

# ONE CASTLE YARD

RICHMOND-UPON-THAMES  
TW10 6TF

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**NEW OFFICE DEVELOPMENT**

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**20,815 SQ FT**

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**CENTRAL RICHMOND**

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**SELF-CONTAINED**

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Exton Estates



# ONE UNIQUE PLACE

One Castle Yard will provide contemporary, energy efficient, high quality, new office accommodation in the heart of Richmond upon Thames.

Full onsite amenities including bike storage, boutique changing facilities, creative open plan offices and stunning roof terraces create a unique place to work and entertain.

**20,815**  
SQ FT ACROSS  
5 FLOORS



**4**  
ELECTRIC CAR  
CHARGING POINTS



**22**  
SECURE CYCLE  
SPACES



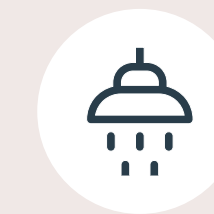
**2**  
ROOF  
TERRACES



Highly sustainable  
BREEAM: Excellent



Secure  
bike storage



Showers  
& lockers



6 on and off-site  
parking spaces



Raised  
floors



All electric  
building



Premium  
interior



Exposed  
services



Air  
conditioning

# ONE PERFECT LOCATION

Uniquely placed amongst major businesses and within walking distance of both the River Thames and the train station, One Castle Yard is perfectly located in one of London's most attractive and affluent boroughs.



