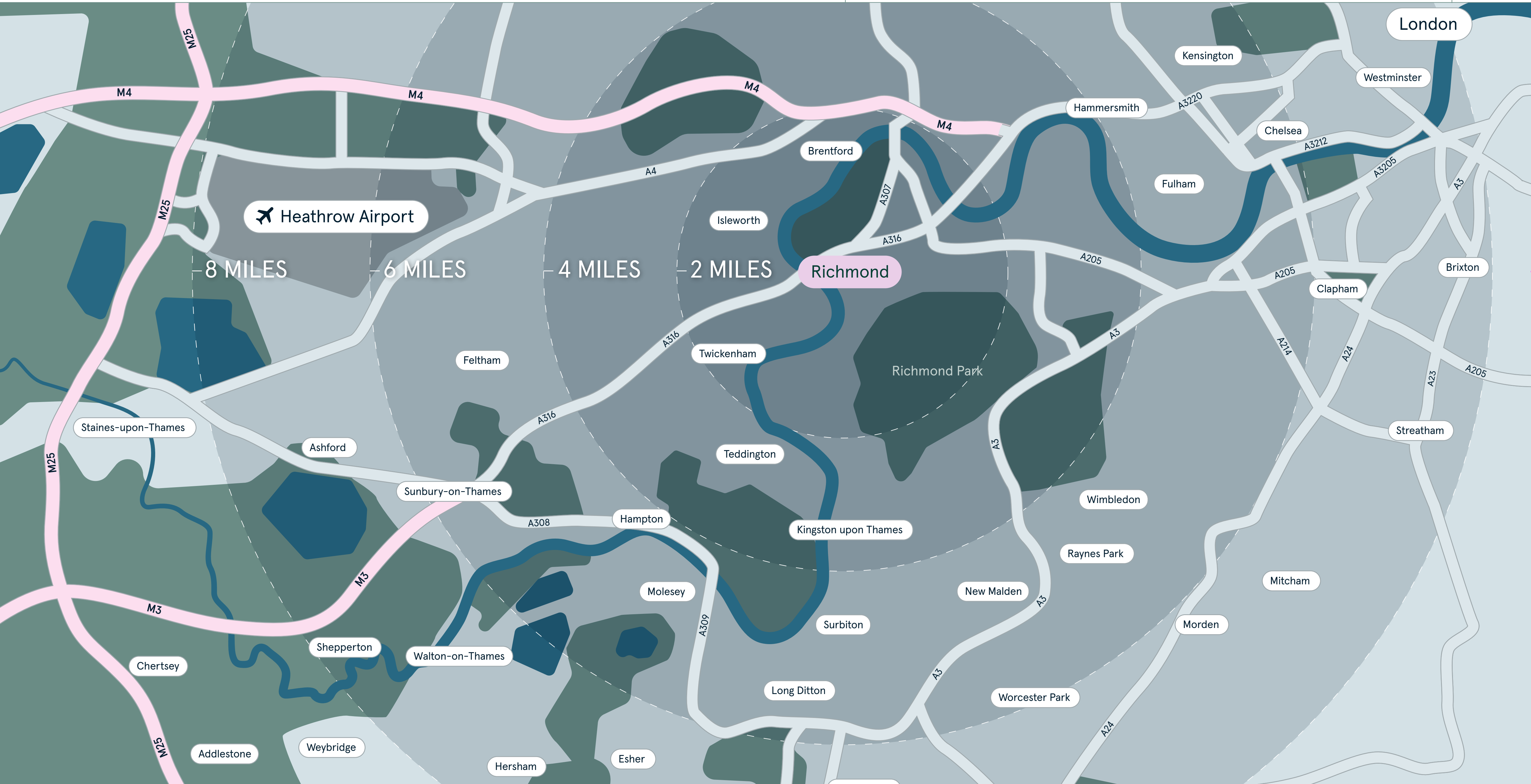






# EXPLORE

THE LOCATION





EXPLORE

RICHMOND STATION  
3 MINS WALK







# COOL, CALM CONNECTED

Richmond Station is only 3 minutes walk from Explore, and provides multiple links both further into and out of London.

