

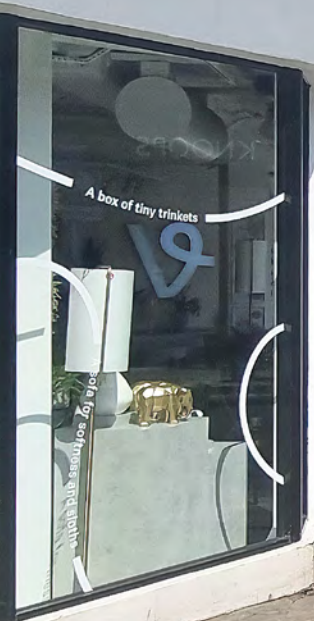


THE
GOSLING

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







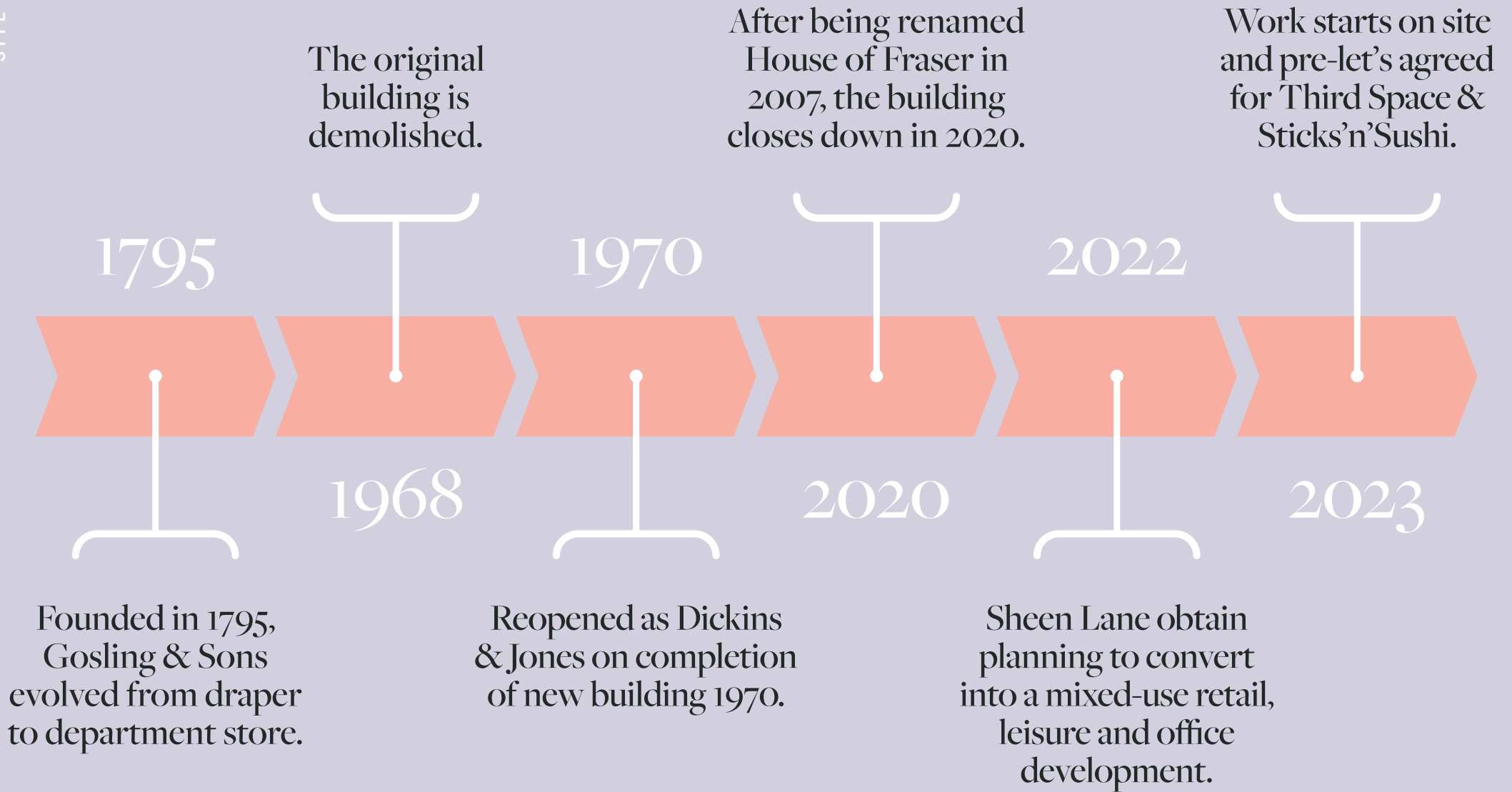
WHAT'S IN THE NAME?

