

TO LET - OFFICE

TWO SHEEN ROAD

2 Sheen Road, Richmond, TW9 1AE



Key Highlights

- 3,541 to 8,524 sq ft
- Roof terraces on 2nd, 3rd and 4th floor
- New basement showers, cycle parking, drying room and repair centre
- c. 5 minute walk to Richmond station
- Comprehensive refurbishment
- Contemporary exposed services ceiling finish
- Target Wired Score: Gold

SAVILLS West End
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London W1G 0JD
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savills.co.uk



Location

The property is located on Sheen Road adjacent to The Square in the heart of Richmond, one of London's most attractive boroughs meaning occupiers will benefit from immediate access to the high quality retail and leisure offer.

Richmond rail station is 0.2 miles from the property providing access to the District line, Overground and South Western Railway services.

The A316 provides easy access to the M3 and wider motorway network whilst Heathrow airport is 10 miles away.

Description

2 Sheen Road has been comprehensively refurbished to provide best in class contemporary office space.

The building has a prominent corner entrance and provides a total of 19,692 sq ft over ground and four upper floors.

The office accommodation has exposed services and benefits from communal outdoor spaces on 2nd, 3rd and 4th floors.

Access to the secure indoor cycle storage and showers is accessed off Princes Street and has stair and lift access to the building.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
4th	2,164	201.04	Let
3rd	4,345	403.66	Let
2nd	4,659	432.84	Let
1st	4,983	462.94	Available
Ground	3,541	328.97	Available
Total	19,692	1,829.45	

Specification

- Air conditioned
- Exposed services ceiling finish
- LED Lighting
- 2 new lift cars
- Accessible raised floors
- Unisex WCs.
- Changing facilities (4 showers)

Contact

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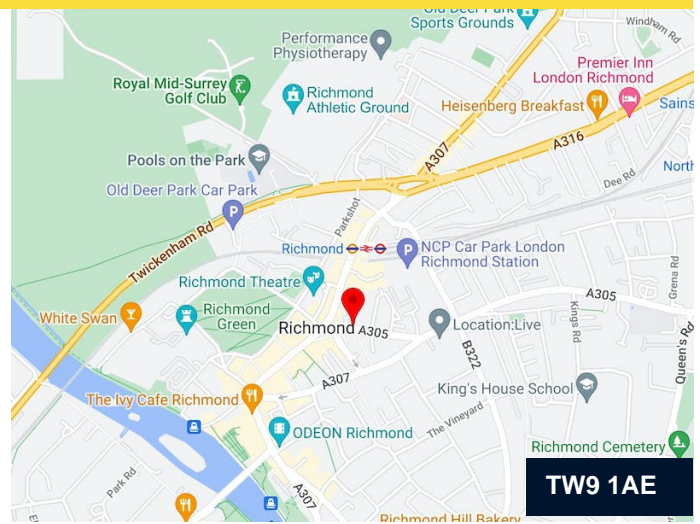
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FRAME WORKS

Frame Works

2 Sheen Road
Richmond
TW9 1AE

REDEFINED FOR BUSINESSES THAT THINK DIFFERENTLY

Frame Works is undergoing a transformation to offer a stunning new thoughtfully designed office building located on the heart of Richmond upon Thames.

Arranged over ground and 4 upper floors it will provide uncompromising, contemporary HQ office space with the top three floors benefiting from private balconies.



The Building



Left: Reception break out area CGI

Above: Exterior CGI

Reception CGI





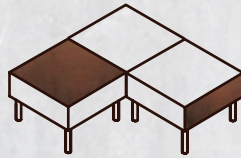
**A LARGE COLLABORATIVE
AND CURATED RECEPTION
WITH BREAK OUT AND
INFORMAL MEETING SPACE**

