# HOLBROOKE STUDIO

RICHMOND

# 4,311 to 14,150 sq ft

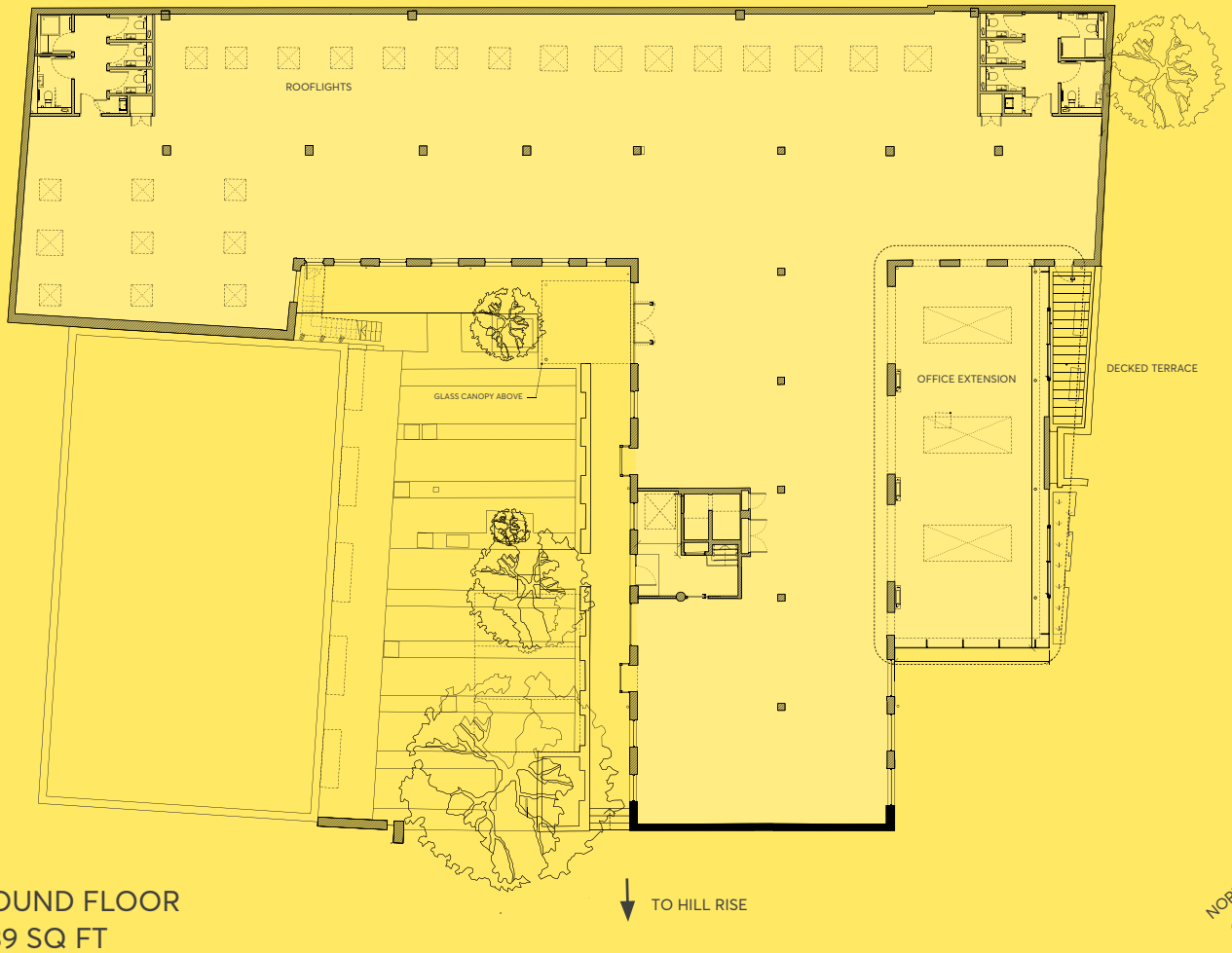
A headquarters building or space for two separate businesses.

Presenting as the perfect space to grow your business, Holbrooke Studio has been designed with City workspace trends in mind so you can attract and retain talent with this brand new warehouse style refurbishment.

Holbrooke Studio is located in a secluded mews at the foot of Richmond Hill in the heart of Richmond town centre set amongst a wealth of curated cafes and bars. You'll have everyday local amenities on the doorstep, exceptional commutability to central London, enviable green surroundings to encourage wellbeing and an superb riverside setting to impress clients.

This is a workspace to work for you.