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.



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



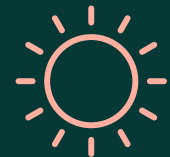
VRV Air Conditioning system throughout office and common areas



BREEAM very good targeted for office scheme




2 x 12 person capacity lifts



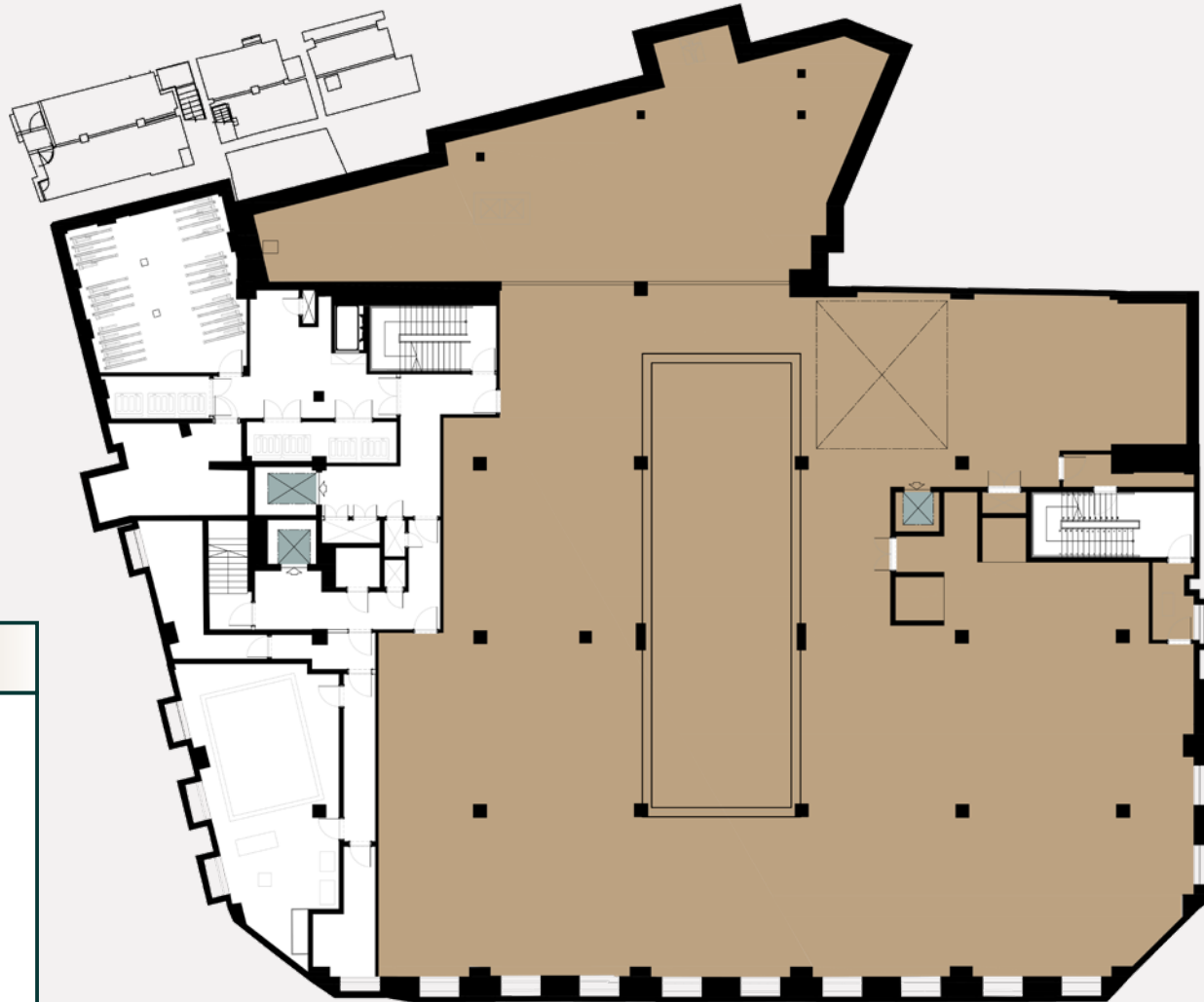
Approx 3,900 sq ft of roof terrace space across 3 floors

† 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.

