

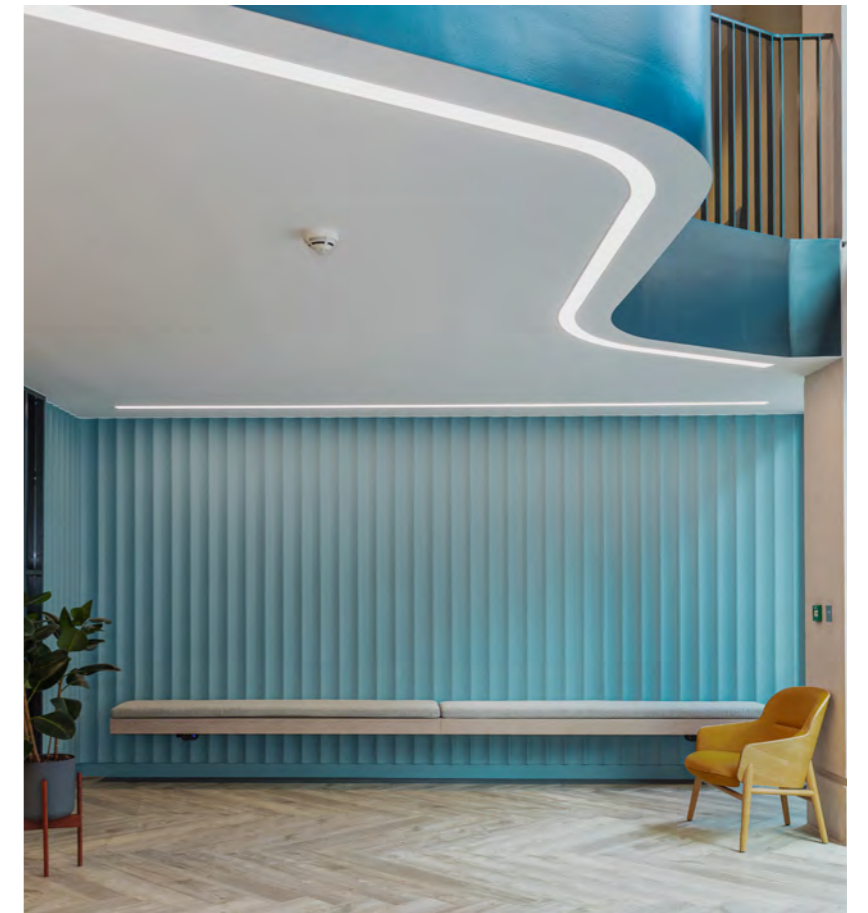
One Eton St.

RICHMOND-UPON-THAMES | TW9 1AG

**20,526 sq ft
available**

Prime office space
in the heart of Richmond



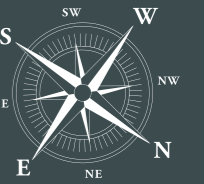


ONE ETON STREET HAS RECENTLY UNDERGONE A COMPREHENSIVE REFURBISHMENT AND PROVIDES 28,596 SQ FT OF SUSTAINABLE, HIGH QUALITY WORKSPACE AT ONE OF RICHMOND'S MOST HIGH PROFILE OFFICE BUILDINGS

Situated in the heart of Richmond, One Eton Street is a 3 minute walk from the station and set amongst the bustle of the High Street.

The first and second floors are available ranging from 3,780 sq ft.





Area Schedule

Floor	Use	Sq Ft	Sq M
3RD FLOOR	OFFICE	LET	
2ND FLOOR	OFFICE	11,034	1,025
1ST FLOOR	OFFICE	9,492	882
TOTAL OFFICE ACCOMMODATION		20,526	1,906
1ST FLOOR	BREAKOUT AREA	349	32
GROUND	RECEPTION	503	47

Net Internal Areas (6th Edition).

Specification

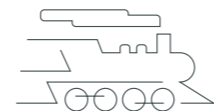
- Newly remodelled and refurbished reception
- Communal mezzanine break out area
- Shower facilities, changing rooms & lockers
- New LED lighting
- VRV Air-Conditioning system
- BREEAM: Excellent
- EPC: B
- Ground source heat pump system
- EWave 4 Star Accreditation