COMBINING DESIGN FLAIR WITH FUNCTION

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



_ Feature concierge, business and coffee lounge area



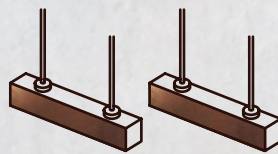
_ Raised access flooring throughout



_ Ceiling heights at average 2800mm



_ Private terraces to 2nd, 3rd and 4th floor offices



_ White powder coated suspended LED lighting



_ Green wildflower roof to fourth floor, visible from the office space



_ On-site bicycle storage and shower facilities



_ Self-contained WC facilities



_ BREEAM 'Very Good' rating



_ Exposed services to office areas



_ Two passenger lifts



_ Fully fitted plug & play space and turnkey fit out options available

Highlights



4th Floor CGI





**CREATING SPACES
FOR INSPIRATION
AND PRODUCTIVITY**

WELL STRUCTURED FLOORPLATES

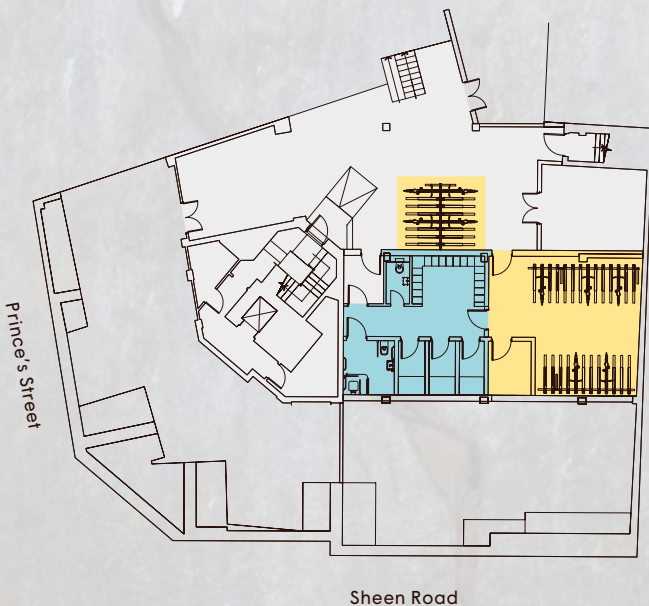
Configuration is key to any office space, Frame Works offers efficient floors suitable for a host of occupiers.

The second to fourth floors feature spacious terraces on which to meet, relax or simply unwind.

Floor		sq ft	sq m
Fourth	Office	2,023	188
	Private Terrace	226	21
Third	Office	4,187	389
	Private Terrace	236	22
Second	Office	4,467	415
	Private Terrace	247	23
First	Office	4,789	450
Ground	Office	3,487	324
	Reception	1,377	128
Total	Office	18,953	1,766

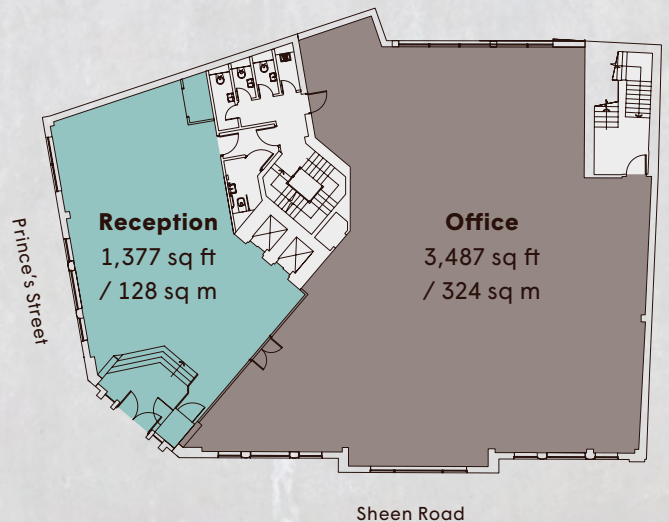
Approximate IPMS 3 floor areas

Basement



Ground Floor

4,866 sq ft / 452 sq m



Accommodation

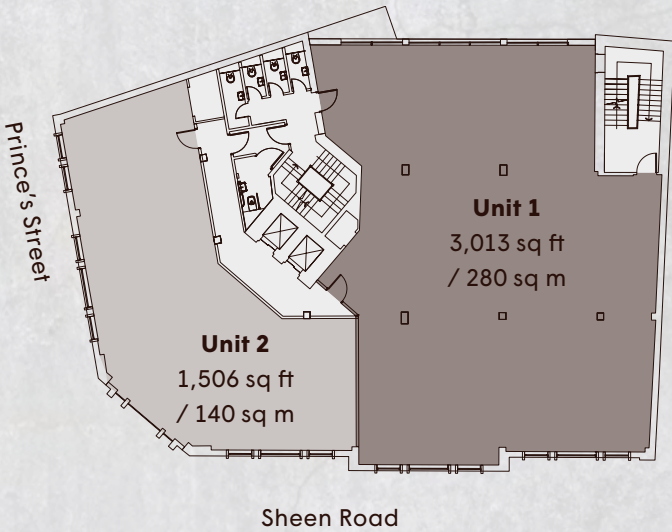
- Office
- Reception
- Terrace
- Core
- Cycle Store
- Showers & Lockers

