

**AMBASSADOR
HOUSE
RICHMOND**



Ambassador House has undergone a stunning refurbishment to provide high-quality office space within the much sought after London Borough of Richmond.

Richmond is an oasis in London's sprawl. The borough boasts Royal Parks and open spaces, historic houses, theatres, museums, galleries, a wide range of shops and restaurants, and prosperous residential suburbs. It is the perfect location both to live and to work.



Richmond is the only London borough located on both sides of the River Thames. Running for over 10 miles through the borough, the river links Hampton Court Palace, Richmond's lively town centre and Kew Gardens with Central London.



A wealth of delightful places to eat, drink and relax such as cafes, tea rooms, pubs, bars and restaurants right on your doorstep.



The Area

Out & About

ON YOUR DOORSTEP

LOCATION

Shops & Leisure



Aēsop.

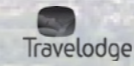
HARBOUR
RICHMOND

CURZON

Waitrose



Richmond Hill
HEALTH CLUB



Restaurants & Bars

GAUCHO

Bills

CÔTE
BRASSERIE

megan's

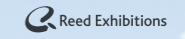
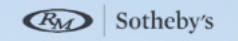


THE IVY
CAFÉ

FRANCO
MANCA
SOUTH COAST PIZZA

Nº1a
Duke
St.

Occupiers



Tails
.com



ebay

ecover

Richmond Station



5 min
walk

AMBASSADOR
HOUSE
RICHMOND

Elegance



& Potential



Accommodation Schedule	Sq Ft	Sq M
Second Offices	6,607	613.8
Private Terrace	579	53.8
Communal Terrace	402	37.4
First Offices	9,085	844.0
Ground Offices	7,596	705.7
Total Offices	23,288	2,163.5