Cycle storage

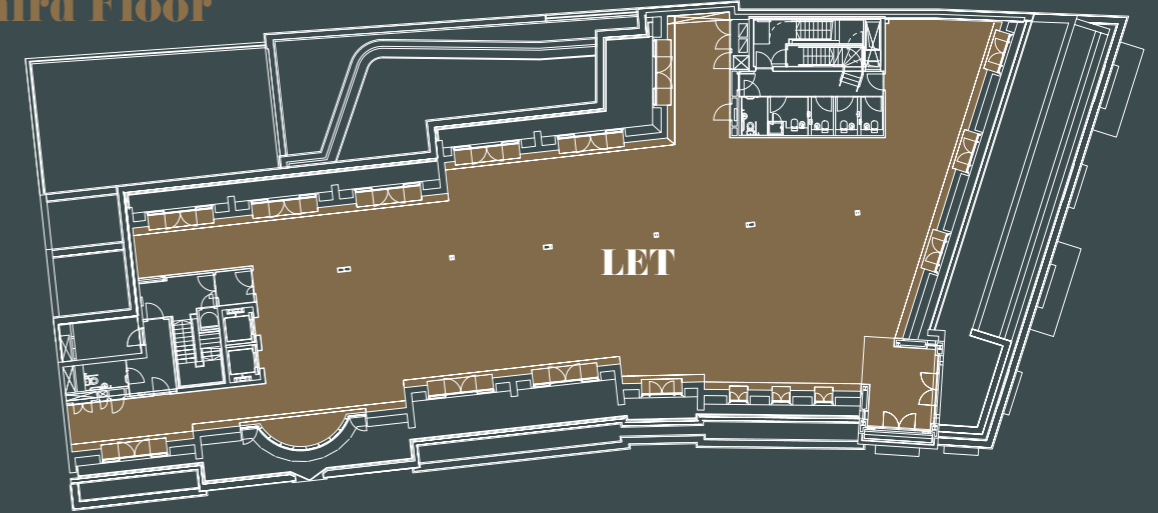


Male & Female shower & changing rooms

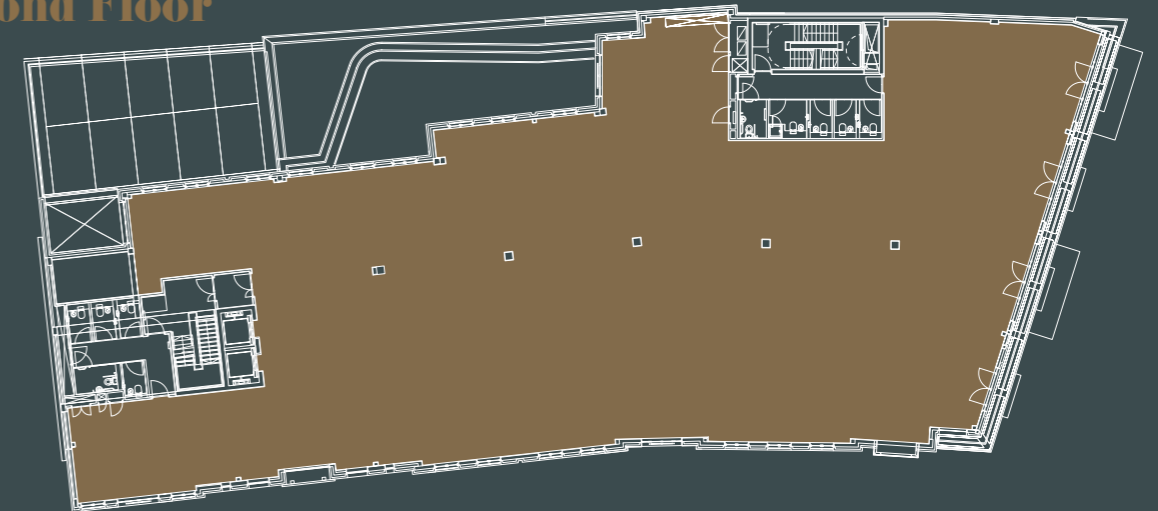


Prime location 320m from Richmond Train Station

Third Floor



Second Floor



First Floor



To view/download space plans, visit:
<https://oneeton-richmond.com/office-space/>

A Connected Location

You can travel to Richmond by boat, train, car, underground, bicycle or by foot.

Heathrow is a 25 minute drive, Waterloo Station is 20 minutes by Train, Victoria is 34 minutes and Piccadilly 33 minutes.

Tube from Richmond	mins
Earl's Court	21
Victoria	29
Westminster	32
Edgware Road	34
Oxford Circus	37
King's Cross St. Pancras	41
Heathrow Airport (Terminal 1)	51

Source: tfl.gov.uk

Train from Richmond	mins
Clapham Junction	10
Kingston-Upon-Thames	17
London Waterloo	20
Vauxhall	22
Wimbledon	25
Reading	58

Source: tfl.gov.uk

Drive	mins
Kingston-Upon-Thames	13
Heathrow Airport	25
Guildford	41
Reading	53

Source: googlemaps





Food

- 1 One Eton retail space
- 2 Waitrose
- 3 Tesco Metro
- 4 Holland & Barrett
- 5 Marks & Spencer

Hotels

- 6 Travelodge
- 7 The Petersham Hotel
- 8 Richmond Hill Hotel
- 9 Richmond Harbour Hotel & Spa
- 10 Orange Tree Hotel

Pubs

- 11 The Cricketers Pub
- 12 The White Swan
- 13 The White Cross
- 14 Slug & Lettuce
- 15 Scotts

One Eton St.

Restaurants

- 16 The Ivy
- 17 Gaucho
- 18 Antipodea
- 19 No 1a Dukes St
- 20 Pier 1
- 21 144 On The Hill
- 22 Bills

Health & fitness

- 23 Royal Mid-Surrey Golf Club
- 24 Richmond Hill Health Club
- 25 Digma Fitness
- 26 Richmond Athletic Association
- 27 Virgin Active Twickenham
- 28 Harlequins RFC
- 29 Twickenham Stadium

Green Spaces

- 30 Old Deer Park
- 31 Richmond Park
- 32 Terrace Gardens
- 33 Kew Gardens
- 34 Gothic Gardens
- 35 Marble Hill Park



Terms

RENT

Price Upon Application.

SERVICE CHARGE

Price Upon Application.

RATES PAYABLE

To be Assessed.

Contact the agents
to find out more

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