RICHMOND  
TRAIN STATION

THE IVY

PAYPAL

EBAY

SCOTT'S

PITCHER  
& PIANO

ONE  
CASTLE  
YARD

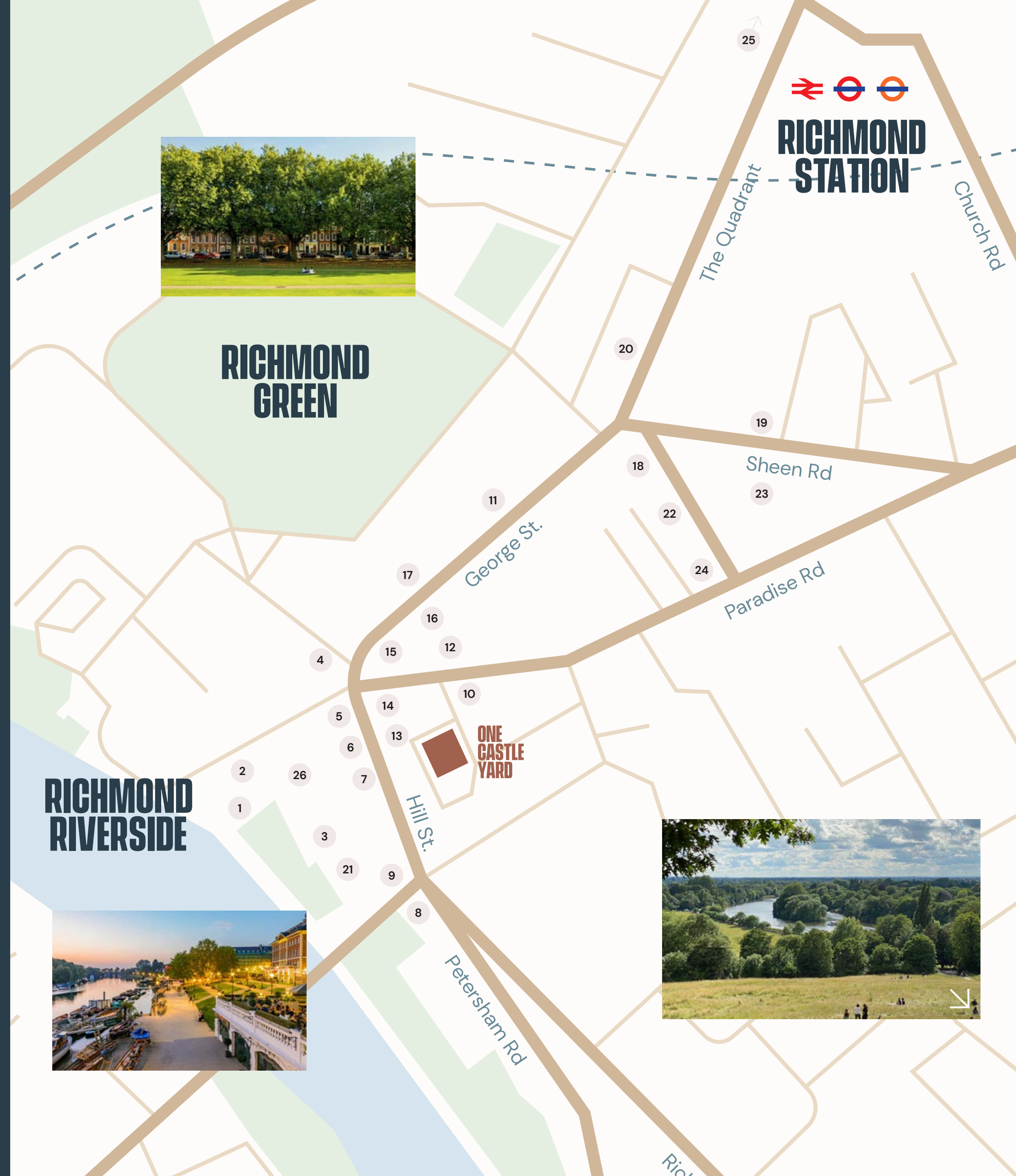
# ONE PERFECT LOCATION

## Local Shops & Restaurants

- 1 Scott's
- 2 Slug & Lettuce
- 3 Tapas Brindisa
- 4 Zizzi
- 5 Wagamama
- 6 The Ivy Café
- 7 Meghan's
- 8 Bill's
- 9 Pitcher & Piano
- 10 Franco Manca
- 11 Ole & Steen
- 12 Pizza Express
- 13 Five Guys
- 14 Waterstones
- 15 Knoop's
- 16 M&S
- 17 Reiss
- 18 Whole Foods
- 19 Waitrose

## Local Businesses

- 20 Reed
- 21 Graze
- 22 Ecover
- 23 Duracell
- 24 Burt's Bees
- 25 Not on the High Street
- 26 Ebay, Gumtree, PayPal



## Travel times

### By foot

Richmond Station	3 minutes	
Richmond Green	3 minutes	
Richmond Park	20 minutes	

### By car

M4	10 minutes
M3	12 minutes
M25	17 minutes
Heathrow Airport	24 minutes

### By train

Clapham Junction	10 minutes	
London Waterloo	19 minutes	
Green Park	32 minutes	
Paddington	36 minutes	

Images (left to right):  
 Richmond Riverside  
 Richmond Green  
 Richmond Park

# ONE SMART MOVER

Relocating can be a time consuming and costly exercise. In addition to providing state of the art offices, there is an opportunity for 'turn key' packages. Whether is it assisting with layout design, Cat B finishes or a full fit out and furniture package, **One Castle Yard** is the smartest move in Richmond.