## WALKING TIMES



Richmond Green  
2 mins

Richmond Station  
3 mins

Riverside  
6 mins

Richmond Hill  
11 mins

Richmond Park  
16 mins

Kew Gardens  
19 mins



### RAIL

Putney  
6 mins

Clapham Junction  
11 mins

Vauxhall  
16 mins

Waterloo  
21 mins

Stratford  
1h 02m

Reading  
1h 04m

### DISTRICT LINE

Hammersmith  
15 mins

Earls Court  
21 mins

Sloane Square  
28 mins

Paddington  
29 mins

Victoria  
30 mins

### BUS

Twickenham  
13 mins

Chiswick  
15 mins

Teddington  
20 mins

Putney  
31 mins



# BEST OF RICHMOND

## RESTAURANTS & CAFES

- 1 Scott's Richmond
- 2 The Ivy Cafe
- 3 Tapas Brindisa
- 4 Leon Richmond
- 5 Buenos Aires
- 6 Gails Bakery
- 7 Kiss the Hippo Coffee
- 8 Coffeology
- 9 No 1a Duke Street
- 10 Beirut Street Kitchen
- 11 Megan's
- 12 Chango Empanadas
- 13 Antipodea
- 14 Gaucho

## PUBS & BARS

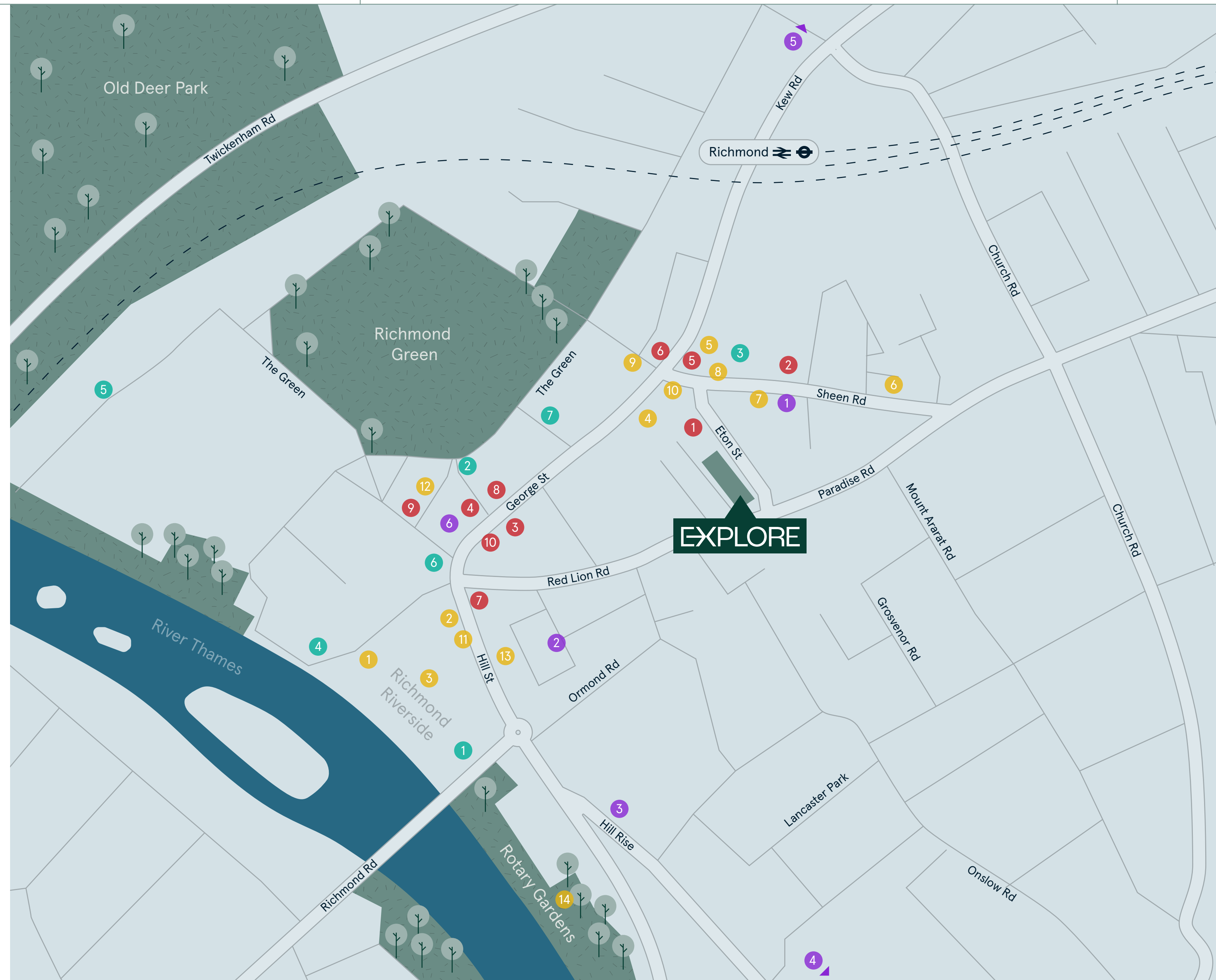
- 1 Pitcher and Piano
- 2 The Cricketers
- 3 Tap Tavern
- 4 White Cross
- 5 White Swan
- 6 The Old Ship
- 7 The Britannia