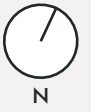
LOWER GROUND



N/A	N/A	N/A

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

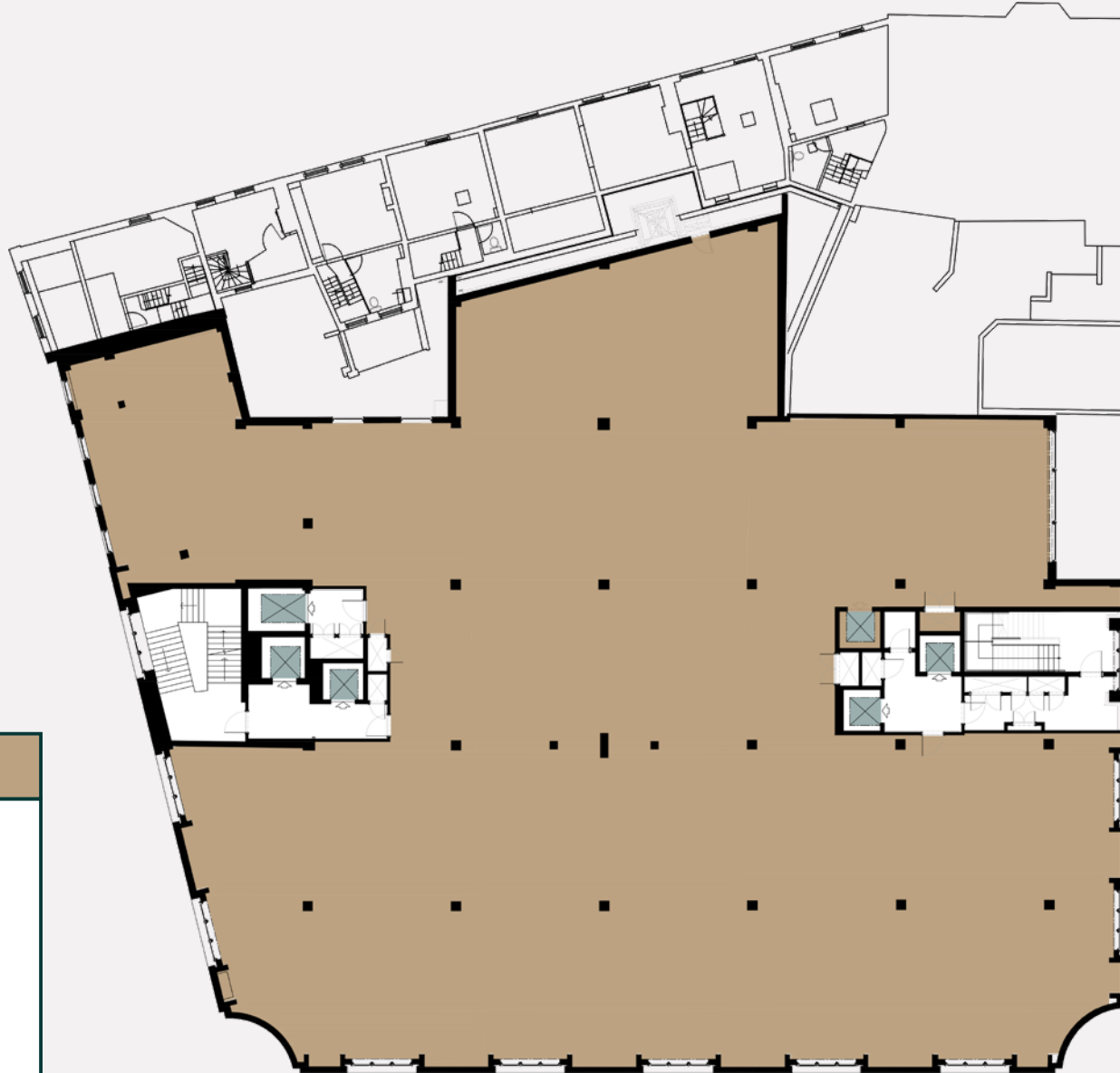
GROUND FLOOR



