EXPLORE

Paradise Road, Richmond

45,000 sq ft of exciting
new workspace in
Richmond Upon Thames



EXPERIENCE THE NEW BENCHMARK FOR GREATER LONDON

EXPERIENCE

THE BUILDING





RETHOUGHT AND COMPLETELY REFURBISHED FROM THE INSIDE OUT TO CREATE A DESTINATION OFFICE

A transformed environment featuring a new private garden, roof terrace, reception, Club Room lounge, comprehensive cycle storage and lockers, gym, spin studio and light-filled CAT A floors setting a new standard for Greater London.

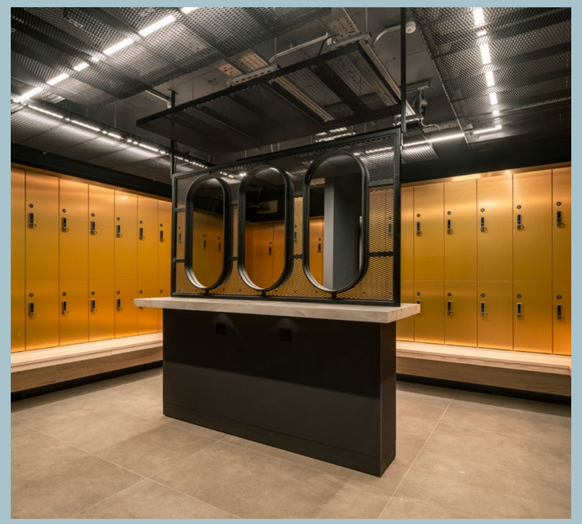


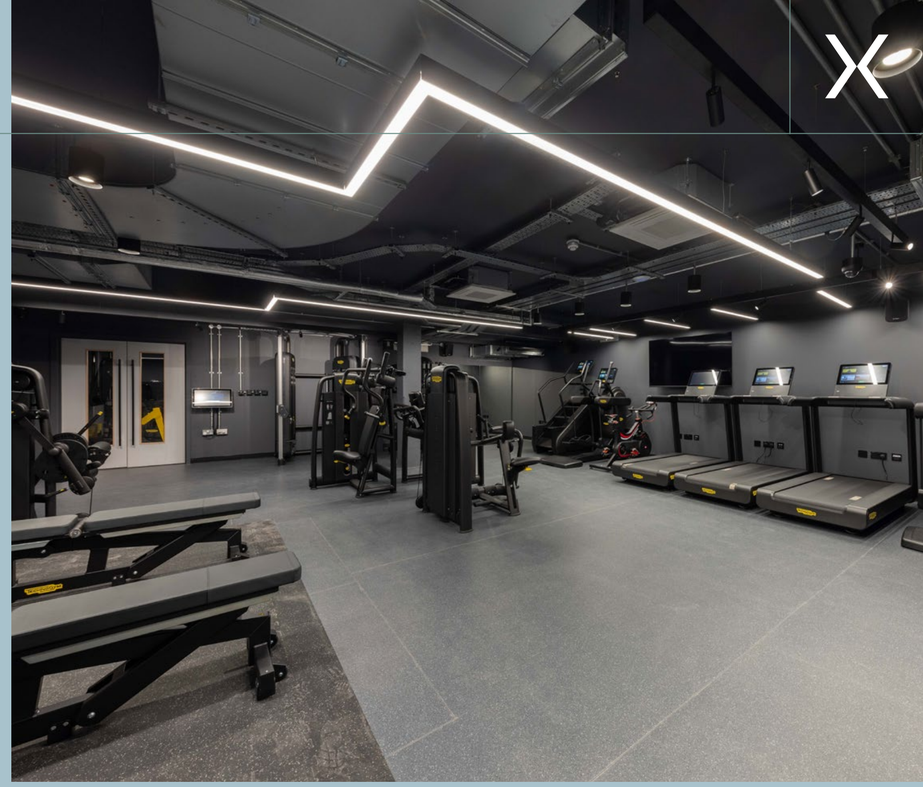
SPACE TO RECHARGE

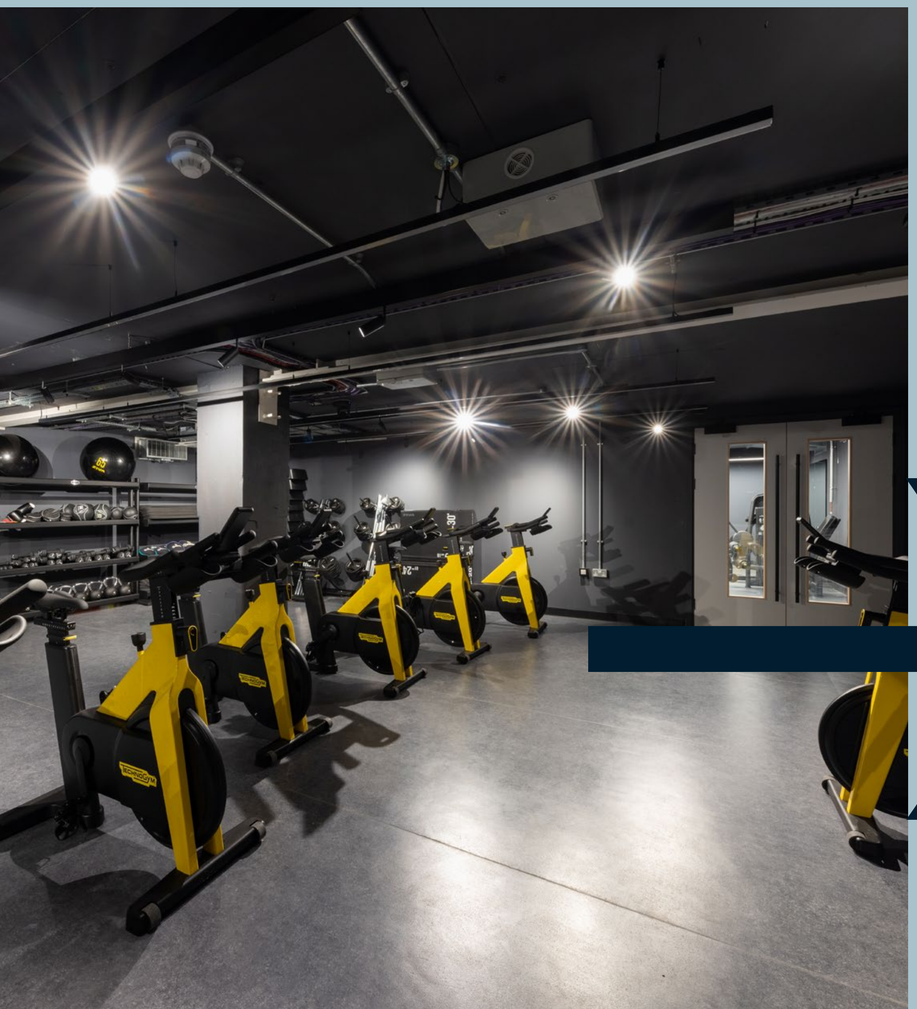
The new 4,200 sq ft exclusive use garden has been designed to create a series of outdoor spaces for relaxation and collaboration.



HEAD DOWN

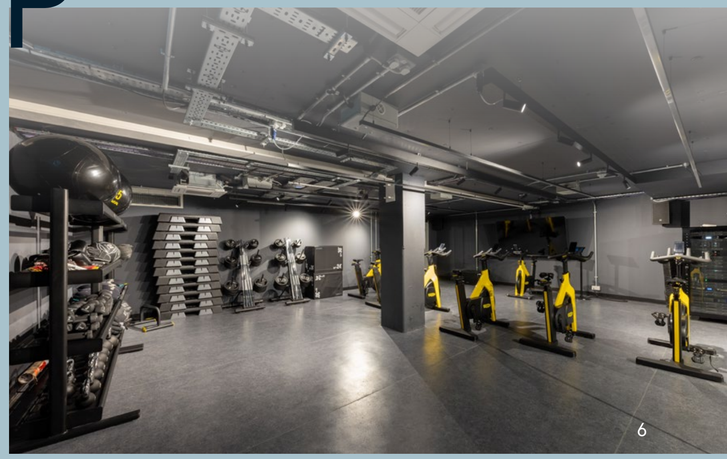






TO SHAPE UP

The transformed lower ground floor features a Gym and Spin Studio, plus brand new cycle storage for 42 bikes with 90 lockers, extensive shower facilities and drying room, making a healthier commute a breeze.