## SHOPS

- 1 Whole Foods Richmond
- 2 Waitrose
- 3 M&S
- 4 Reiss Richmond
- 5 Lululemon
- 6 Sweaty Betty
- 7 Waterstones
- 8 Anthropologie
- 9 Aesop
- 10 Oliver Bonas

## WELLNESS & FITNESS

- 1 Digma Fitness
- 2 Richmond Hill Health Club
- 3 Mindful Pilates Studio
- 4 Harbour Hotel and Spa
- 5 BARCH Richmond
- 6 Third Space (Coming Soon)





# EXPLORE RICHMOND'S PAST AND PRESENT

Arguably London's most attractive borough, Richmond's position on the Thames and amenity-packed town centre make it ideal for businesses looking to attract and retain talent.





# DINING AND DRINKING OPTIONS

Richmond offers a huge range of high quality dining and drinking, catering to all tastes and preferences, from high-end Michelin star restaurants to cosy gastro pubs.



# REFRESH YOUR SENSES



21 miles of Riverside frontage



Over 100 parks and green spaces including Richmond Park and Kew Gardens



# CONTACTS



CHRIS BULMER  
07917 526 855  
chrisbulmer@brayfoxsmith.com

CLARE LANE  
07866 622 013  
clarelane@brayfoxsmith.com

SIMON KNIGHT  
07818 012 419  
simonknight@brayfoxsmith.com



ANDREW WILLCOCK  
07870 999 628  
awillcock@savills.com

STUART CHAMBERS  
07870 999 339  
stuart.chambers@savills.com

OLIVIA JONES  
07951 041 788  
ojones@savills.com

Client: Barwood Capital

**Barwood.**

Development Manager: Moorevale



Architect: Darling Associates

**DARLING ASSOCIATES**  
ARCHITECTS

**RICHMOND-EXPLORE.COM**

**POST CODE: TW9 1SE**

Misrepresentation Act Savills and Bray Fox Smith, for themselves and the lessor of this building give notice that these particulars do not form, or form part of any offer or contract. They are intended to give fair description of the building and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending tenant must therefore satisfy themselves by inspection or otherwise. Savills and Bray Fox Smith nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this building. October 2023.

Designed and produced by Graphicks | 020 3435 6952 | [www.graphicks.co.uk](http://www.graphicks.co.uk)