



To Let

New Flagship Offices in Central Richmond

- Communal Roof Terrace with commanding views across Richmond and beyond
- Private terraces
- Third Space Luxury Gym
- Impressive reception
- Secure Cycle Store
- PV Panels and Green Roof
- VRV Air Conditioning

The Gosling

80 George Street, Richmond, TW9 1HA

7,739 to 29,254 sq ft

718.98 to 2,717.79 sq m

Reference: #197686

The Gosling

80 George Street, Richmond, TW9 1HA



Description

A flagship mixed-use development in the heart of Richmond upon Thames with over 30,000 sq ft of contemporary office space - featuring a Third Space luxury gym with swimming pool, restaurants and a collection of boutique retail shops.

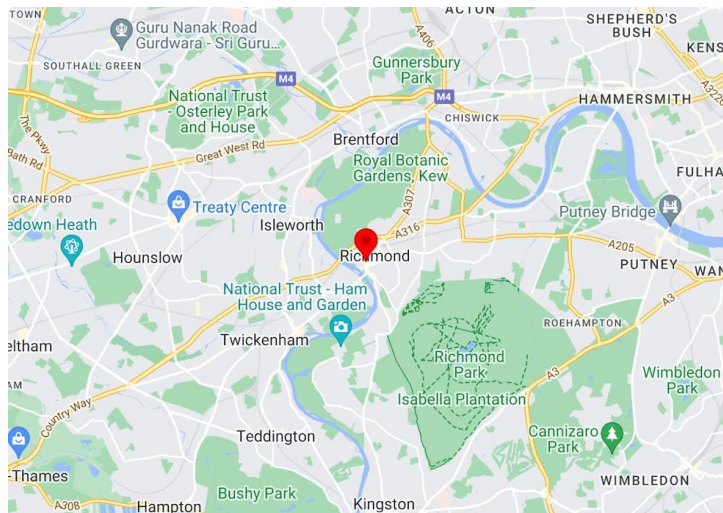
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	10,516	976.97	Coming Soon
3rd	9,256	859.91	Coming Soon
4th	7,739	718.98	Coming Soon
5th	602	55.93	Coming Soon
Outdoor - 2nd Floor Terrace	807	74.97	Coming Soon
Outdoor - 3rd Floor Terrace	345	32.05	Coming Soon
Outdoor - 4th Floor Terrace	1,550	144	Coming Soon
Outdoor - 5th Floor Terrace	1,216	112.97	Coming Soon
Ground - Office Reception	1,141	106	Coming Soon
Total	33,172	3,081.78	

The Gosling

80 George Street, Richmond, TW9 1HA



Location

Richmond is located just 8 miles south west of Central London and benefits from excellent road connections with Heathrow airport just 12 miles away. Public transport- links include direct trains to Waterloo (up to 8 trains an hour) with the quickest journey being just 18 minutes with regular services outwards to Windsor and Reading. The borough is also served by the London Underground via the district underground line.

Kate Clark

0203 805 6939 | 07802 789702

kate.clark@eu.jll.com

Stuart Austin

0203 805 6924 | 07912 299725

stuart.austin@eu.jll.com

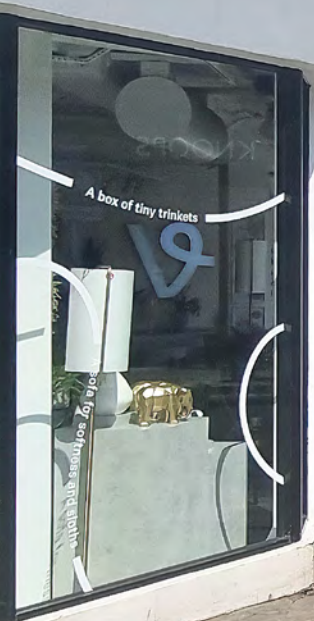


THE
GOSLING

80
GEORGE STREET
RICHMOND UPON THAMES

A flagship mixed-use development in the heart of Richmond upon Thames with over 30,000 sq ft of contemporary office space - featuring a Third Space luxury gym with swimming pool, restaurants and a collection of boutique retail shops.

Water
lane
building



Indicative exterior - CGI



Indicative exterior - CGI







WHAT'S IN THE NAME?