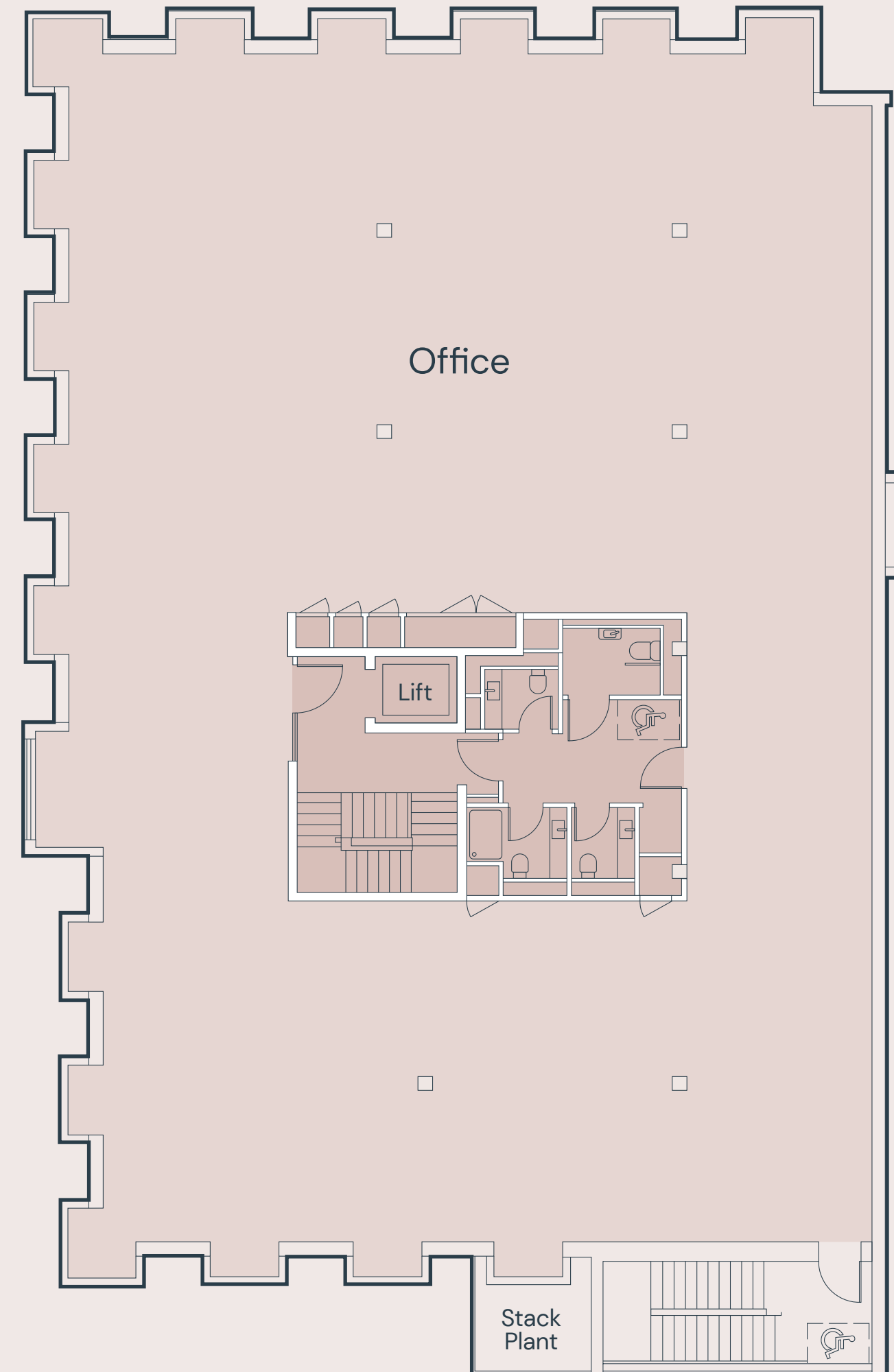
# ONE DYNAMIC SPACE

## Floor areas

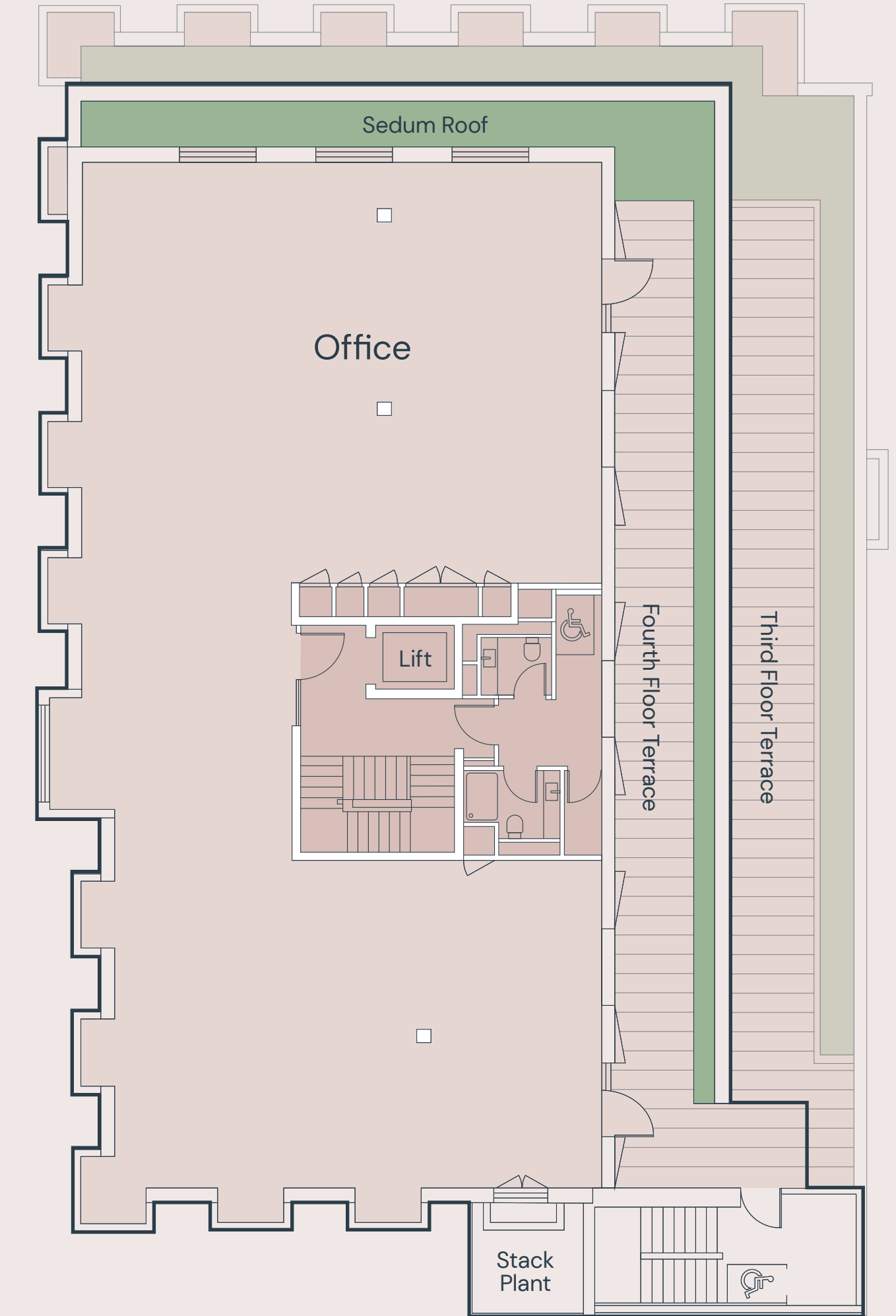
Fourth floor office	238 sq m	2,561 sq ft
Fourth floor terrace	45 sq m	485 sq ft
Third floor office	346 sq m	3,719 sq ft
Third floor terrace	40 sq m	430 sq ft
Second floor office	428 sq m	4,604 sq ft
First floor office	427 sq m	4,593 sq ft
Ground floor office	375 sq m	4,039 sq ft
Reception	36 sq m	384 sq ft
<b>Total</b>	<b>1,935 sq m</b>	<b>20,815 sq ft</b>

Approx. net internal areas including terraces

## TYPICAL FLOORPLAN



## FOURTH FLOOR



# ONE CASTLE YARD



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