

GREYFRIARS  
STUDIOS

RICHMOND TW9



# THIS IS GREYFRIARS STUDIOS

25E The Quadrant, Richmond, TW9 1DJ

High specification Grade A office accommodation  
4,352 - 8,713 Sq Ft





# AN EXCEPTIONAL SPACE

Greyfriars Studios is a truly outstanding, newly renovated Grade-A HQ style office building located at the heart of one of London's most sought-after areas – Richmond-upon-Thames.

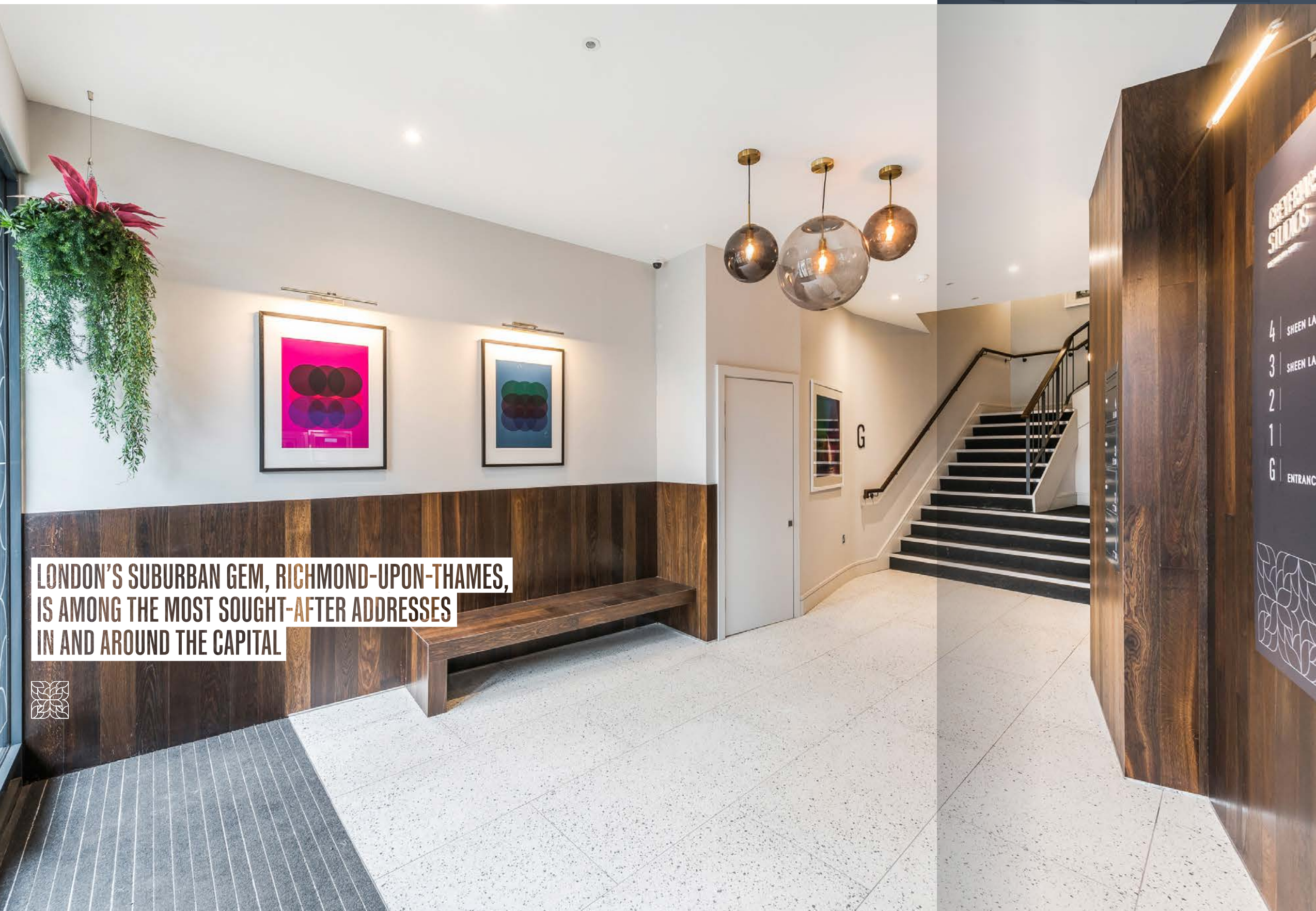
With an entrance that emerges directly onto the main thoroughfare, The Quadrant, this immaculate building has been interior designed to the highest specification with the first and second floors to be let as either a single unit or on a floor-by-floor basis.



