



HOLBROOKE STUDIO

RICHMOND

Up to 9,839 sq ft available

Presenting as the perfect space to grow your business, Holbrooke Studio has been designed with current workspace trends in mind so you can attract and retain talent with this brand new warehouse style refurbishment.

Holbrooke Studio is located in a secluded mews at the foot of Richmond Hill in the heart of Richmond town centre set amongst a wealth of curated cafes and bars.

You'll have everyday local amenities on the doorstep, exceptional commutability to central London, enviable green surroundings to encourage wellbeing and a superb riverside setting to impress clients.

This is a workspace to work for you.

Cutting edge
Restoration
City style
Destination
Workplace
Coffee, cafes
& croissants
Green spaces
Room to breathe
More connections
More options





GROUND FLOOR
9,839 SQ FT

↓ TO HILL RISE



SPECIFICATION

Holbrooke Studio is a three story self-contained office building which has undergone comprehensive refurbishment, to include:

- Brand new heating, cooling and air conditioning systems
- Exposed services with contemporary finishes
- Suspended LED light fittings with daylight dimming and presence control
- Newly constructed second floor extension offering light/bright space
- Brand new WCs
- 2 showers
- New openable windows
- Wide plank wood flooring
- Fibre telecoms connections enabled
- Bicycle racks
- 1 car parking space available on site
- EPC B (39)



SOUTH ELEVATION

ACCOMMODATION

Floor / Unit	Sq ft	Availability
Ground	9,839	Available now
1st	3,260	LET
2nd	1,051	LET
Total	9,839	

Holbrooke Studio has been configured to offer great versatility.

The entire ground floor of the building is currently available. The space benefits from its own front door and has been comprehensively refurbished offering hard wood floors, exposed services and high quality finishes. Natural light spills onto the floor via multiple lightwells and abundance of large windows.

The floor also incorporates a fully-glazed extension area with full-height double doors to a small outside area.

LOCATION

Richmond is an established location for businesses seeking to locate in an area with first-class retail and an array of dining options. The highly prized residential catchment provides a large pool of talent in search of an excellent work life balance.

Perfectly positioned and serviced by both London Overground and Underground networks, Richmond is the ideal location for today's leading businesses relying on full global connectivity with Heathrow Airport literally on the door step.

Outside of the office, Richmond boasts an abundance of open spaces and attractions; including Richmond Green, Richmond Park, Hampton Court Palace and Kew Gardens.





TRAIN	MINS
Clapham JCT	9
Willesden JCT	17
Waterloo	19
Wimbledon	25
Stratford	60

UNDERGROUND	MINS
Hammersmith	16
Earls Court	23
Victoria	25
Bank	37
Embankment	34

AIRPORT	MINS
Heathrow	36
Gatwick	40

(source TFL)



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