N/A	106 SQ M	1,141 SQ FT

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

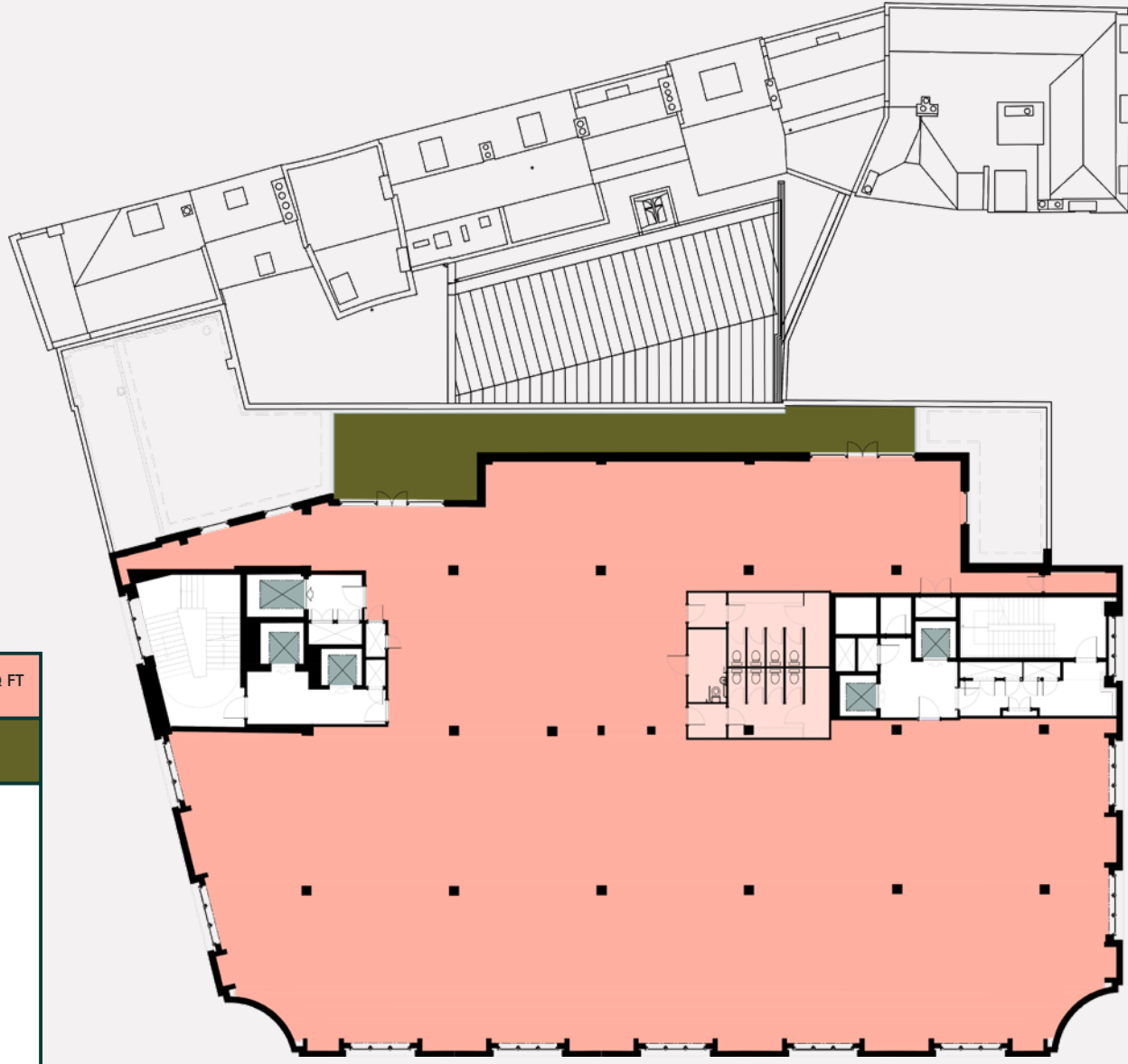
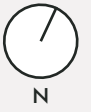
FIRST FLOOR