AN IMMACULATE AND DETAILED BUILDING,  
INTERIOR DESIGNED TO THE HIGHEST  
SPECIFICATION







LONDON'S SUBURBAN GEM, RICHMOND-UPON-THAMES, IS AMONG THE MOST SOUGHT-AFTER ADDRESSES IN AND AROUND THE CAPITAL



## CENTRALLY LOCATED

With its perfect balance of rural charm and urban vigour, Richmond-upon-Thames is one of the most sought-after areas in and around London, with this perfectly finessed office space at its very heart.

A beautifully simple wood-panelled foyer, full of light and vibrancy from its large glass entrance, leads on to four perfectly appointed floors equipped to the very highest standards.



# THE FINER DETAILS

From the sweeping staircase and stylish foyer lighting to the brilliantly practical storage solutions and open roof terraces, Greyfriars Studios has it all.



SHOWERS ON EVERY LEVEL



FULL HEIGHT GLAZING



BIKE STORAGE



CAT6A CABLING



LIFT



FITTED KITCHENETTE



RECEPTION



DOUBLE GLAZING THROUGHOUT



FULL ACCESS RAISED FLOOR



AIR CONDITIONING



PRESTIGIOUS ADDRESS



FAST INTERNET CONNECTIVITY

EVERY DETAIL OF THE BUILDING HAS BEEN THOUGHTFULLY DESIGNED AND CAREFULLY CRAFTED.