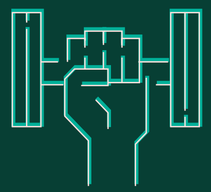


EXTENSIVE

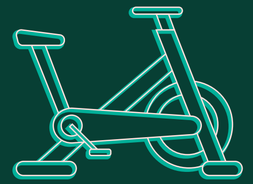
SPECIFICATION



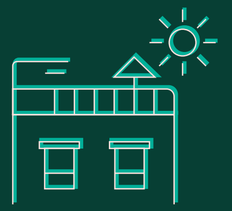
Club Room lounge for exclusive use of occupiers



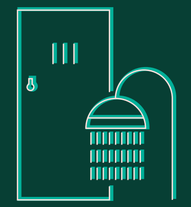
New on-site gym



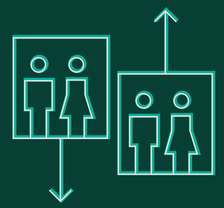
New on-site studio



New 4th floor roof terrace



New end-of-trip facilities with 6 showers & 90 lockers



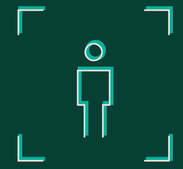
2x new passenger lifts



New VRV air conditioning



New 4,200 sq ft private landscaped garden



1:10 sq m occupation density



70mm minimum raised access floor depth



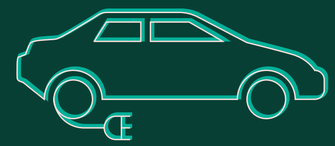
Exposed services



42 cycle spaces



30 car parking spaces



10 live electric car bays



12 l/s fresh air supply per person











Step into a workspace where every aspect of the design has been carefully considered.

