



# Evergreen Studios

LITTLE GREEN  
RICHMOND-UPON-THAMES

**A MCKAY BUILDING**

Set in one of London's most unique and desirable locations, the newly renovated Evergreen Studios offers light and airy Grade A offices in the heart of Richmond and only two minutes' walk from the station. With four floors of available space totalling 13,778 sq ft, the offices offer enviable views.





# A breath of fresh air

Richmond boasts 5,000 acres of open space and 20 miles of riverside giving the local residential and business community unrivalled access to outdoor activities and a sense of wellbeing.



Next door to Evergreen Studios is Richmond Green, one of the most beautiful urban greens in the UK. The river is a few minutes' walk away with the Thames path stretching all the way from Central London to Kingston and beyond; perfect for those who like to cycle or walk to work. Up the hill lies Richmond Park. Kew Gardens and Old Deer Park are easily accessible too.





# There's more to discover

Working in Richmond allows access to a great variety of shops, restaurants, pubs and bars ranging from well-known names to independent and inspiring brands. Either on the main street, overlooking the river or tucked down cobbled passages; there's plenty to discover.



For those in search of independent retailers, walk through the town centre and wander up Hill Rise to discover lifestyle brands such as Feather & Stitch, Anna Boutique, Bridge & Hill Livingstore, The Teddington Cheese Shop, Curated Man and Green Village.