Cutting edge
Restoration
City style
Destination
Workplace
Coffee,cafes
& croissants
Green spaces
Room to breathe
More connections
More options



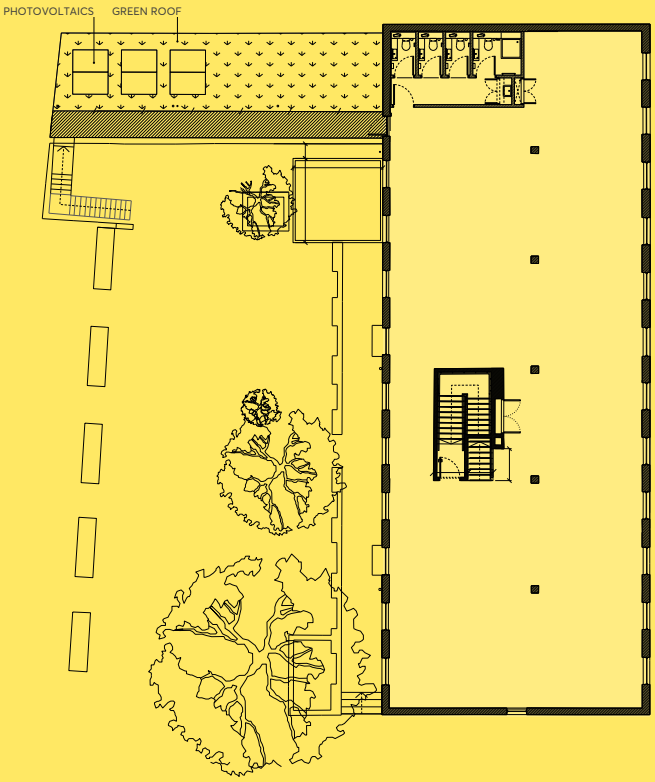

GROUND FLOOR
9,839 SQ FT

## SPECIFICATION

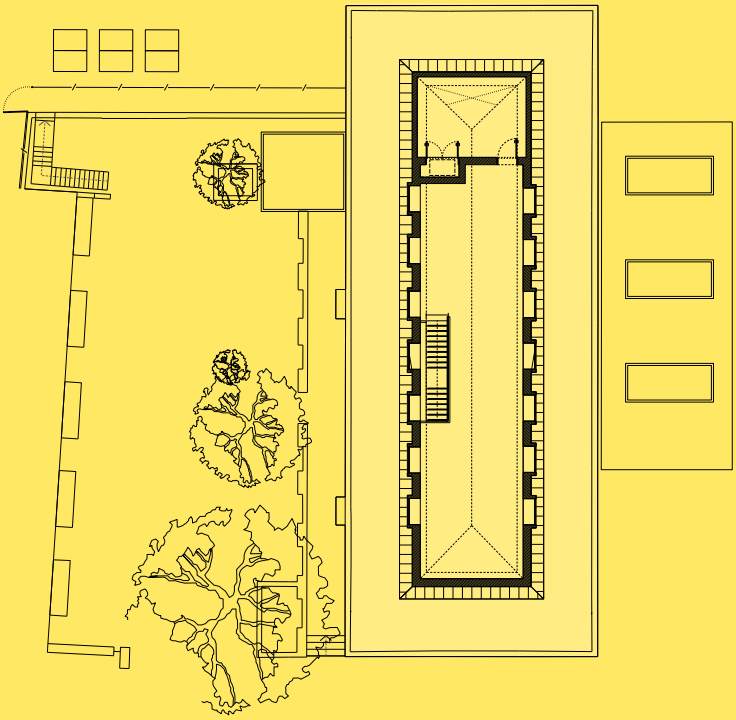
Holbrooke Studio is a three story self-contained office building which has undergone comprehensive refurbishment, to include:

- Brand new heating, cooling and air conditioning systems
- Exposed services with contemporary finishes
- Suspended LED light fittings with daylight dimming and presence control
- Newly constructed second floor extension offering light/bright space
- Brand new WCs
- 3 x new showers
- New openable windows
- Wide plank wood flooring
- Fibre telecoms connections enabled
- Parking available
- Bicycle racks
- Car parking available on site
- EPC B (39)

LEVEL 1 3,260 SQ FT




LEVEL 2 1,051 SQ FT



COMBINED TO OFFER
4,311 SQ FT

| Floor / Unit | Sq ft | Availability |
|---|---|---|
| Ground | 9,839 | Available now |
| 1st | 3,260 | Available now |
| 2nd | 1,051 | Available now |
| Total | 14,150 | |

## ACCOMMODATION

Holbrooke Studio has been configured to offer great versatility.

The building can be occupied by a single business creating a statement headquarters. Alternatively, first and second floors can combine to create duplex office space leaving the ground floor as a separate space offering open plan, warehouse style accommodation.

SOUTH ELEVATION

## LOCATION

Richmond is an established location for businesses seeking to locate in an area with first-class retail and an array of dining options. The highly prized residential catchment provides a large pool of talent in search of an excellent work life balance.

Perfectly positioned and serviced by both London Overground and Underground networks, Richmond is the ideal location for today's leading businesses relying on full global connectivity with Heathrow Airport literally on the door step.