Contemporary External Façade



New Metal Ceilings



LED Lighting



Roof Terraces



Newly Refurbished Reception and Office Space



Air Conditioning

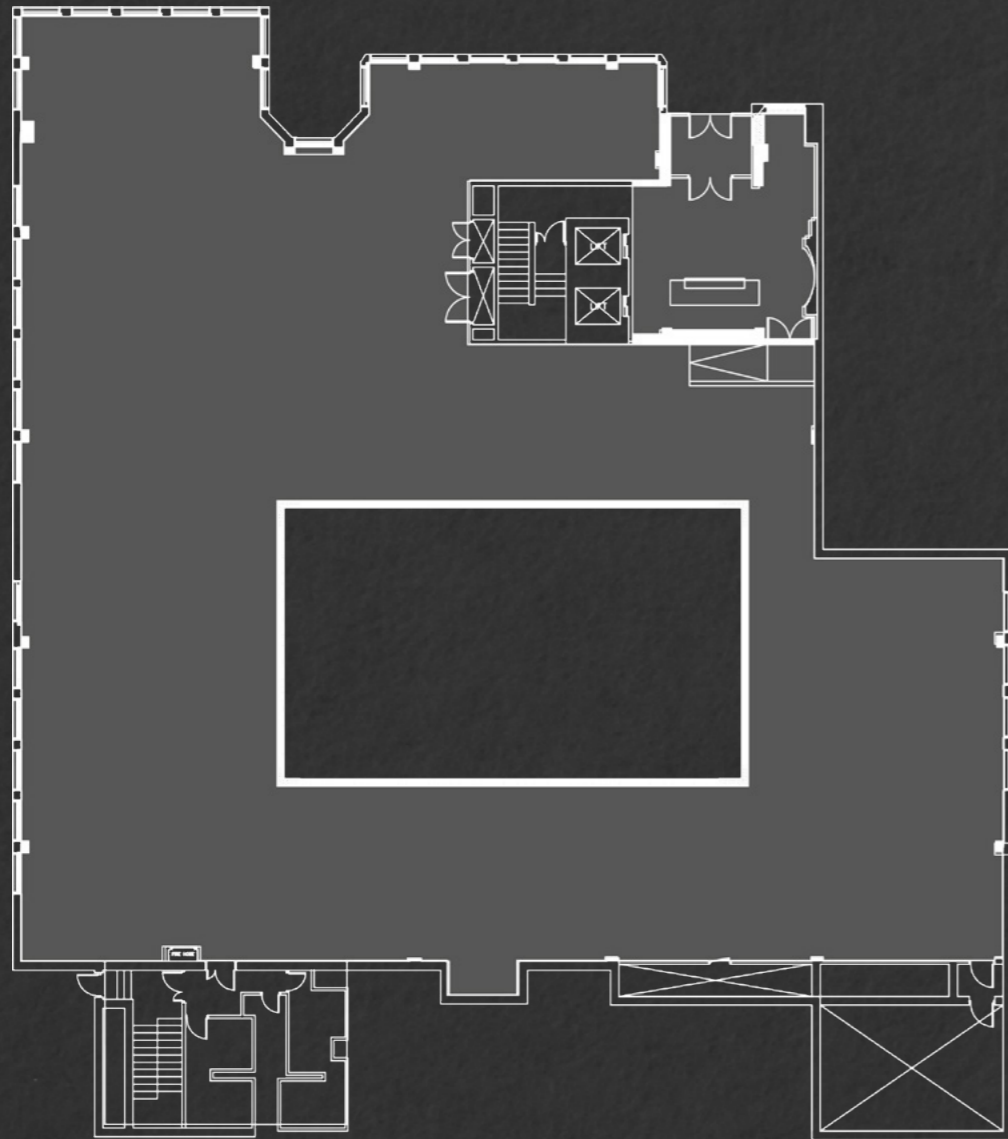
Quality



& Flexible

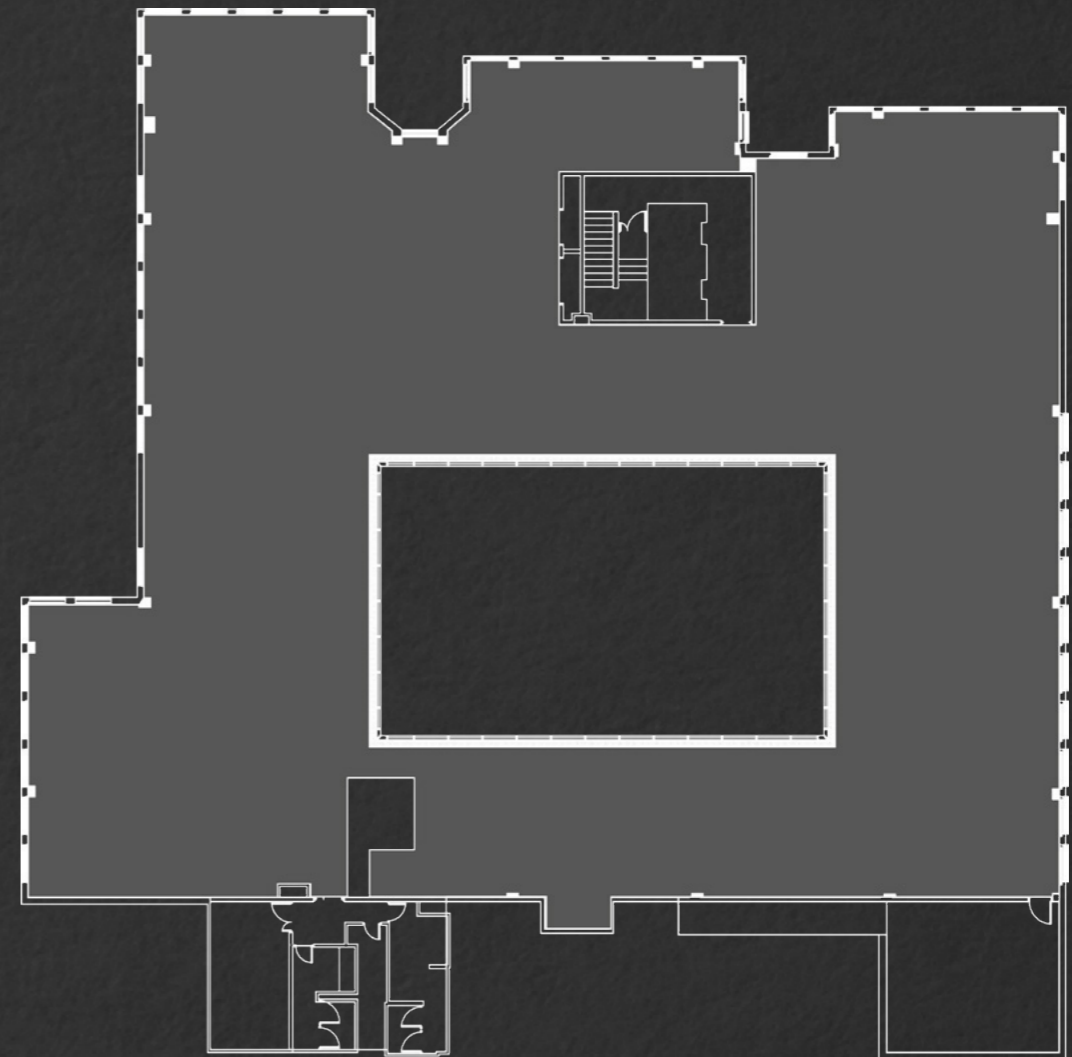
Ground Floor

7,596 sq ft (705.7 sq m)