ALL IN THE DETAIL

EXCEPTIONAL

SUSTAINABILITY

BUILDING A BETTER FUTURE, SUSTAINABLY

- Embedded passive design principles to optimise the building envelope performance and reduce the energy demand of the building
- Electric car charging points
- All electric heating and cooling HVAC with no fossil fuels on site
- Water consumption strategy to reduce potable water demand and attenuate storm water run-off
- Future provision of Photovoltaic Panels at roof level
- Net gain in terms of the biodiversity and urban greening
- EPC Rating A
- BREEAM Outstanding
- WiredScore Gold Certification
- FitWel v2.1 score of rating 2 stars



EPC ‘A’

BREEAM®

OUTSTANDING

fitwel®



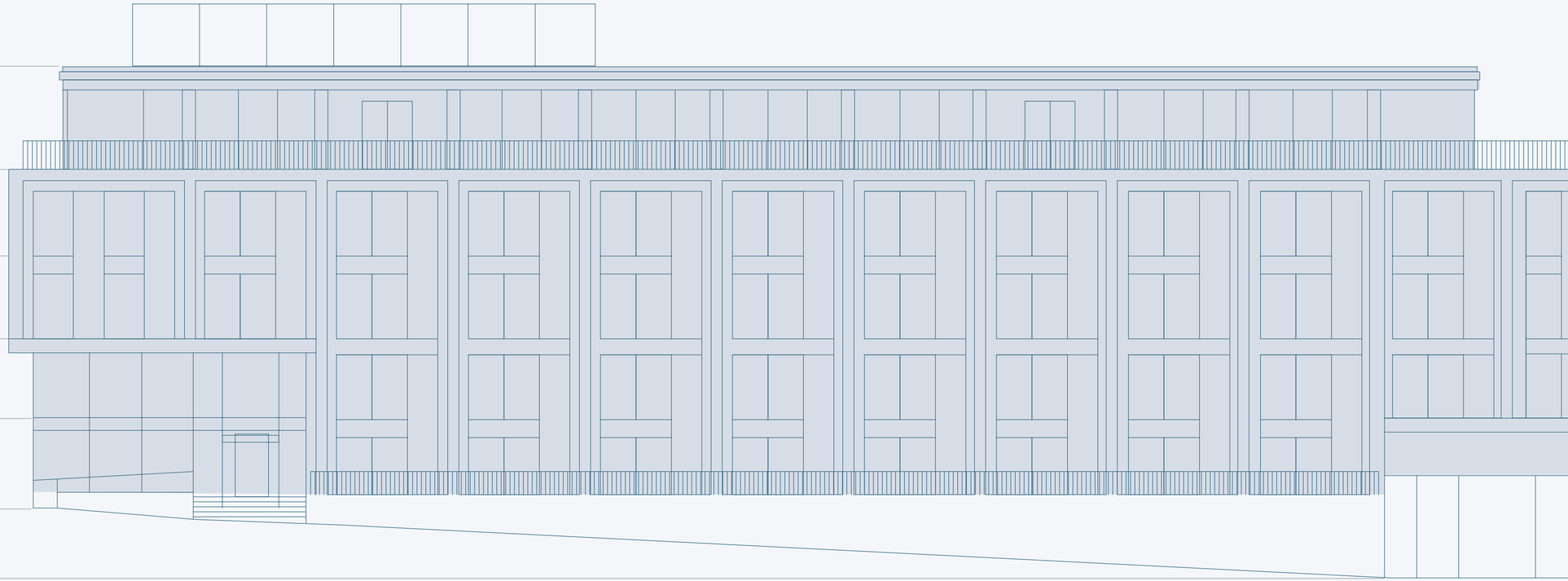
WiredScore
GOLD

EXPAND

THE PLANS

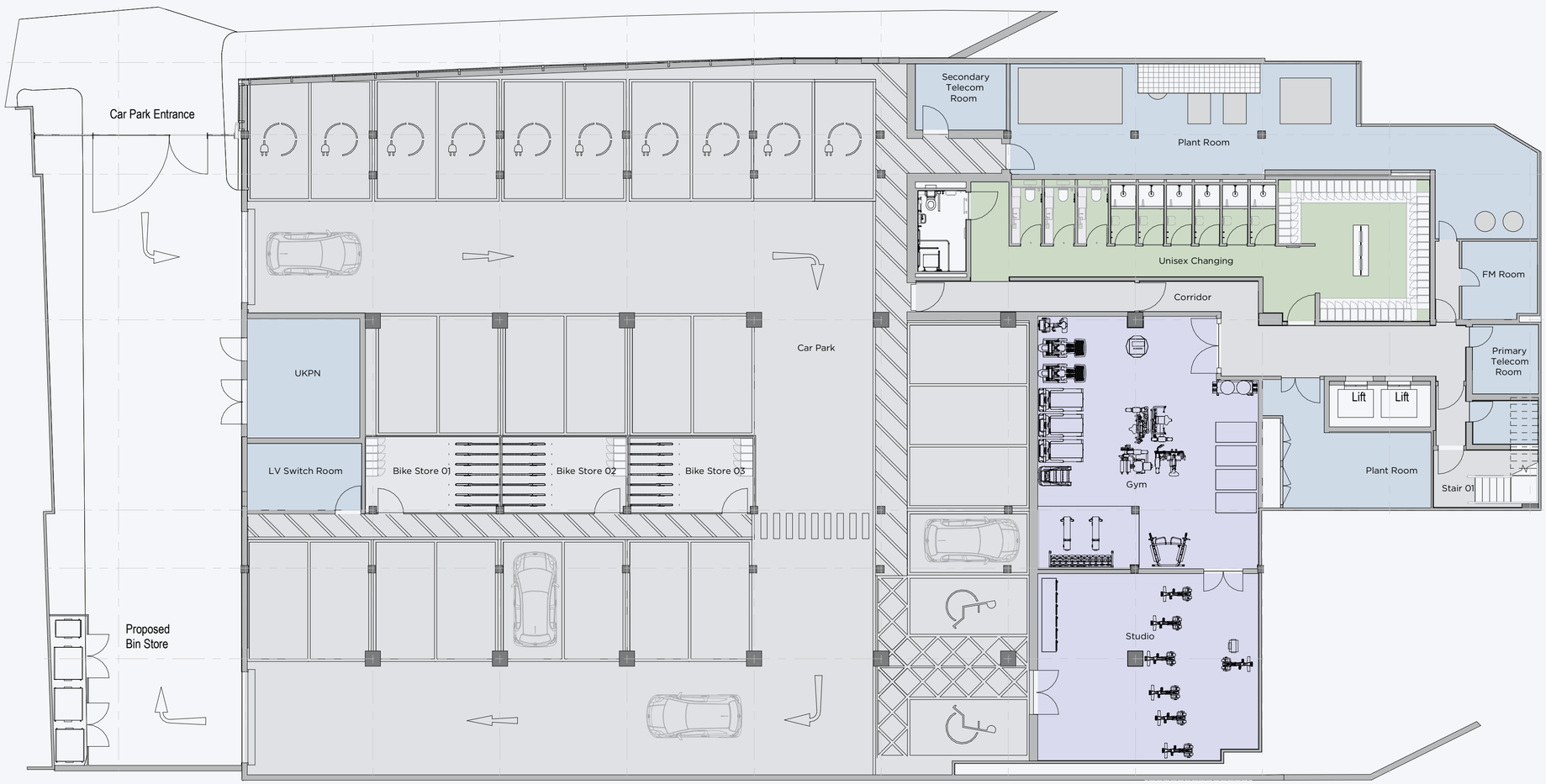
ACCOMMODATION

	SQ FT	SQ M
4	6,822	634
Private Terrace	1,310	122
3	9,000	836
2	9,356	869
1	9,218	856
G	6,154	572
Reception & Clubroom	1,739	162
LG		
Gym / Studio	1,578	147
TOTAL	**45,177**	**4,197**