N/A	N/A	N/A

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

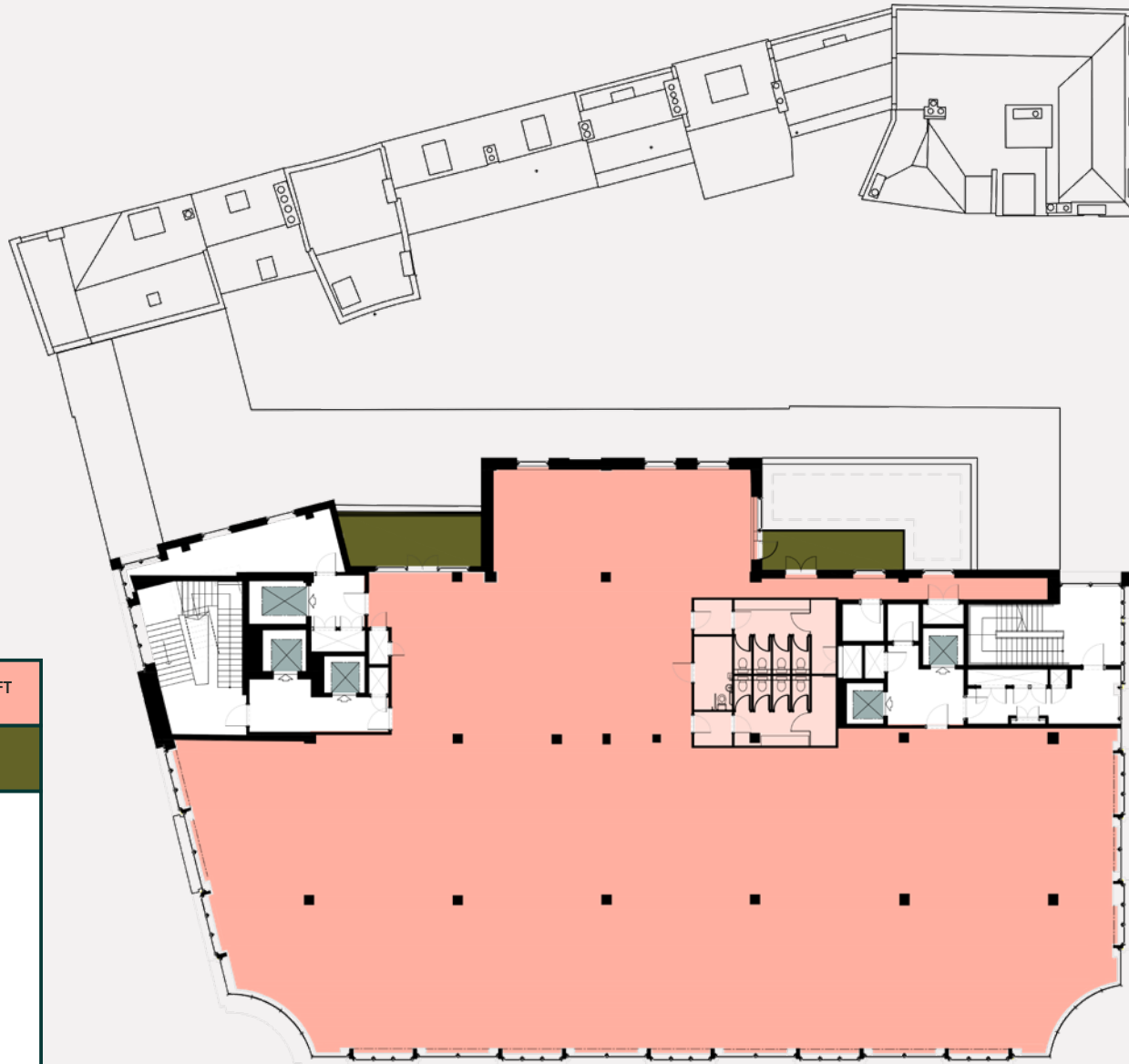
SECOND FLOOR