MARGARET  
HOWELL

Aēsop®

TOAST

ANTHROPOLOGIE

SPACENK

WHISTLES



THE IVY

OLE & STEEN  
LAGKAGEHUSET

GAUCHO

THE  
FAT  
BADGER

Birgram  
RIVERHOUSE

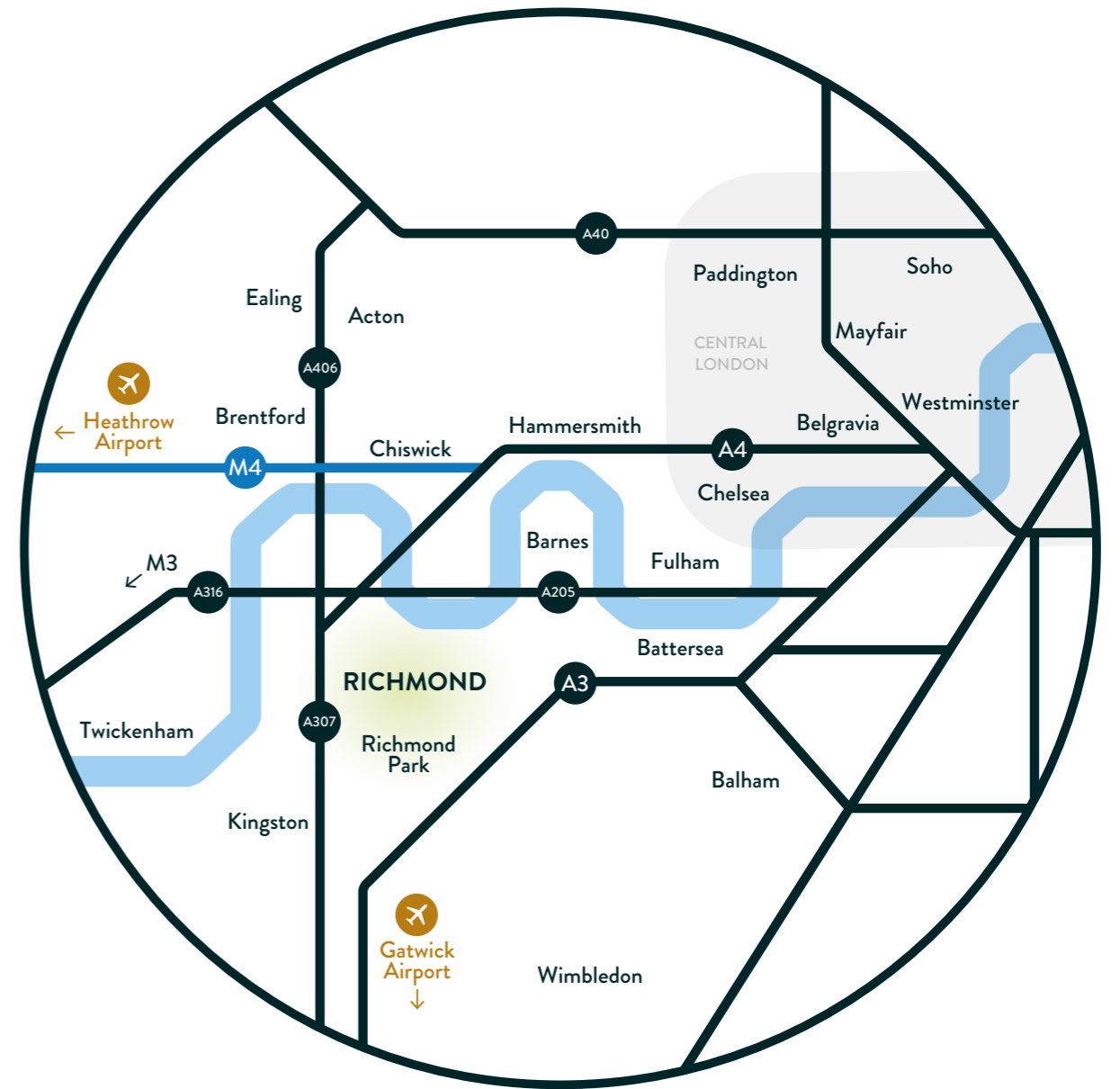
THE  
PETERSHAM  
RICHMOND

BRINDISA  
SPANISH FOODS

WHOLE  
FOODS®  
MARKET



Richmond's refined elegance belies a buzzing work and social scene. Scratch the surface to find a town that gives a London vibe whilst surrounded by greenery. The perfect balance for work and play.



# Making connections

Richmond is easily accessible by both car and rail with the M3, M4 and M25 close by and Richmond station a short walk away.

In addition, Richmond offers multiple options into and out of London with the District line, National Rail and London Overground running through the station; only two minutes' walk from Evergreen Studios.

**20 MINS**

TO THE WEST END

**1-1 MINS**

TO THE M3

## From Richmond by train



WEST END: 20 MINS  
VICTORIA: 29 MINS  
CITY: 35 MINS



WILLESDEN JCT: 17 MINS  
STRATFORD: 60 MINS



CLAPHAM JCT: 10 MINS  
WATERLOO: 19 MINS  
READING: 65 MINS



17 BUS ROUTES



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



HEATHROW: 20 MINS

## From Richmond by road

In good company



# Attention to detail

From the modern fitted tea points and showers, to the LED lighting and the sense of space; Evergreen Studios has been thoughtfully curated to offer a contemporary yet welcoming office environment.