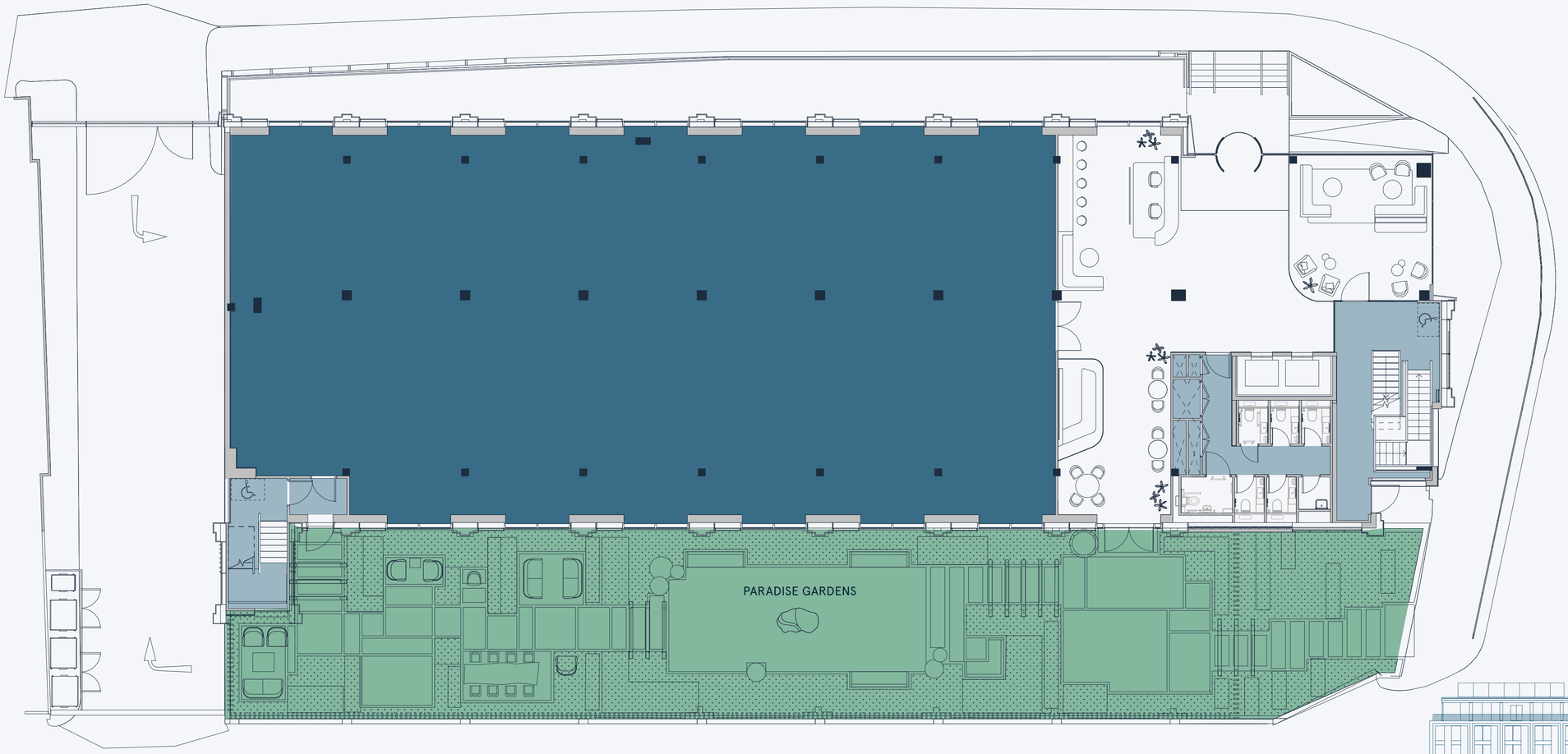
LOWER GROUND FACILITIES

1,578 SQ FT
147 SQ M



GROUND FLOOR

6,154 SQ FT
572 SQ M



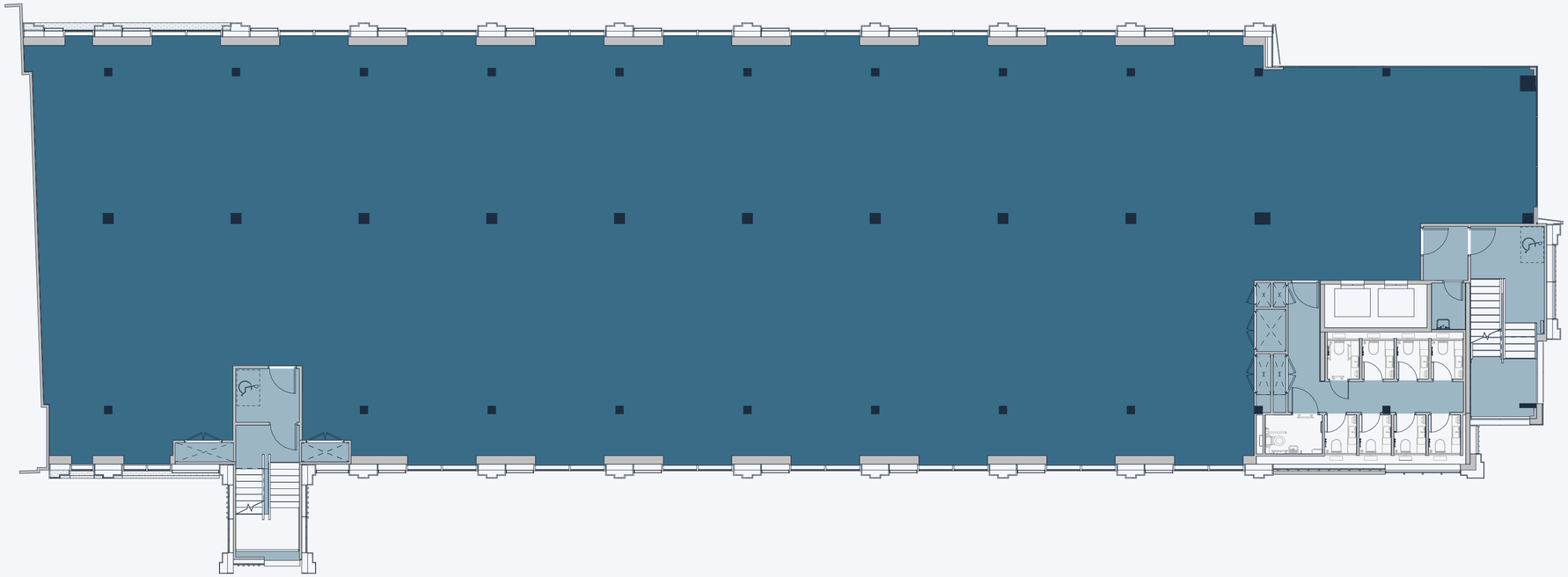
N





1ST FLOOR

9,218 SQ FT