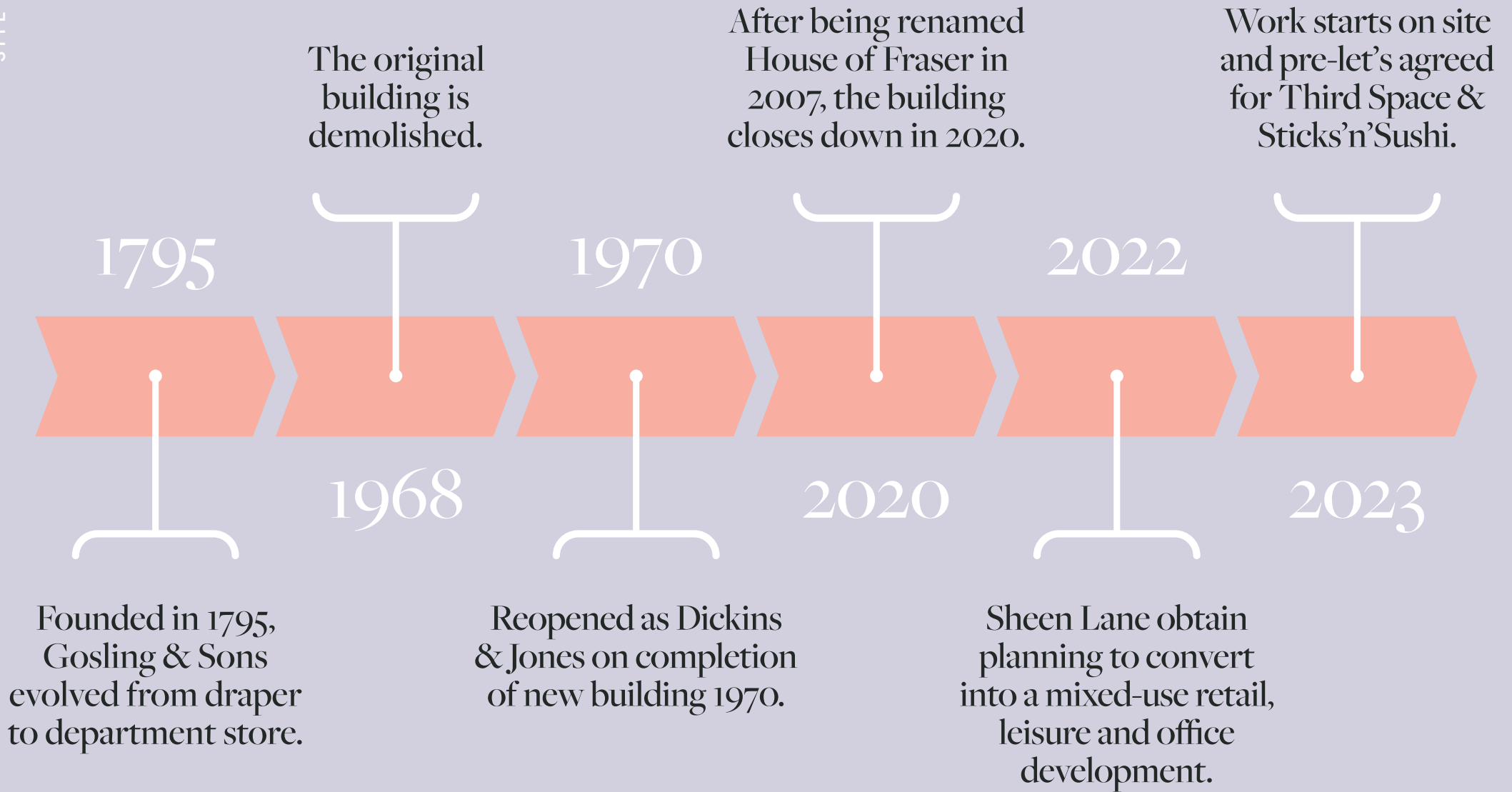
Founded in 1795, Gosling & Sons evolved from draper to department store. In the process they expanded into neighbouring shops. The store reopened in 1970 as Dickens & Jones.



Indicative exterior - CGI

George Street has always been an anchor location within Richmond town centre for shoppers and residents going back centuries.







30,000 sq ft of office space



Dedicated private office reception entrance



Approx 9,000 sq ft of food & beverage / retail space on ground floor



Luxury gym with swimming pool occupying basement and first floor†



Extensive on-site recycling



Shower facilities



26 space secure cycle store



Green roof provides new urban habitat



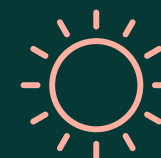
VRV Air Conditioning system throughout office and common areas