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

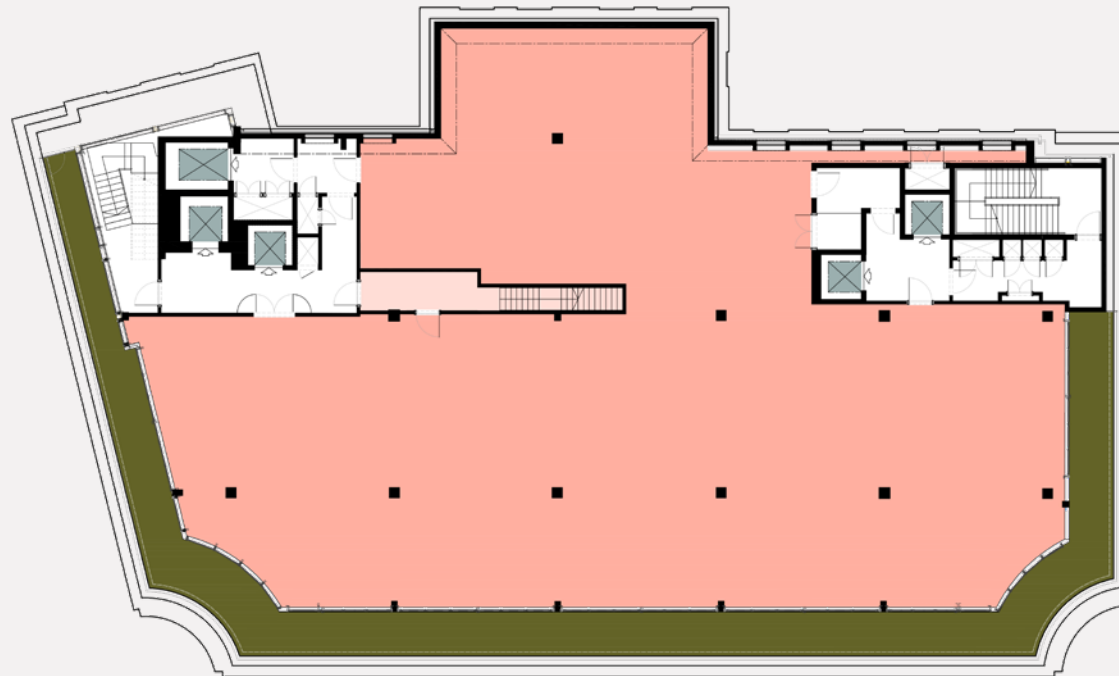
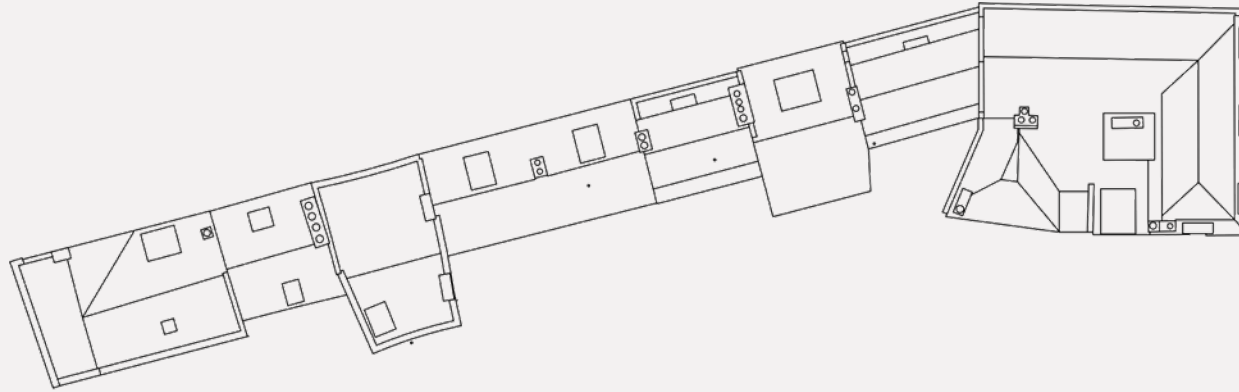
THIRD FLOOR