856 SQ M

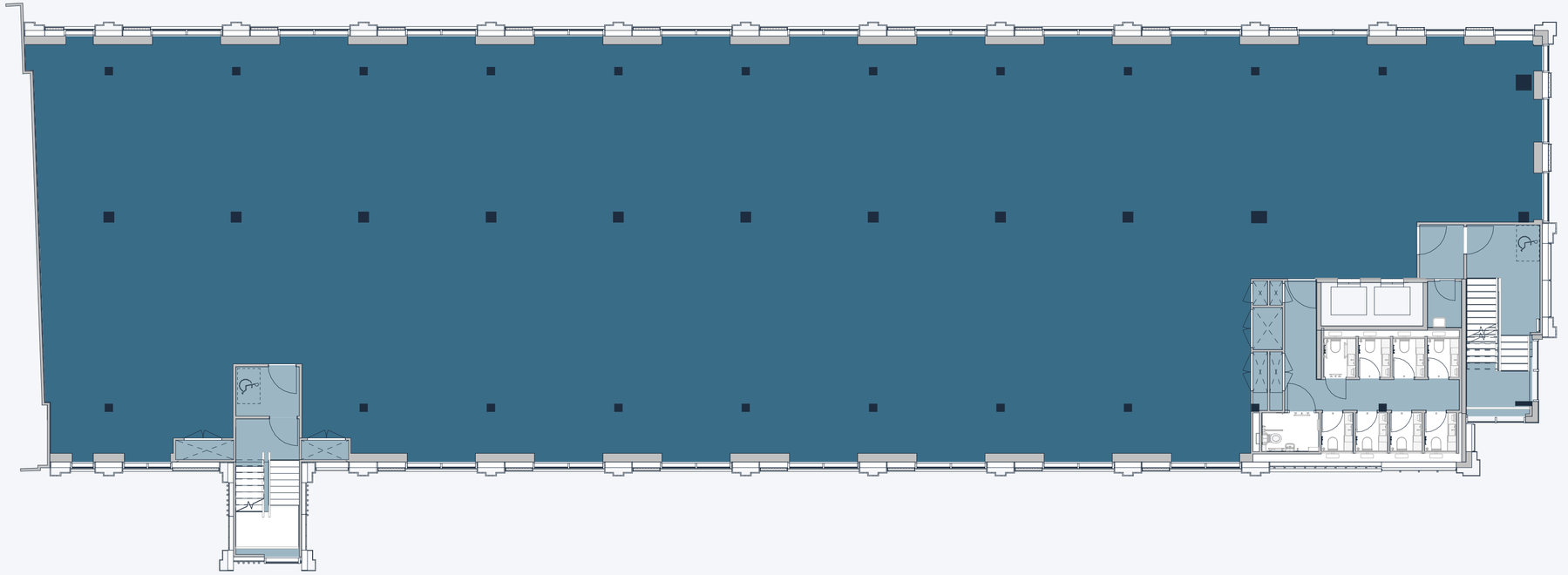


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2ND FLOOR

9,356 SQ FT
869 SQ M



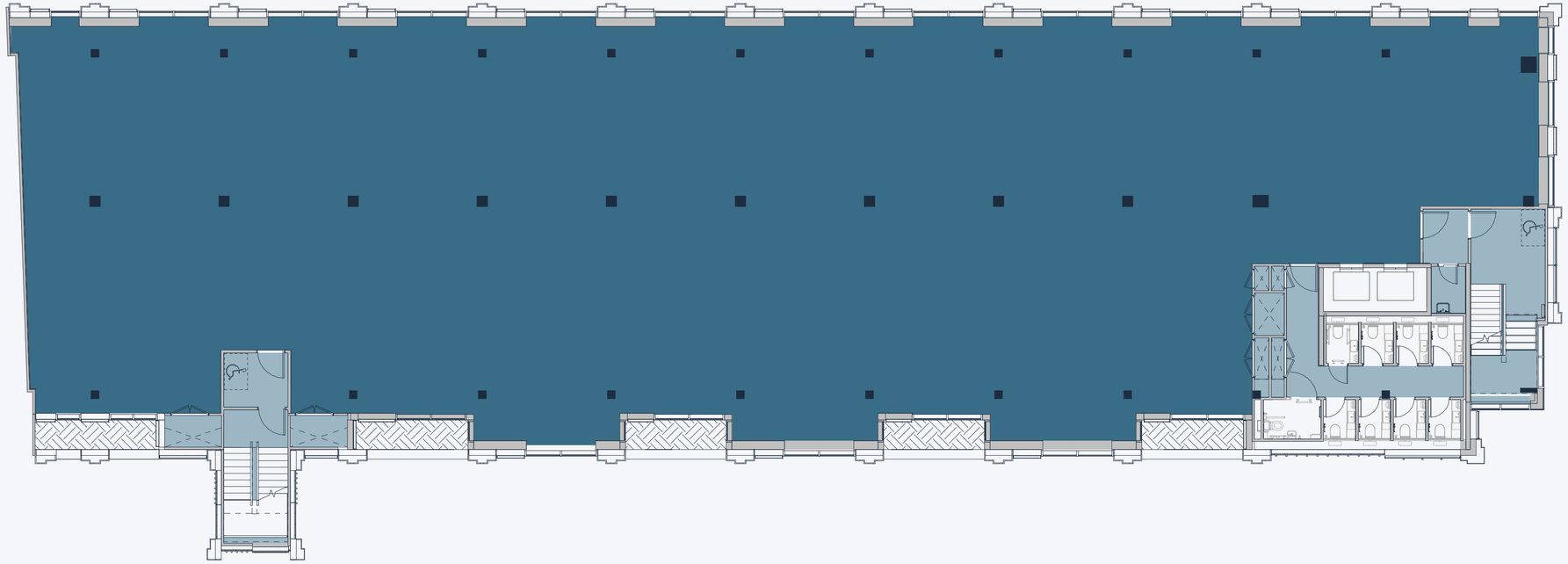