Outside of the office, Richmond boasts an abundance of open spaces and attractions; including Richmond Green, Richmond Park, Hampton Court Palace and Kew Gardens.

COFFEEOLOGY RICHMOND

NEAL'S YARD REMEDIES COVENT GARDEN

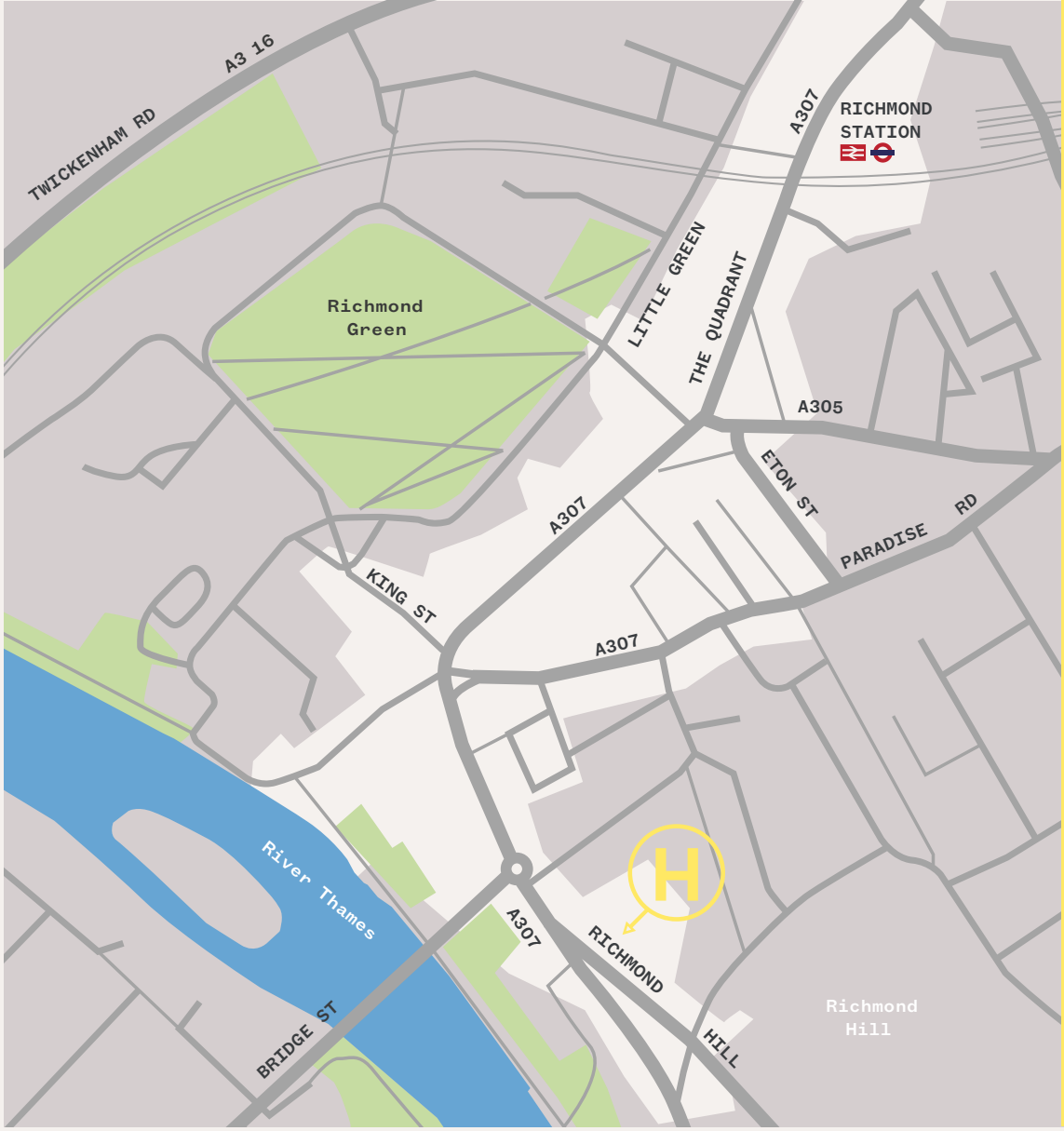
MAKI & BOWL

DIGME FITNESS

THE IVY

GAUCHO

WHOLE FOODS MARKET




| TRAIN | MINS |
|---|---|
| Clapham JCT | 9 |
| Willesden JCT | 17 |
| Waterloo | 19 |
| Wimbledon | 25 |
| Stratford | 60 |

| UNDERGROUND | |
|---|---|
| Hammersmith | 16 |
| Earls Court | 23 |
| Victoria | 25 |
| Bank | 37 |
| Embankment | 34 |

| AIRPORT | |
|---|---|
| Heathrow | 36 |
| Gatwick | 40 |

(source TFL)

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