BREEAM very good targeted for office scheme




2 x 12 person capacity lifts



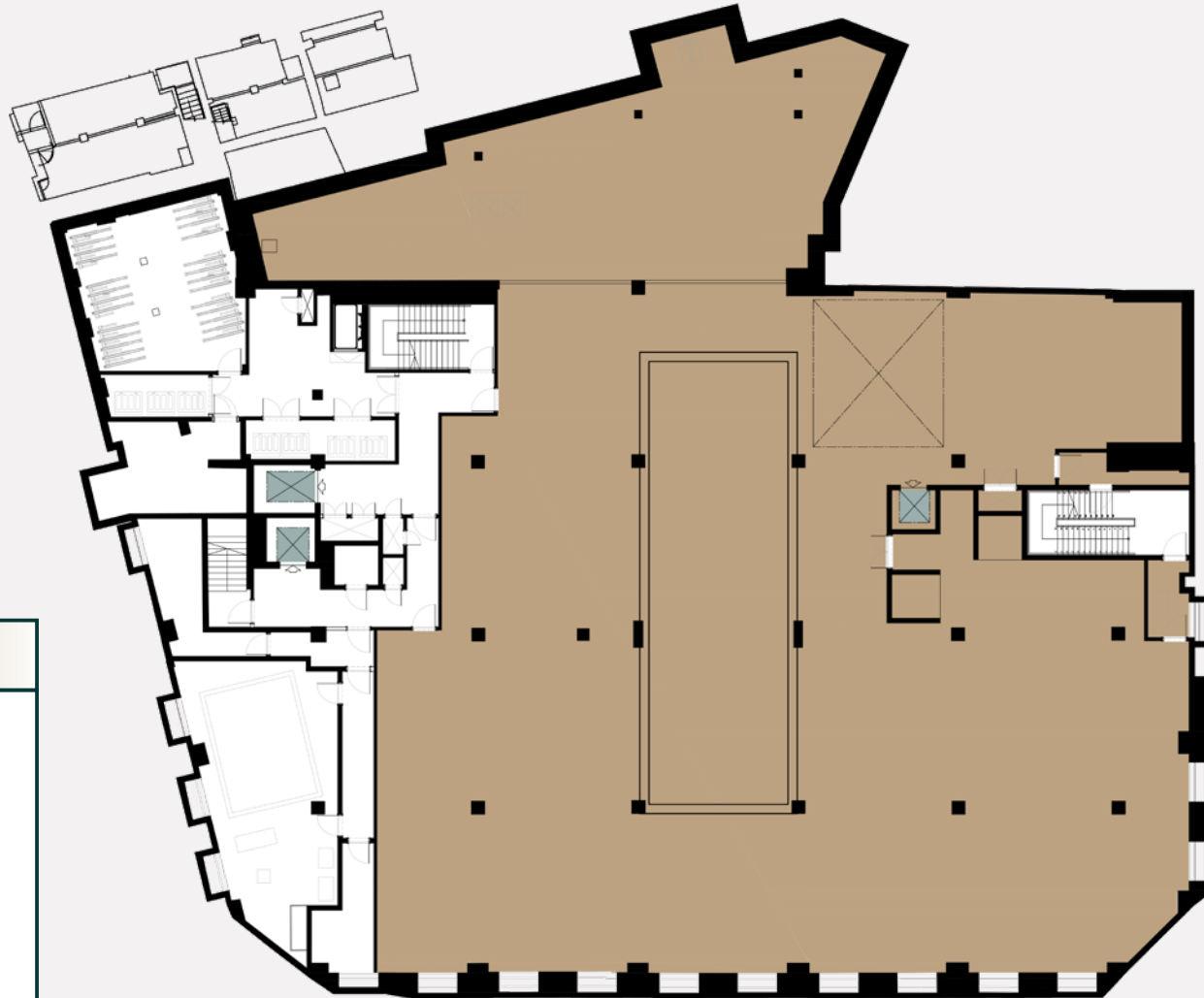
Approx 3,900 sq ft of roof terrace space across 3 floors

† Third Space membership required to use

FLOOR	SQ M	SQ FT	TERRACE	SQ M	SQ FT
<small>GYM / COMMUNAL</small> LOWER GROUND	N/A	N/A	THIRD <small>RICHMOND</small> SPACE		
<small>F&B / RECEPTION</small> GROUND FLOOR	106	1,141	 STICKS IN SUSHI		
<small>GYM</small> FIRST FLOOR	N/A	N/A	THIRD <small>RICHMOND</small> SPACE		
SECOND FLOOR	977	10,516	SECOND FLOOR	75	807
THIRD FLOOR	860	9,256	THIRD FLOOR	32	345
FOURTH FLOOR	719	7,739	FOURTH FLOOR	144	1,550
FIFTH FLOOR	56	602	FIFTH FLOOR	113	1,216
NIA TOTAL	2,718	29,254	TERRACE TOTAL	364	3,918

All areas are approximate and subject to change.

