

# ONE CASTLE YARD

RICHMOND-UPON-THAMES  
TW10 6TF

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**NEW OFFICE DEVELOPMENT**

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**20,645 SQ FT**

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**CENTRAL RICHMOND**

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**SELF-CONTAINED**

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Exton Estates [onecastleyard.com](http://onecastleyard.com)





# 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.

**20,645**  
SQ FT ACROSS  
5 FLOORS



**RECONFIGURED  
RECEPTION**



**22**  
SECURE CYCLE  
SPACES



**2**  
ROOF  
TERRACES

**SHOWERS  
& LOCKERS**



**4**  
ELECTRIC CAR  
CHARGING POINTS





# ONE SUSTAINABLE FOCUS

The development will seek to achieve a BREEAM 'Excellent' rating and an EPC Rating of 'A'. This will be achieved by incorporating the following features into the design of the development:



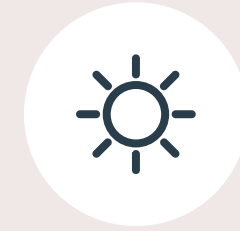
## ENCOURAGED USE OF PUBLIC TRANSPORT



## ALL ELECTRIC BUILDING



Exposed services



Efficient façade design



Eco development



Natural ventilation



Controlled water consumption



Highly insulated building fabric



Energy efficient LED lighting



Roof terraces



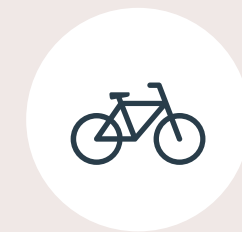
EV charging



EPC A



Showers

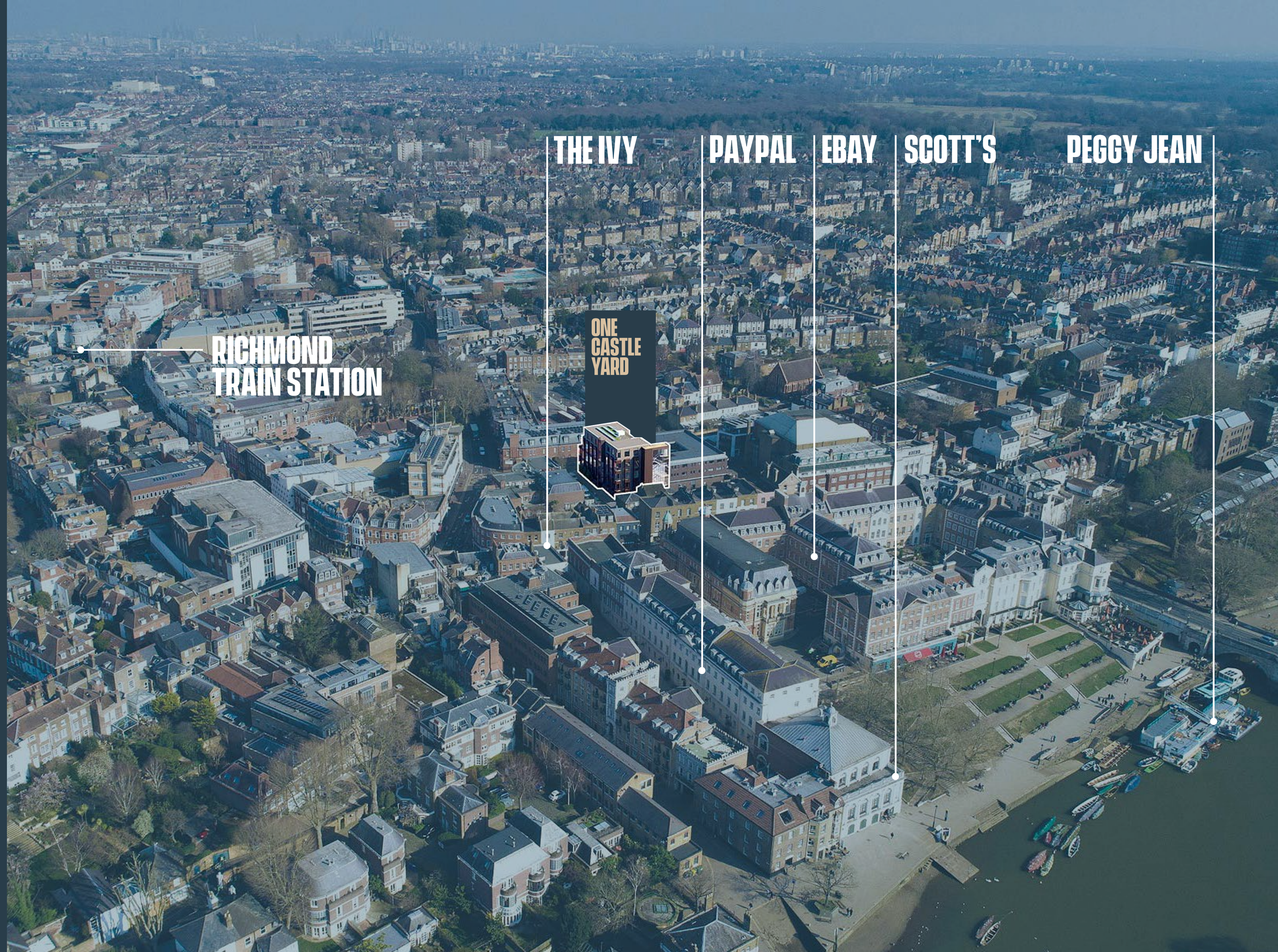


Bike storage



# 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

PEGGY JEAN

ONE  
CASTLE  
YARD



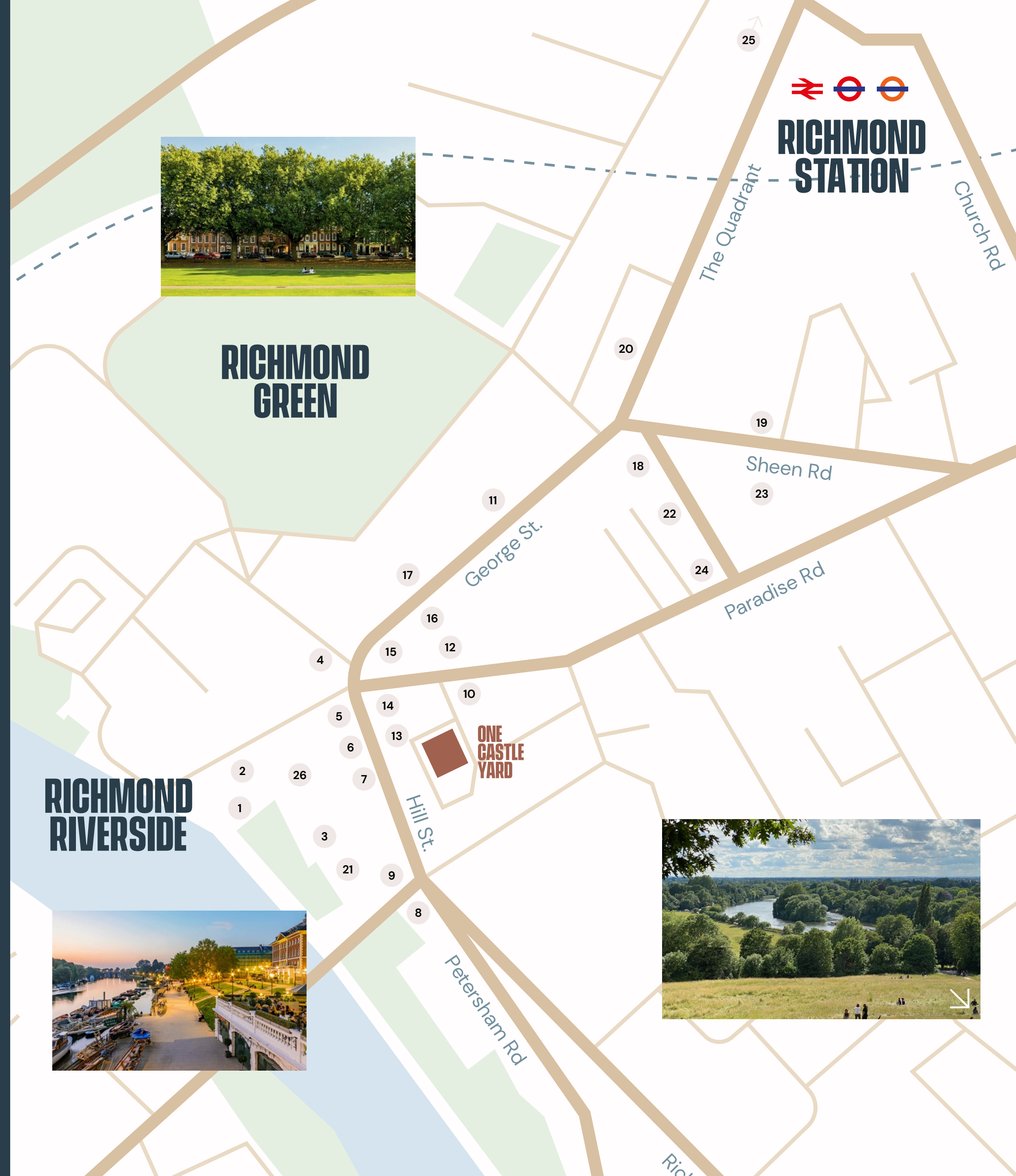