AIR  
CONDITIONING



EPC  
B



TRIPLE GLAZED  
WINDOWS



TEA  
POINTS



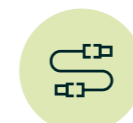
WCS ON  
EVERY FLOOR



SHOWERS ON  
EVERY FLOOR



EXISTING FIBRE  
CONNECTIVITY



CAT 6A  
CABLING



LED  
LIGHTING



PASSENGER  
LIFT



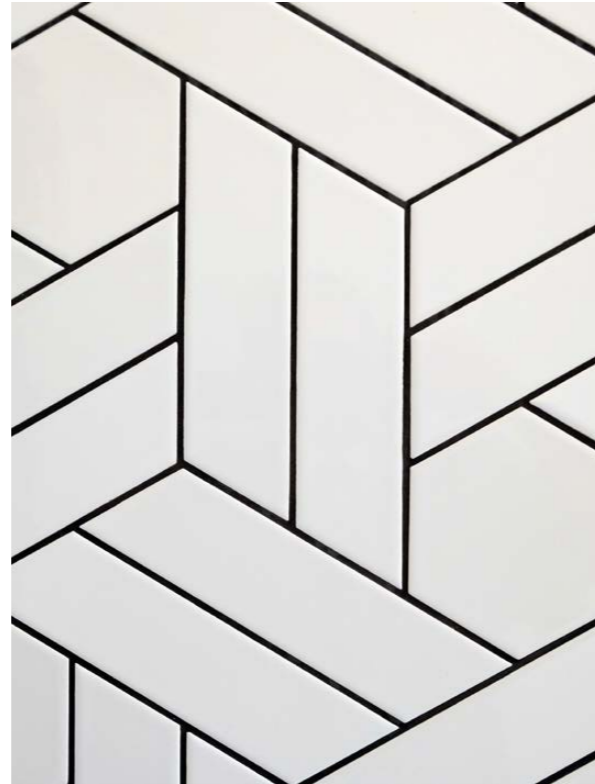