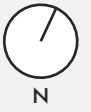
LOWER GROUND



N/A	N/A	N/A

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT

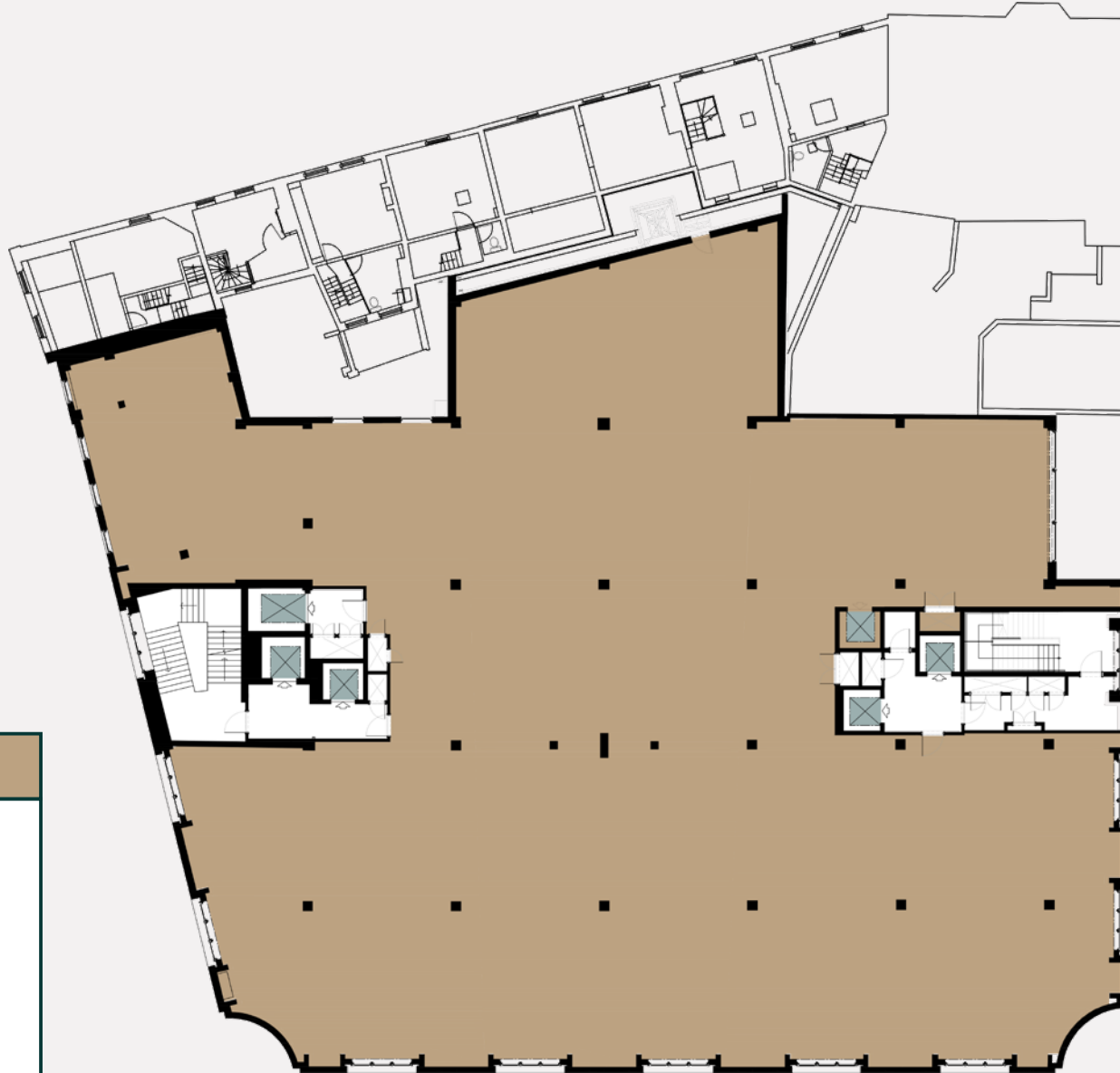
GROUND FLOOR



N/A	106 SQ M	1,141 SQ FT

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT

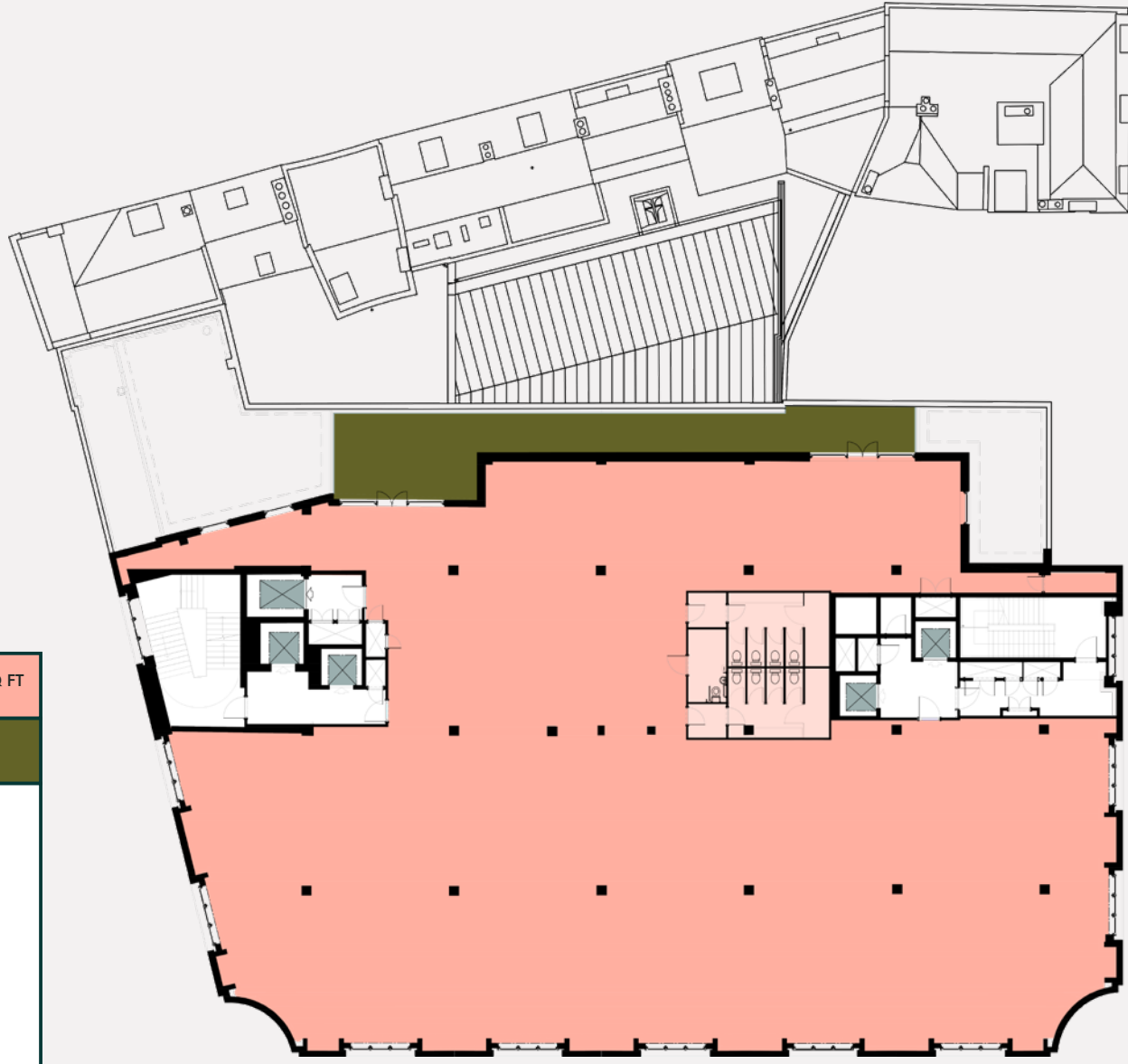
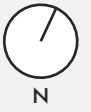
FIRST FLOOR