# ONE PERFECT LOCATION

## 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 PERFECT LOCATION

With beautiful Royal parks, historic houses, theatres, museums, galleries, town centre retail and leisure facilities, Richmond is recognised as being one of the most attractive places to live and work.





# ONE SMART MOVE

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.





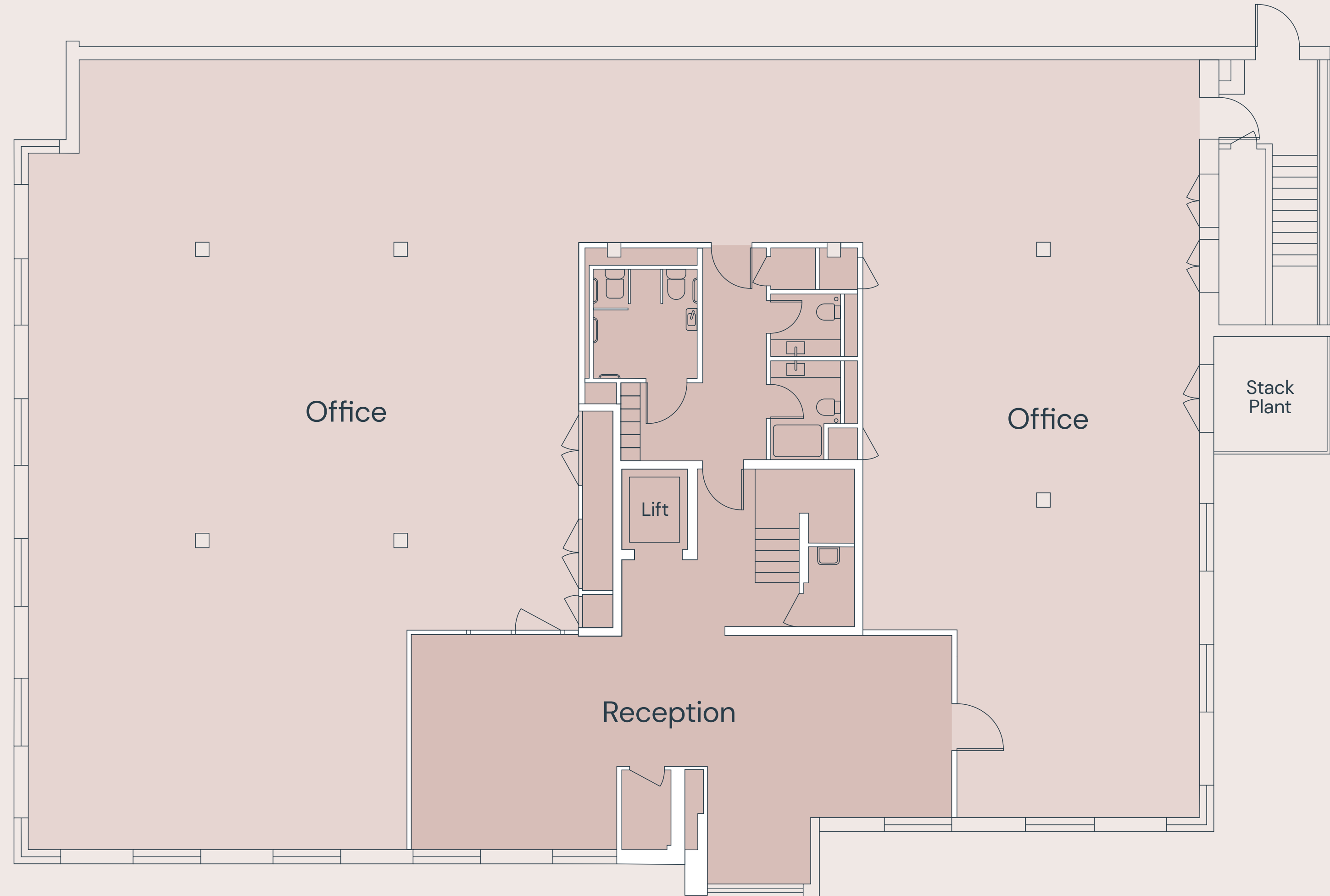
# ONE DYNAMIC SPACE

## Floor areas

Fourth floor office	238 sq m	2,561 sq ft
Fourth floor terrace	32 sq m	346 sq ft
Third floor office	346 sq m	3,719 sq ft
Third floor terrace	36 sq m	389 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	350 sq m	3,772 sq ft
Reception	61 sq m	661 sq ft
Total	1,918 sq m	20,645 sq ft