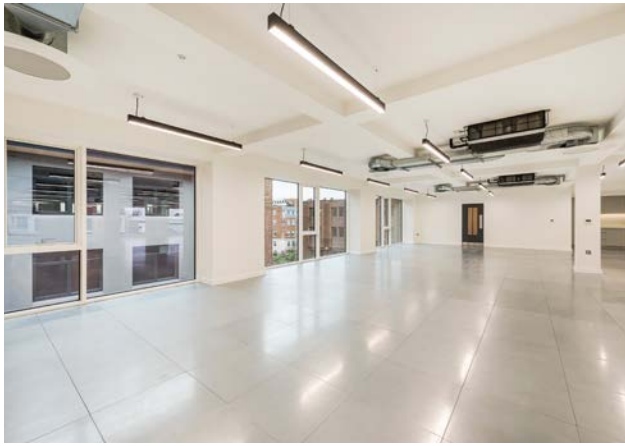




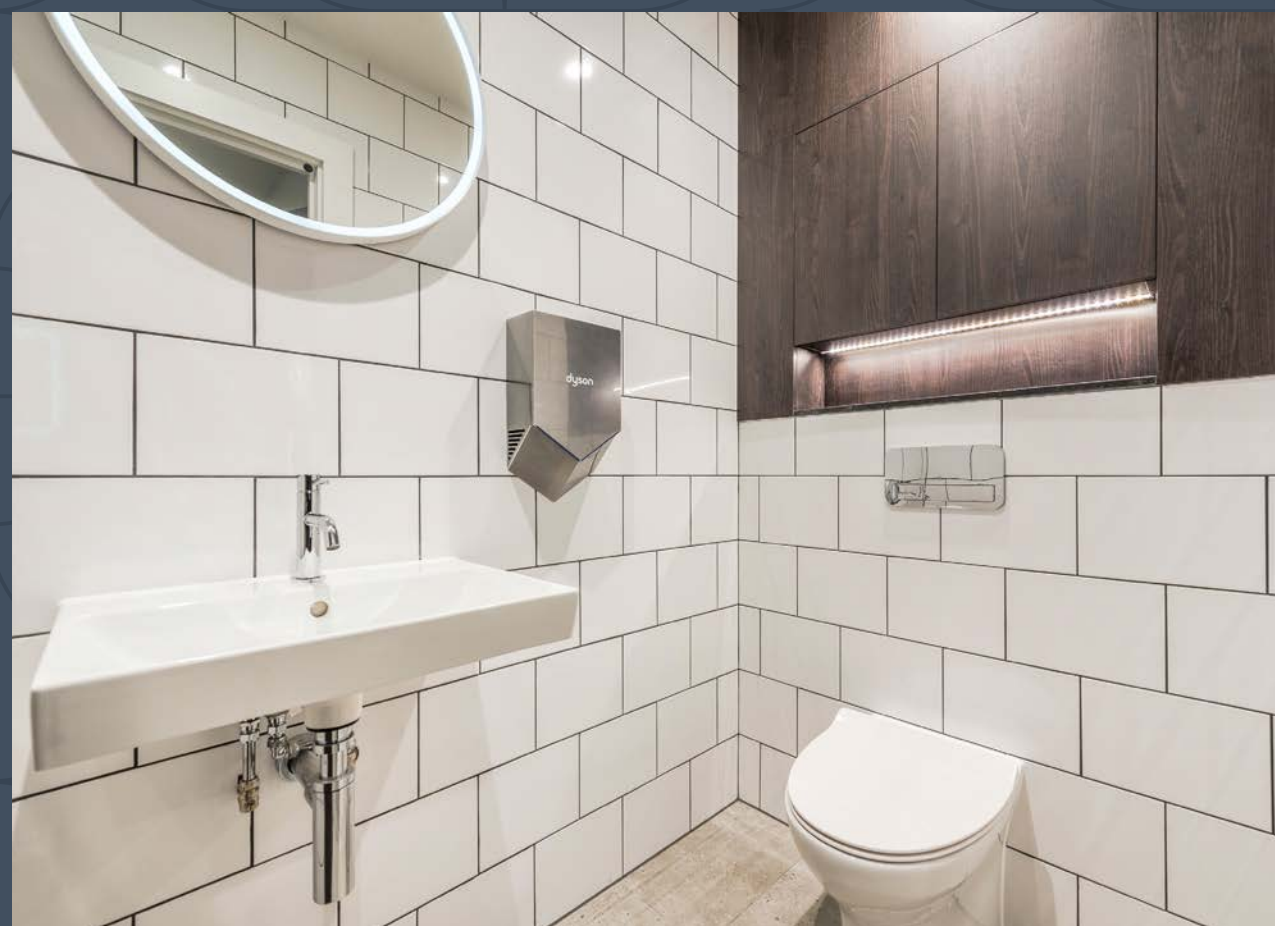




THE HIGHEST  
STANDARDS







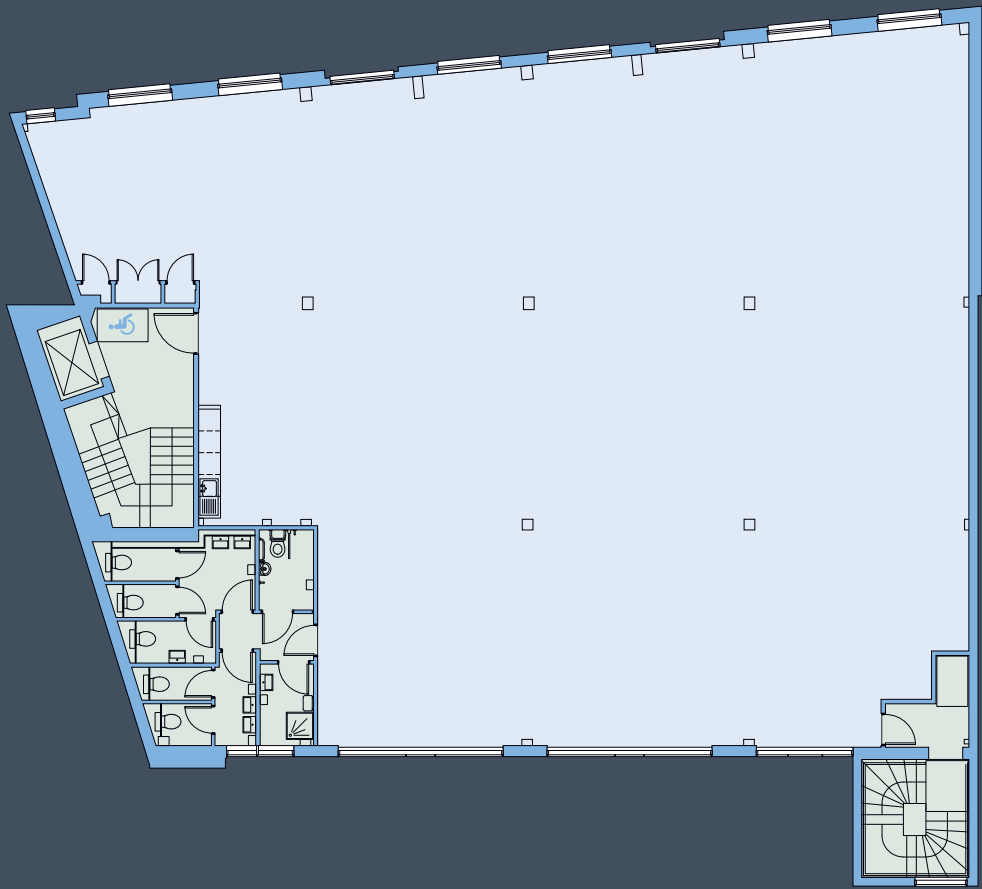
EVERY FLOOR IS A LUXURIOUS YET  
FLEXIBLE BLANK CANVAS FOR THE PERFECT  
WORKSPACE