N/A	N/A	N/A

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT

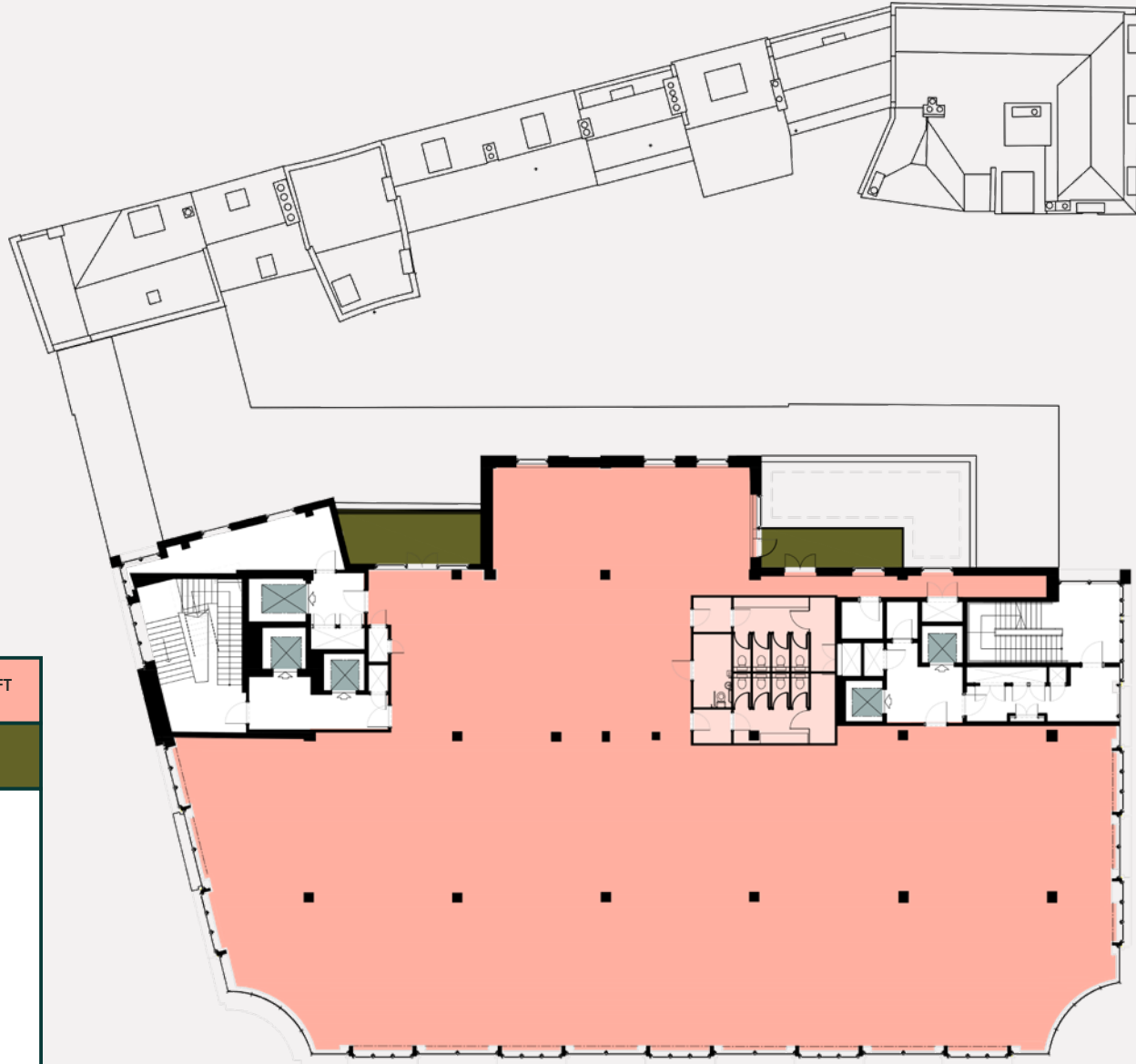
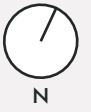
SECOND FLOOR



N/A	977 SQ M	10,516 SQ FT