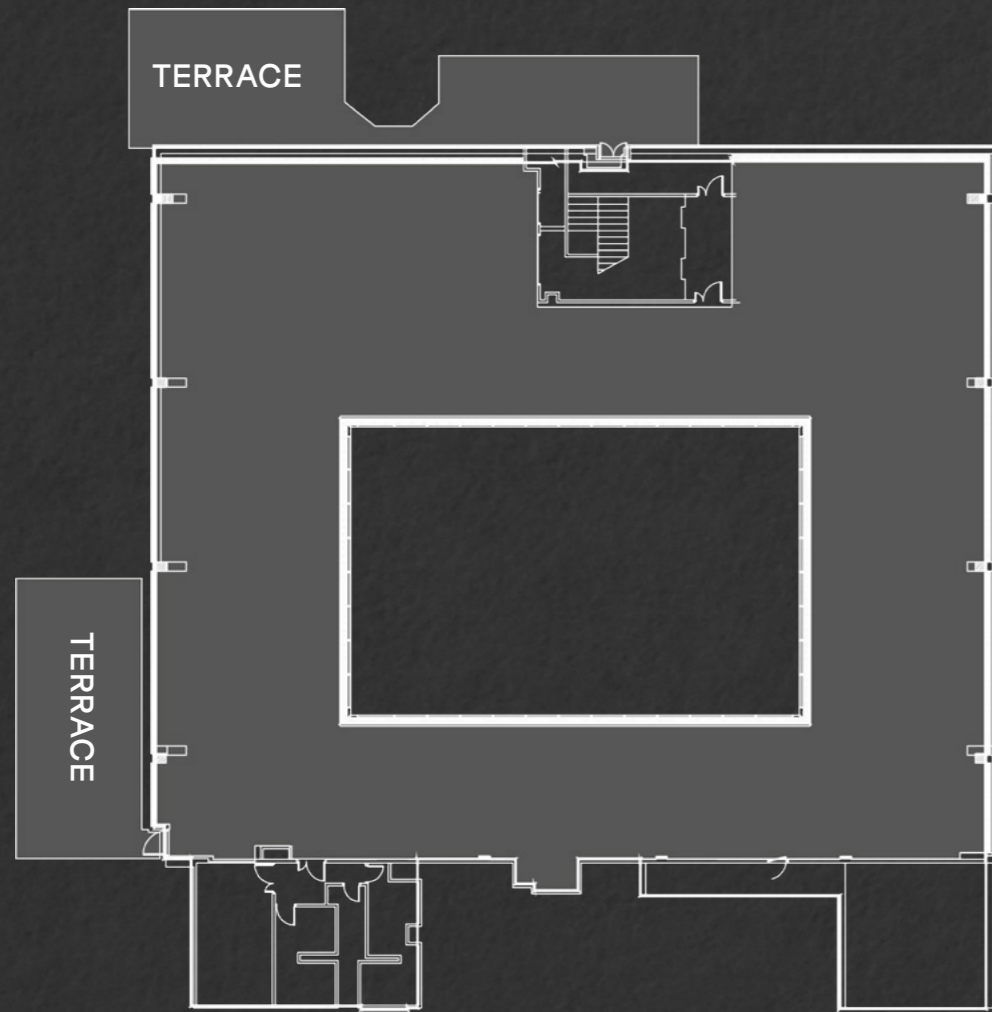
First Floor

9,085 sq ft (844 sq m)



Second Floor

6,607 sq ft (613.8 sq m)



Second Floor

Indicative Space Plan



Schedule of Accommodation

Working

× 28 desks (1400 × 800)

× 12 circular desk

Meeting

× 1 8 Person Meeting Room

× 1 4 Person Meeting Room

× 1 Project room

× 2 Quiet room

Alternative space

× 2 Huddle Area

× 3 Hot Desking

× 3 Touchdown Booths

× 4 Collaboration Space

× 2 All Hands

Ancillary

× 1 Meet and Greet

× 2 Tea Point / Breakout Area

× 1 Printer Area

× 1 Post / Store

Richmond is eight miles south west of Central London, and is served by excellent road networks and public transport links, with fastest journey times to Waterloo of 19 minutes.



Connect

Car 🚗	Mins
A316	3
M3	15
M4	15
M25	25
Heathrow	27

Train 🚆	Mins
Clapham Junction	8
Willesden Junction	17
Waterloo	19
Wimbledon	22
Stratford	50

Underground 🚇	Mins
Hammersmith	18
Earl's Court	25
Victoria	32
Bank (via Waterloo)	34
Embankment	35

Walk 🚶	Mins
Richmond Station	5
River Thames	6
Richmond Green	7
Richmond Park	13

Source Google Maps

richmondoffices.co.uk

Ambassador House, Paradise Road,
Richmond, TW9 1SQ

Colliers

Willem Janssen
07793 683 838
willem.janssen@colliers.com

Freddie Stork
07729 105 339
frederick.stork@colliers.com

**bray
fox
smith**

Chris Bulmer
07917 526 855
chrisbulmer@brayfoxsmith.com

Clare Lane
07866 622 013
clarelane@brayfoxsmith.com