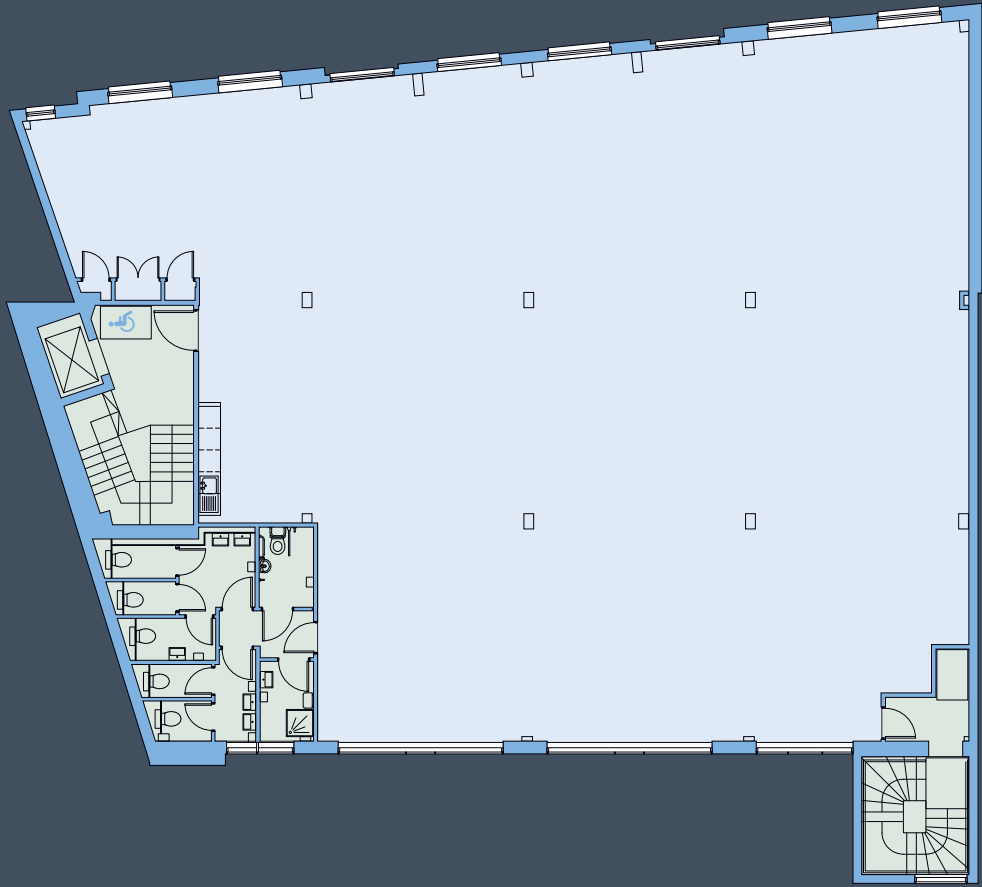




AVAILABILITY




**1** FIRST FLOOR  
404 SQM 4,352 SQFT



**2** SECOND FLOOR  
405 SQM 4,361 SQFT

TOTAL NIA  
809 SQM 8,713 SQFT





**RICHMOND IS CHARACTERISED BY ITS BEAUTY AND AFFLUENCE, AS WELL AS A THE IDYLIC MARRIAGE OF WIDE-OPEN GREEN SPACES ALONGSIDE THE HUSTLE AND BUSTLE OF LONDON.**



## SUBURBAN GEM

Nestled near the banks of the River Thames, a little more than 9 miles from the centre of the capital, Richmond has a fantastic central shopping area. It benefits from any number of amenities, eateries and retail outlets – both large chains like Waitrose and Marks & Spencer and smaller, upscale boutiques with a more local feel.

The stunning Riverside is a short stroll from the town centre and boasts all manner of terraces, bars and restaurants while those looking for a bit of fresh air are spoiled for choice, from the sprawling Richmond Park, ever-floral Kew Gardens or the urban haven of Richmond Green.







RICHMOND CAN COUNT MANY INNOVATIVE AND INTERNATIONALLY RENOWNED COMPANIES AMONG ITS HIGH-PROFILE RESIDENTS.



### EXCELLENT TRANSPORT LINKS



WEST END: 20 MINS  
CITY: 35 MINS



WILLESDEN JCT: 17 MINS  
STRATFORD: 60 MINS



17 BUS ROUTES



CLAPHAM JCT: 10 MINS  
WATERLOO: 19 MINS



M3: 14 MINS  
M4: 13 MINS  
M25: 20 MINS



HEATHROW: 20 MINS

## WELL CONNECTED

Transport links are in abundance, with both Tube and Train stations offering excellent services into Central London, Gatwick & Heathrow airports as well as even further afield down to the south coast.

Richmond's road links also offer direct access both in and out of Central London, as well as west to Heathrow International Airport and out to Junction 12 of the M25, via the A3, or Junction 1 of the M3 by way of the A316.

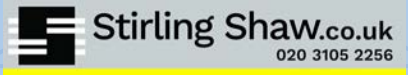








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