TERRACE	75 SQ M	807 SQ FT

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT

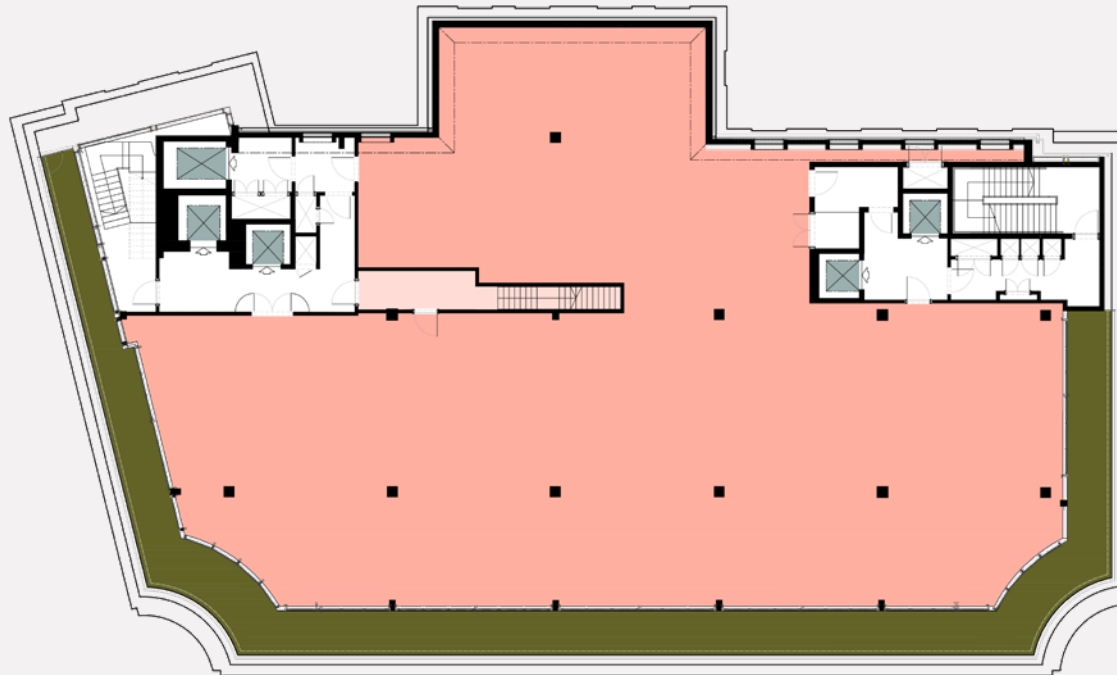
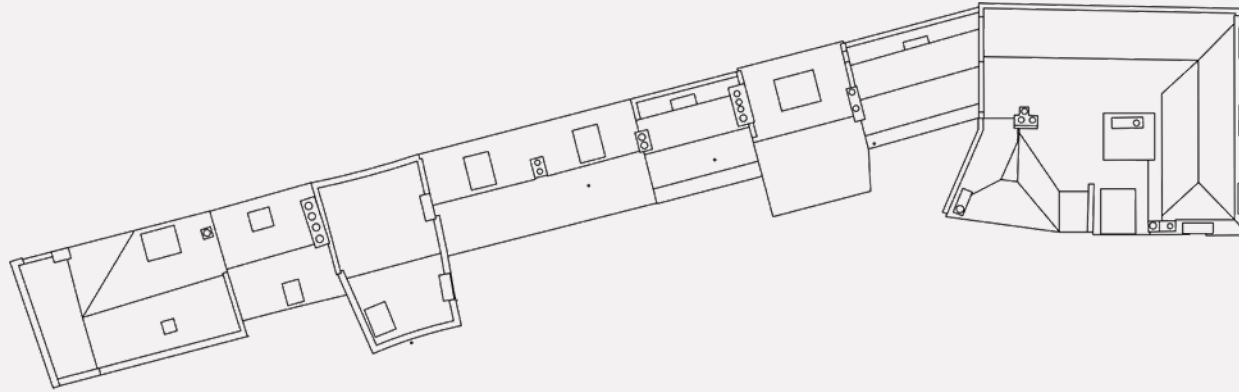
THIRD FLOOR