North



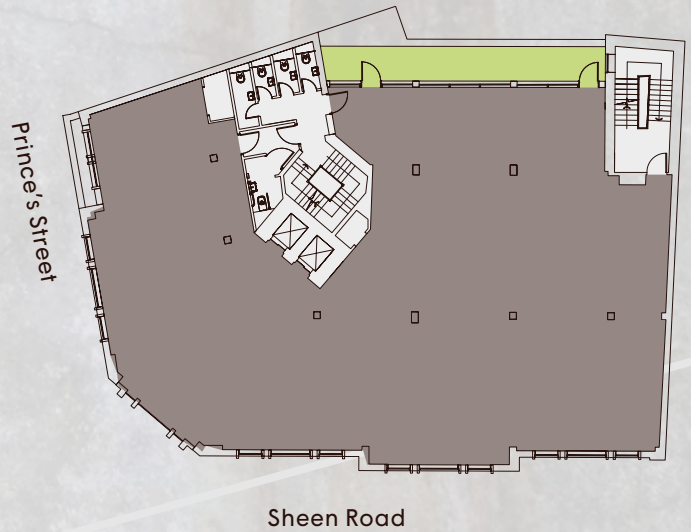
First Floor

4,789 sq ft / 450 sq m



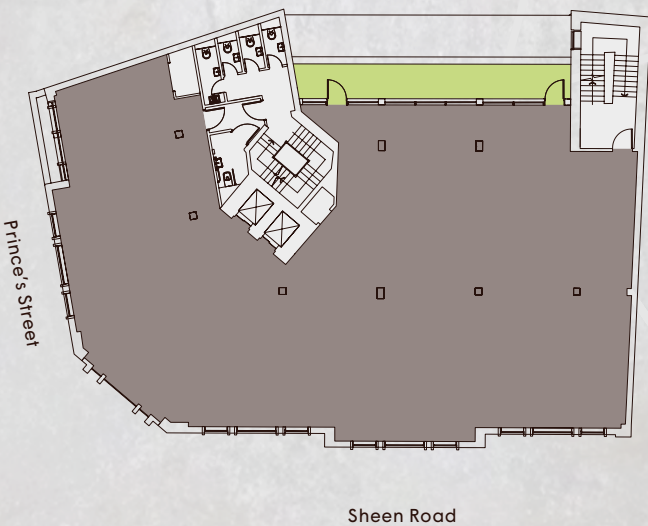
Second Floor

4,467 sq ft / 415 sq m



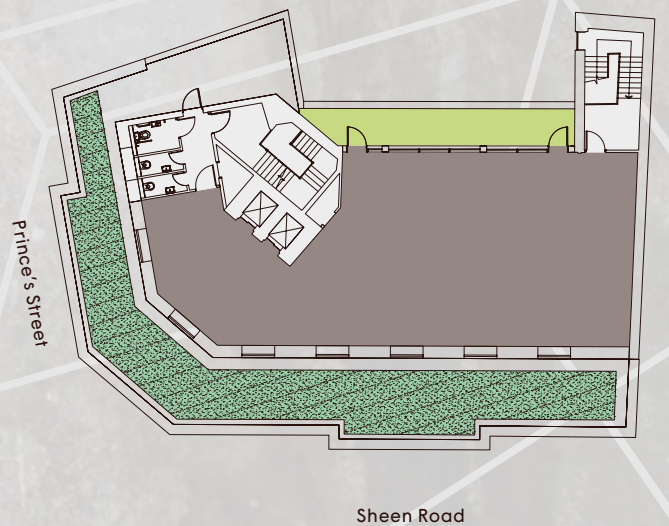
Third Floor

4,187 sq ft / 389 sq m



Fourth Floor

2,023 sq ft / 188 sq m





The Space

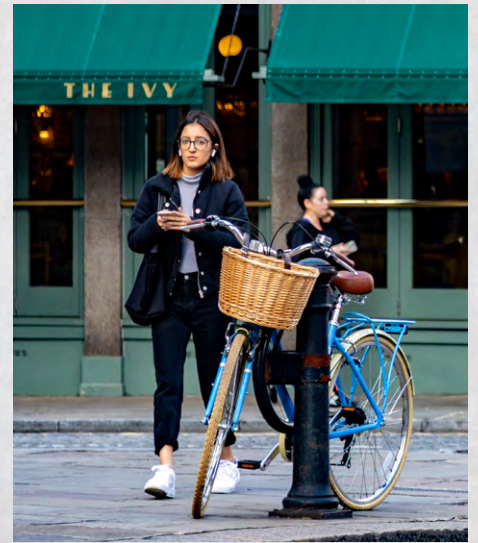
Typical Upper Floor CGI



A REFINED LOCATION DRIVEN BY TALENT

Richmond is an established location for businesses seeking to locate in an area with first-class retail and an array of dining options.

An affluent and tranquil residential district bordering the River Thames, with popular picnic spots such as Richmond Park. The Quadrant main street and nearby roads have an array of eclectic shops, casual and upscale dining.