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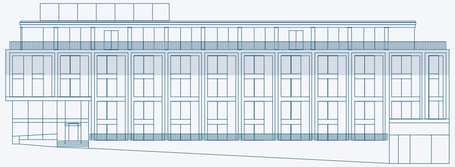


3RD FLOOR

9,000 SQ FT
836 SQ M



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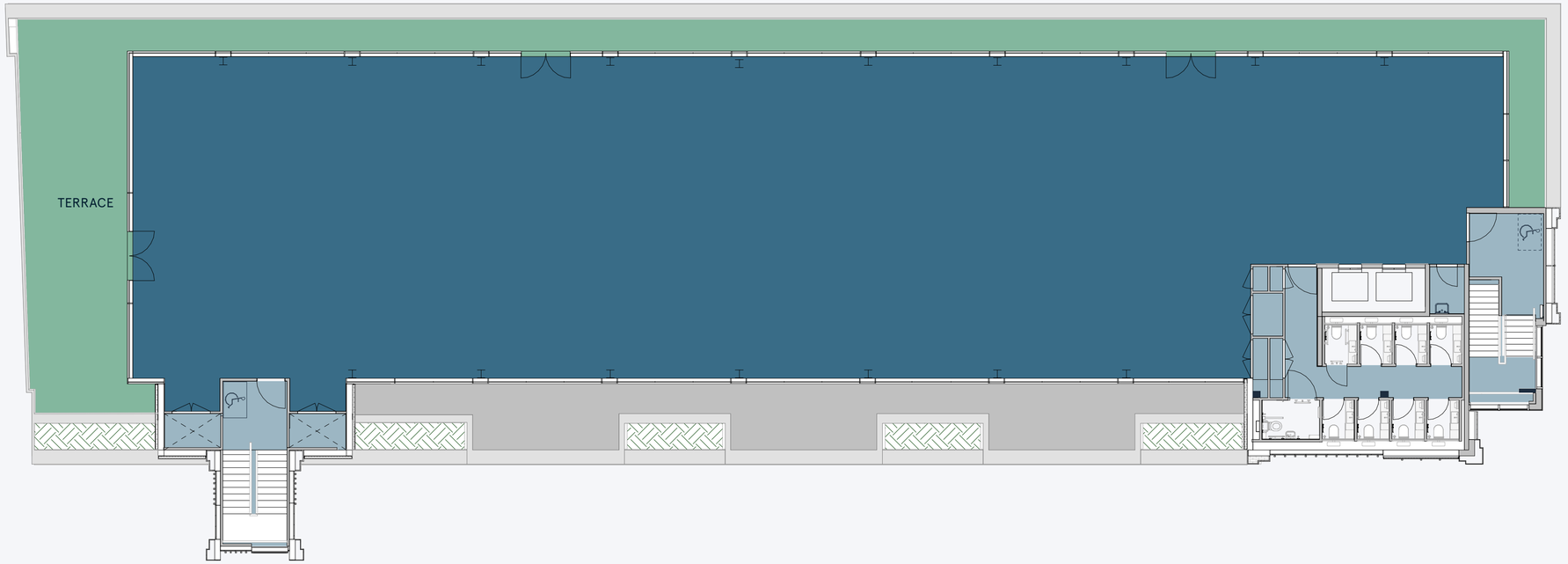