N/A	860 SQ M	9,256 SQ FT
TERRACE	32 SQ M	345 SQ FT

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT

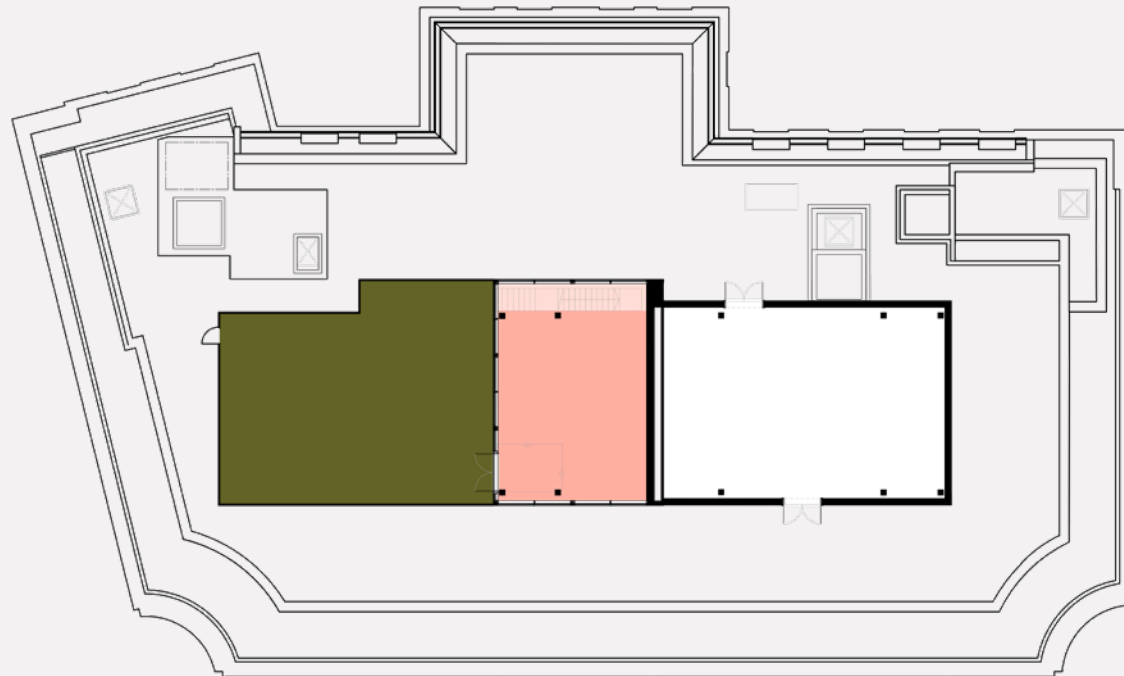
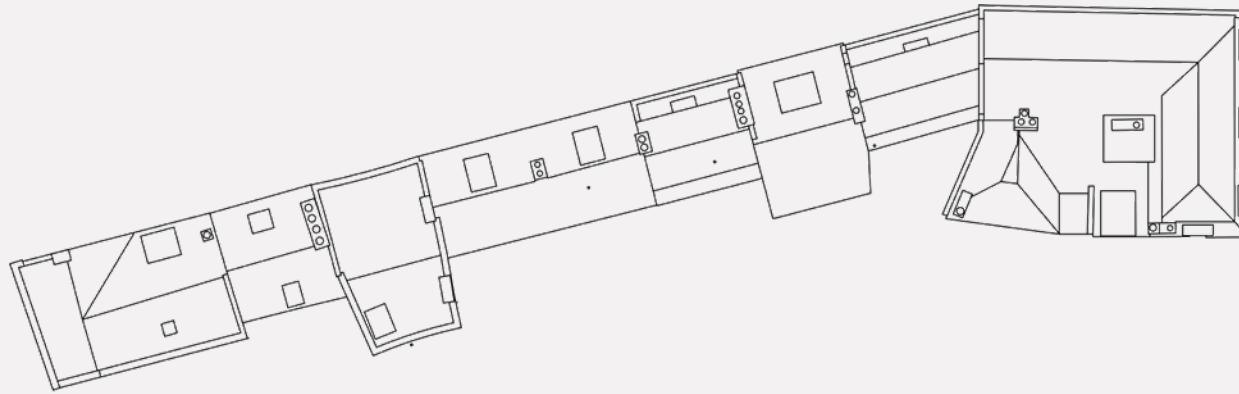
FOURTH FLOOR