Location



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_ Taps 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



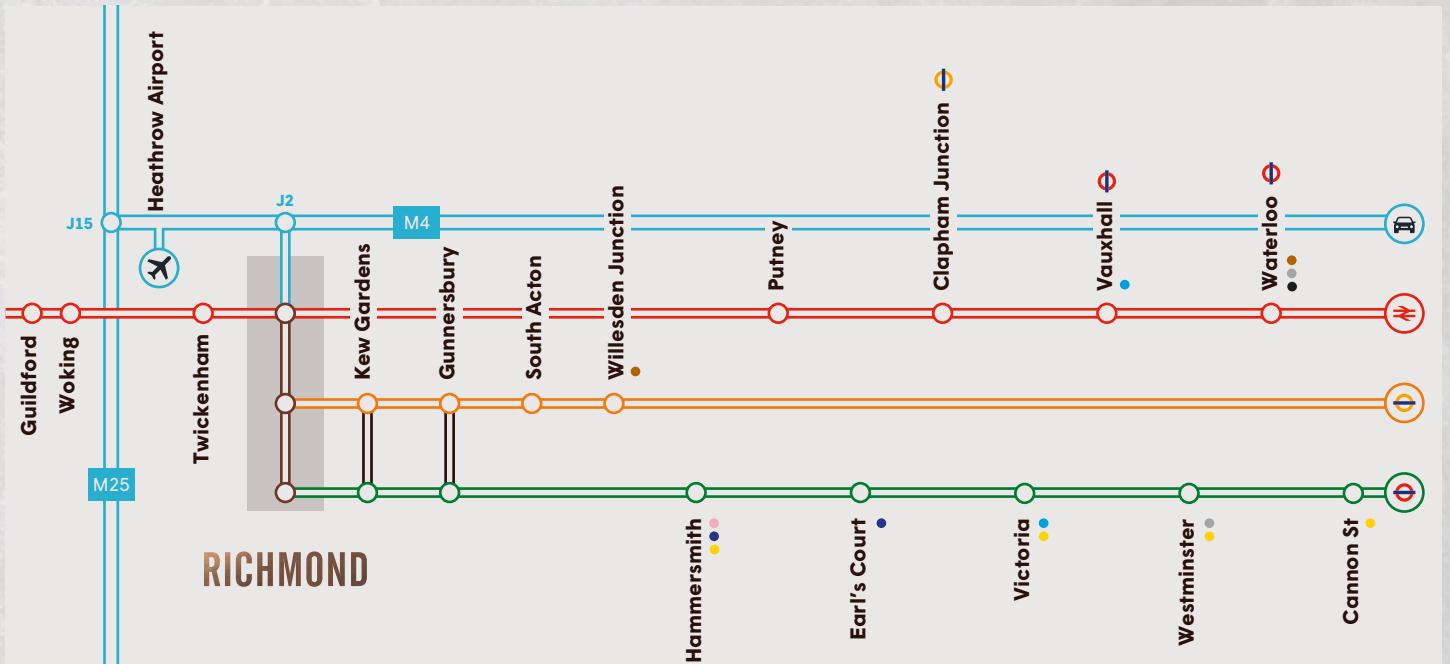
FAST CONNECTIONS TO CENTRAL LONDON AND BEYOND

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.



Connectivity



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 coffee 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
- Private terraces

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





FRAMEWORKSRICHMOND.CO.UK

Viewings

Please contact the joint letting agents.



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Terms

Upon application.

Timing

Completion Summer 2021.

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. December 2020.