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

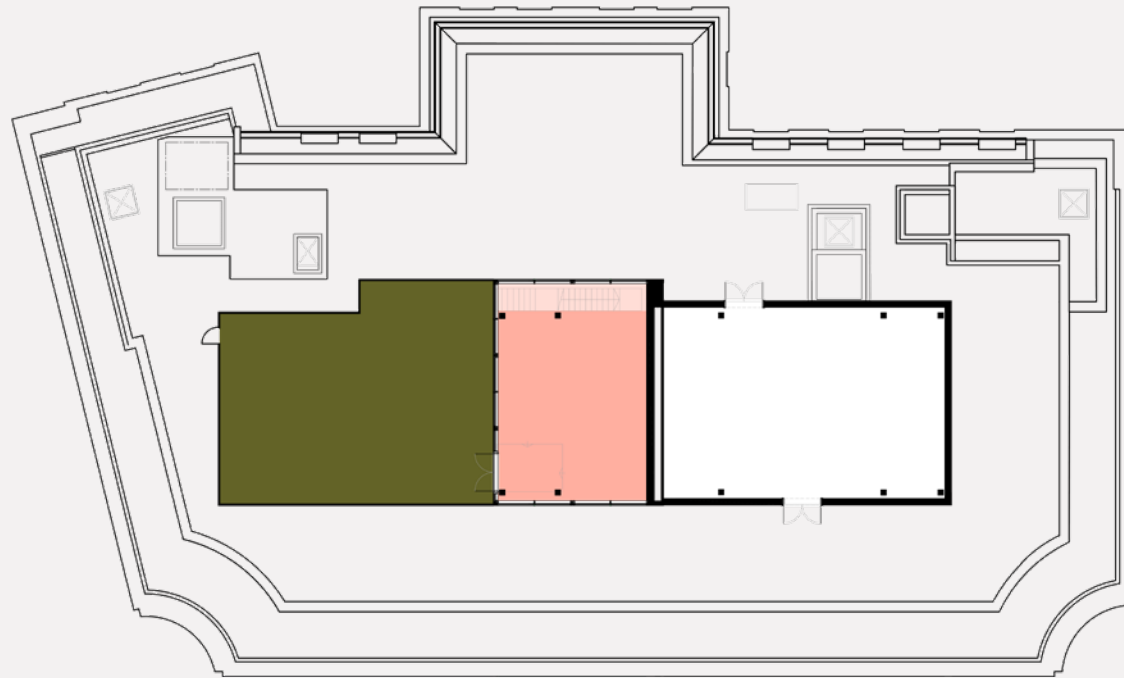
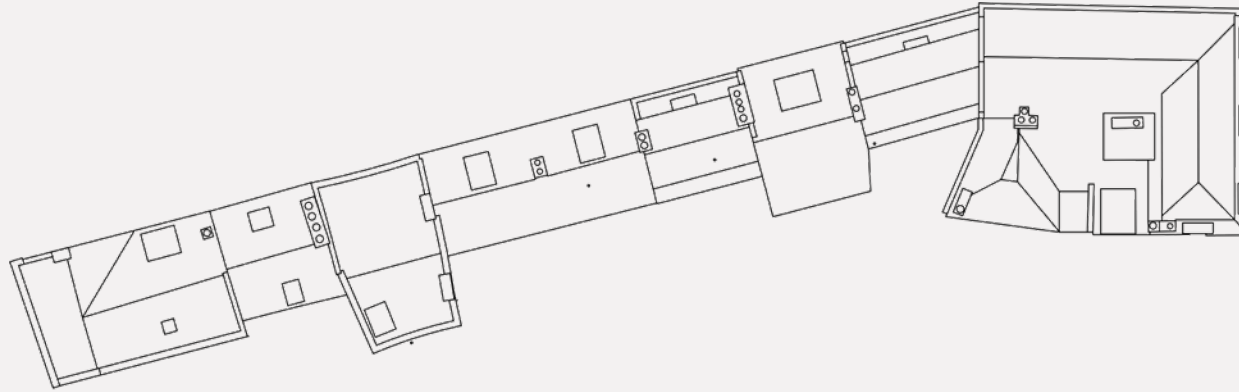
FOURTH FLOOR



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

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

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

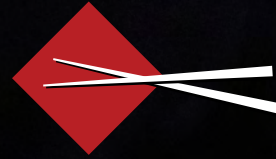
THIRD

RICHMOND

SPACE

A long, modern swimming pool with blue mosaic tiles and a glass ceiling. The pool is surrounded by a wooden deck and has a glass wall on the right side. The ceiling is made of large glass panels supported by a metal frame, and there are recessed lights along the edges of the ceiling. The overall atmosphere is clean, bright, and luxurious.

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

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