N/A	719 SQ M	7,739 SQ FT
TERRACE	144 SQ M	1550 SQ FT

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT

FIFTH FLOOR



N/A	56 SQ M	602 SQ FT
TERRACE	113 SQ M	1,216 SQ FT

- OFFICE
- OFFICE WC/STAIRS
- GYM
- LIFT
- TERRACE
- RESTAURANT
- CORE/PLANT





FOOD & DRINK

- 1 Bills
- 2 Brindisa
- 3 Franco Manca
- 4 Megan's
- 5 No1 Duke Street
- 6 Scott's
- 7 Tap Tavern
- 8 The Ivy Café

RETAIL

- 9 Aesop
- 10 Anthropologie
- 11 Lululemon
- 12 Space NK
- 13 Waitrose
- 14 Whole Foods Market

LEISURE

- 15 Curzon Cinema
- 16 Digme Fitness
- 17 Richmond Harbour Hotel & Spa
- 18 Richmond Hill Health Club
- 19 Royal Mid-Surrey Golf Club
- 20 Twickenham Stadium

OFFICE OCCUPIERS

- 21 eBay
- 22 Tails
- 23 Paypal
- 24 RELX
- 25 Sabre
- 26 Sheen Lane (developer)
- 27 William Grant & Sons



SITE LOCATION

28 THE GOSLING

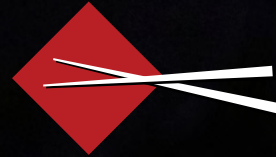
THIRD

RICHMOND

SPACE



Third Space are London's luxury health clubs; individual in style, bound by common philosophy: to provide outstanding fitness spaces that members feel are their own.



STICKS | N | SUSHI



BY FOOT

Richmond Green		1 min
Richmond Station	⊕ ⊖	3 mins
Kew Gardens		10 mins

BY TUBE

Earl's Court	⊖	20 mins
Green Park	⊖	21 mins
London Victoria	⊖	31 mins
Paddington	⊖	33 mins
Heathrow Airport	✈ ⊖	44 mins

BY TRAIN

Clapham Junction	⊕ ⊖	15 mins
Vauxhall	⊖	15 mins
Wimbledon	⊕ ⊖	25 mins
London Waterloo	⊖	18 mins

BY ROAD

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



Richmond is located just 8 miles south west of Central London and benefits from excellent road connections with Heathrow airport just 12 miles away. Public transport links include direct trains to Waterloo (up to 8 trains an hour) with the quickest journey being just 18 minutes with regular services outwards to Windsor and Reading. The borough is also served by the London Underground via the district underground line.







Run by the river,
run through the park,
run to the Gosling.



Sheen Lane Developments is a privately owned property development company based in Richmond.



Whilst specialising in the development of high quality schemes, Sheen Lane have assembled a team of highly qualified professionals with expertise in construction, architecture and development, enabling the company to approach and deliver a variety of construction projects.



Indicative exterior - CGI

ARCHITECT

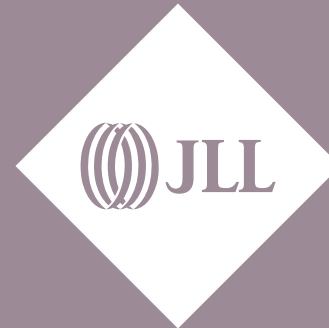


DEVELOPER &
CONTRACTOR



CHRIS BULMER
07917 526 855
chrisbulmer@brayfoxsmith.com

STUART AUSTIN
07912 299 725
stuart.austin@jll.com



CLARE LANE
07866 622 013
clarelane@brayfoxsmith.com

KATE CLARK
07802 789 702
kate.clark@jll.com



baseassociates

www.thegosling.co

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.
January 2024.