4TH FLOOR

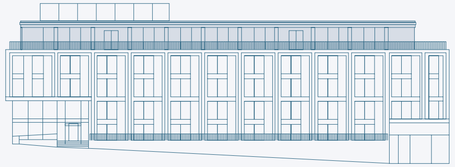
6,822 SQ FT
634 SQ M

PRIVATE TERRACE

1,310 SQ FT
122 SQ M



N







EXPLORE

THE LOCATION


Heathrow Airport
8 MILES
6 MILES
4 MILES
2 MILES
Richmond
London
Kensington
Westminster
Hammersmith
Chelsea
Fulham
Brentford
Isleworth
Brixton
Clapham
Streatham
Feltham
Twickenham
Richmond Park
Staines-upon-Thames
Ashford
Sunbury-on-Thames
Teddington
Hampton
Kingston upon Thames
Wimbledon
Raynes Park
Mitcham
Molesey
New Malden
Surbiton
Morden
Shepperton
Walton-on-Thames
Chertsey
Long Ditton
Worcester Park
Addlestone
Weybridge
Hersham
Esher
M25
M4
M3
A4
A316
A308
A307
A309
A3220
A3212
A3205
A205
A3
A214
A24
A23


EXPLORE
RICHMOND STATION
3 MINS WALK

COOL, CALM CONNECTED

Richmond Station is only 3 minutes walk from Explore, and provides multiple links both further into and out of London.



RAIL

Putney
6 mins

Clapham Junction
11 mins

Vauxhall
16 mins

Waterloo
21 mins

Stratford
1h 02m

Reading
1h 04m

DISTRICT LINE

Hammersmith
15 mins

Earls Court
21 mins

Sloane Square
28 mins

Paddington
29 mins

Victoria
30 mins

BUS

Twickenham
13 mins

Chiswick
15 mins

Teddington
20 mins

Putney
31 mins

WALKING TIMES

Richmond Green
2 mins

Richmond Station
3 mins

Riverside
6 mins

Richmond Hill
11 mins

Richmond Park
16 mins

Kew Gardens
19 mins

BEST OF RICHMOND

RESTAURANTS & CAFÉS

1. Scott’s Richmond
2. The Ivy Richmond Brasserie
3. Tapas Brindisa
4. Leon Richmond
5. Buenos Aires
6. Gail’s Bakery
7. Kiss the Hippo Coffee
8. Coffeeology
9. No 1a Duke Street
10. Noci
11. Megan’s
12. Ottolenghi (Coming Soon)
13. Sticks ‘n’ Sushi
14. Gaucho