PARKING  
CLOSE BY



CYCLE  
STORAGE

# Schedule of areas

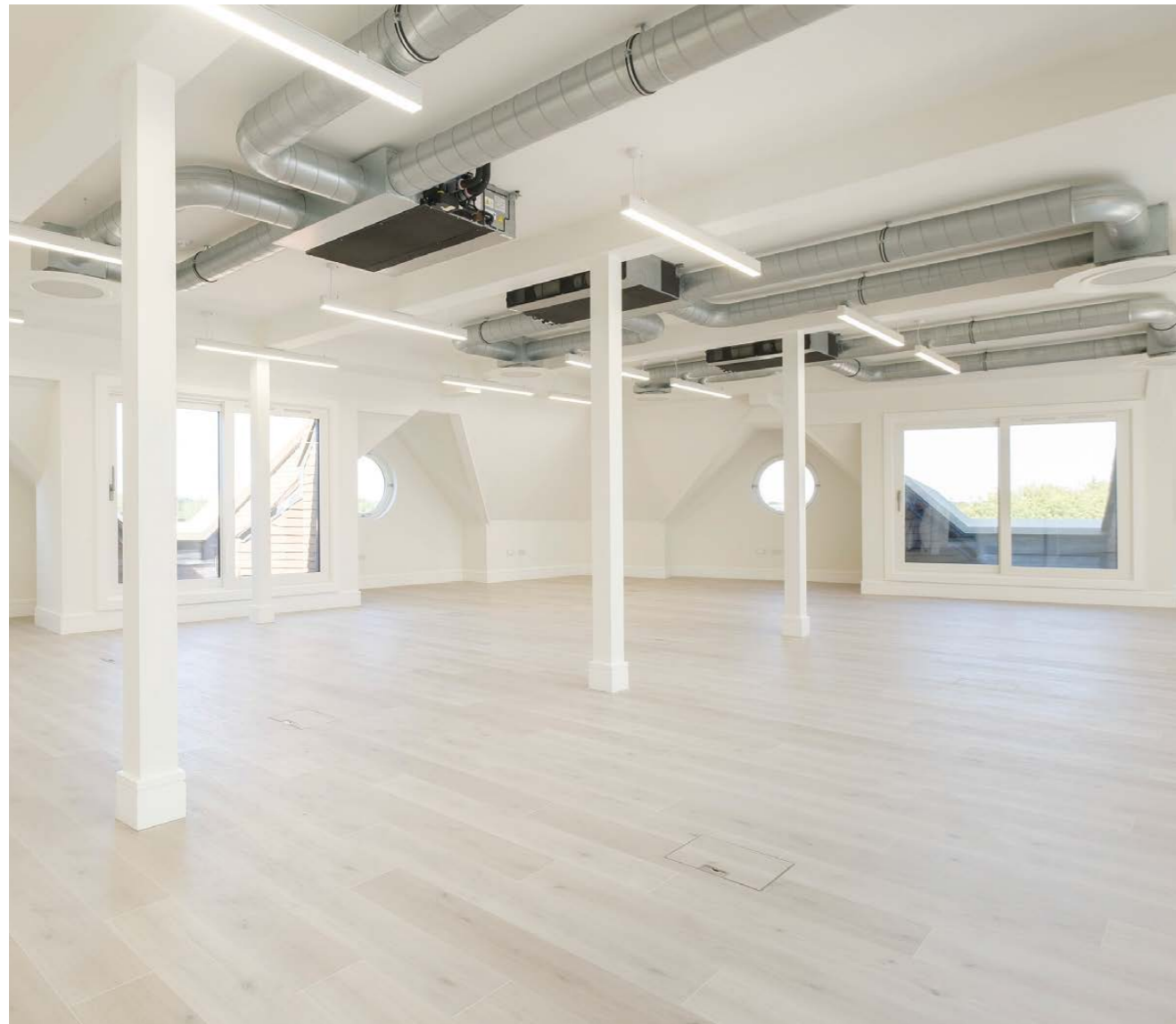
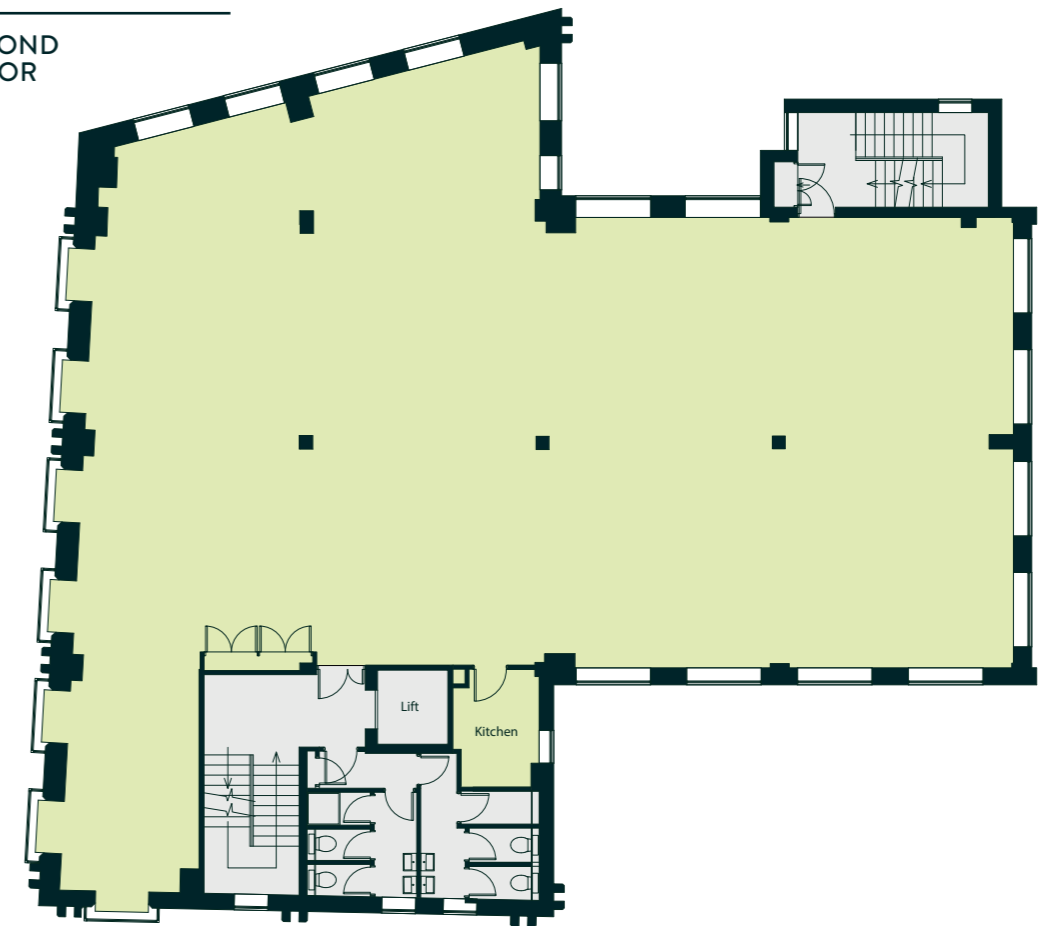
FLOOR	SQ M	SQ FT
THIRD	306	3,294
SECOND	337	3,634
FIRST	337	3,634
LOWER GROUND	315	3,398
<b>TOTAL NIA</b>	<b>1,295</b>	<b>13,960</b>