PUBS & BARS

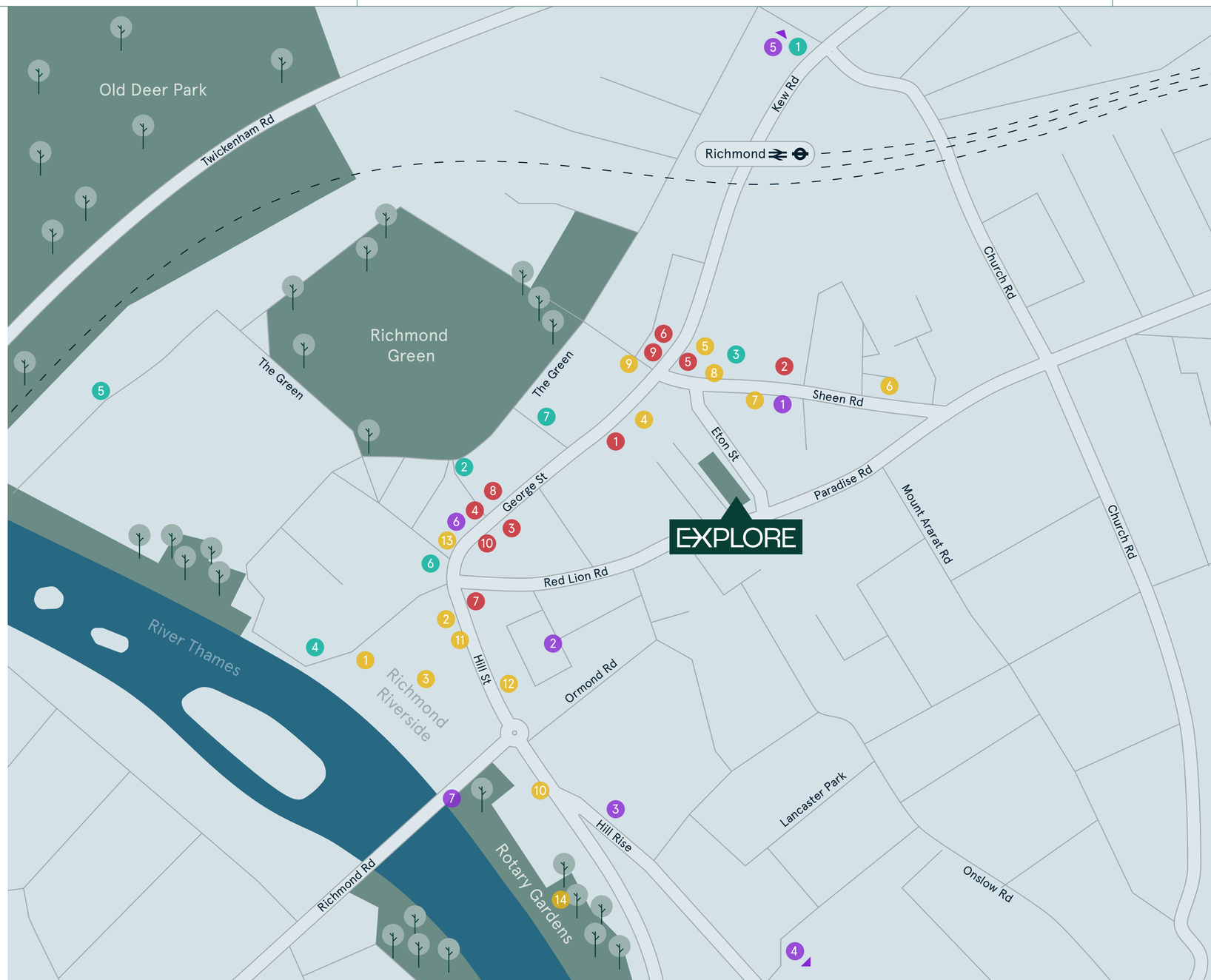
1. The Orange Tree
2. The Cricketers
3. Tap Tavern
4. White Cross
5. White Swan
6. The Old Ship
7. The Britannia

SHOPS

1. Gant
2. Waitrose
3. M&S
4. Reiss Richmond
5. Lululemon
6. Sweaty Betty
7. Waterstones
8. Anthropologie
9. Aesop
10. Oliver Bonas

WELLNESS & FITNESS

1. Digme Fitness
2. Richmond Hill Health Club
3. Mindful Pilates Studio
4. Harbour Hotel and Spa
5. BARCH Richmond
6. Third Space (Coming Soon)
7. Richmond Bridge Boat Club



EXPLORE RICHMOND'S PAST AND PRESENT

Arguably London's most attractive borough, Richmond's position on the Thames and amenity-packed town centre makes it ideal for businesses looking to attract and retain talent.

















DINING AND DRINKING OPTIONS

Richmond offers a huge range of high quality dining and drinking, catering to all tastes and preferences, from high-end restaurants to cosy gastro pubs.











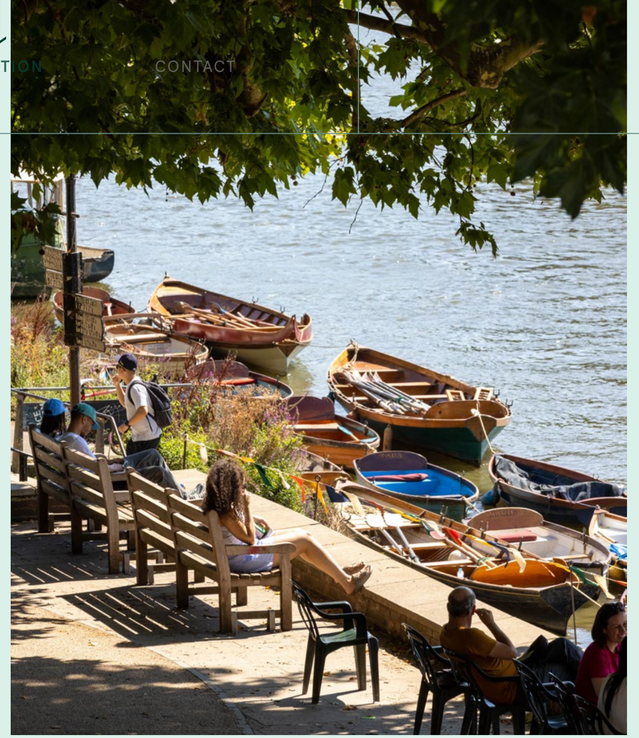


REFRESH YOUR SENSES



21 miles of Riverside frontage

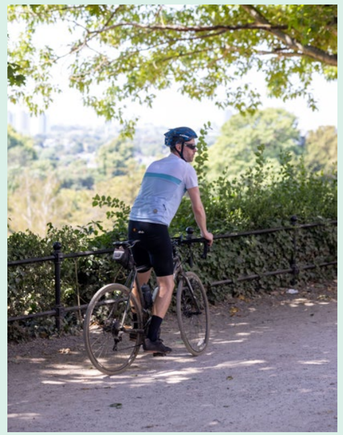








Over 100 parks and green spaces including Richmond Park and Kew Gardens





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Barwood.

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POST CODE: TW9 1SE

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