THIRD FLOOR

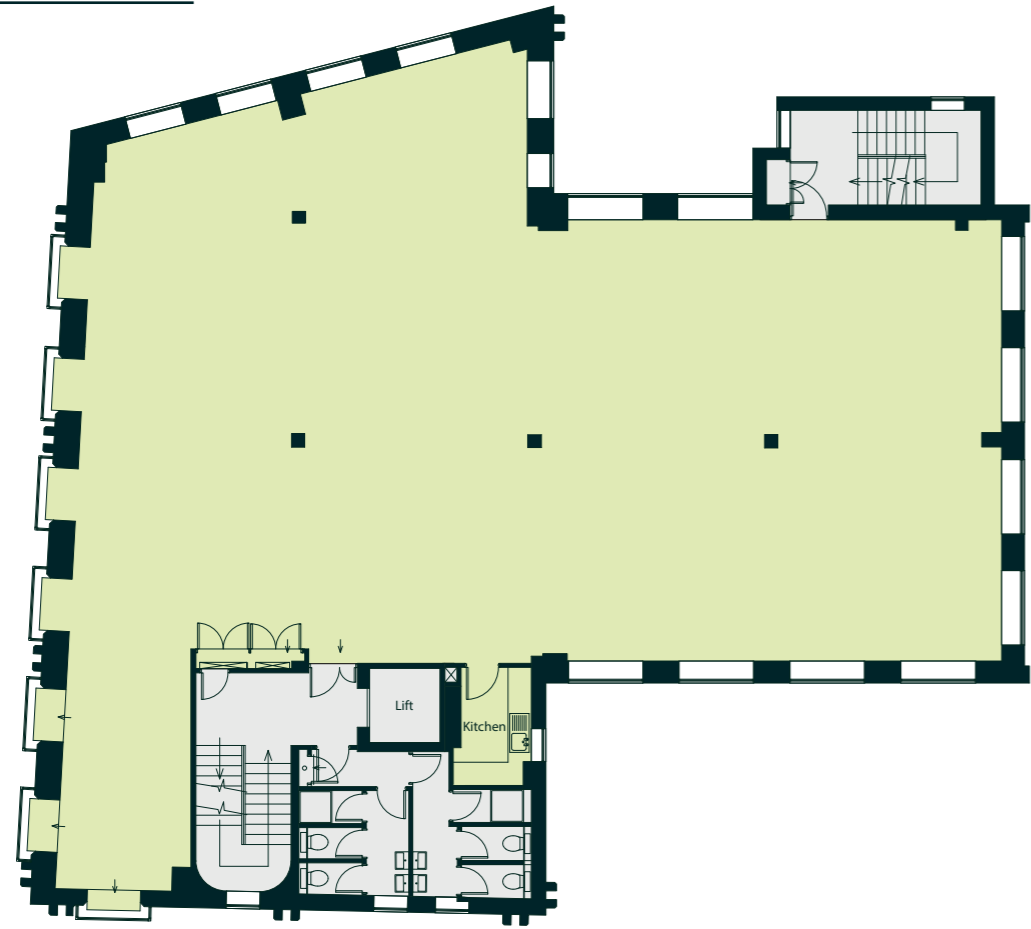


SECOND FLOOR





FIRST FLOOR



LOWER GROUND FLOOR



# Get in touch

## AGENTS



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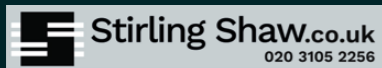
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**Important Notice.**  
These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Feb 2022

## OWNER AND MANAGER



McKay Securities Plc is a commercial property investment company with Real Estate investment (REIT) status specialising in the development and refurbishment of quality buildings within established and proven office, industrial and logistics markets of the South East and London.

The Company's strategy is to invest in well-located, quality commercial real estate assets with income and capital growth potential over the longer term, realisable through active portfolio management, refurbishment and development.

### ESG: Net Zero Carbon Ambition

Our focus is on long-term sustainability by creating low carbon, resource-efficient and healthy buildings with the ambition to achieve a net zero carbon portfolio well in advance of the UK's 2050 target. As part of this, all new developments will target zero carbon in operation by 2030. Electricity in our multi-let properties is now from renewable sources.

We will continue to monitor our progress to ensure that we are on track to reach a zero carbon portfolio ahead of our 2050 target.

To find out more visit [mckaysecurities.plc.uk](https://mckaysecurities.plc.uk)

## THE MCKAY WAY

McKay Securities is a principled business with a simple promise. Our promise is to create an environment that supports your business.

- ▼ Transparency
- ▼ Directly Managed
- ▼ Customer Service
- ▼ Value for Money
- ▼ Unique Spaces
- ▼ Flexibility
- ▼ Approachable
- ▼ Covid Compliance



## Evergreen Studios

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