Approx. net internal areas including terraces

## GROUND FLOOR/ RECEPTION



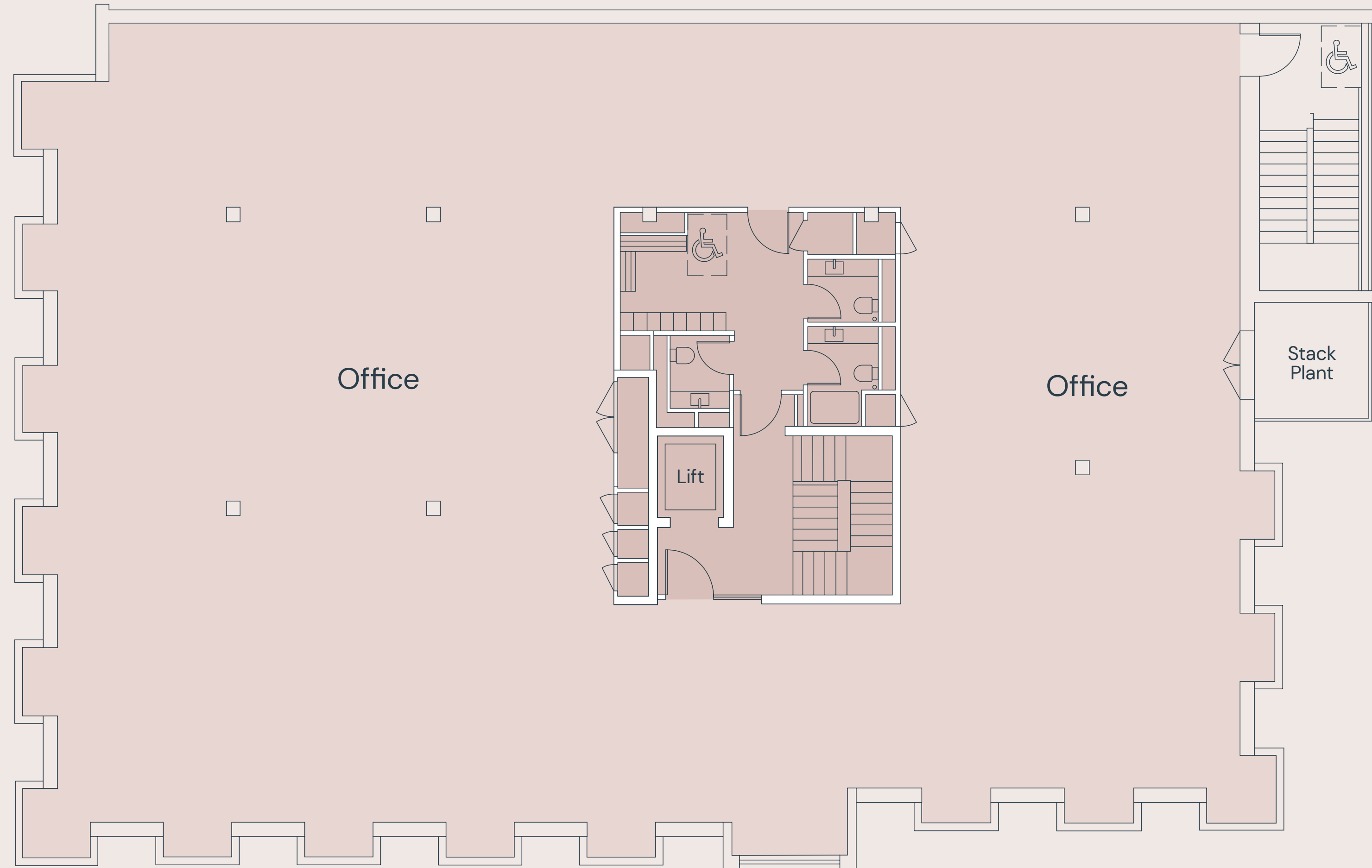


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## FIRST FLOOR





# ONE DYNAMIC SPACE

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Second floor office 428 sq m 4,604 sq ft

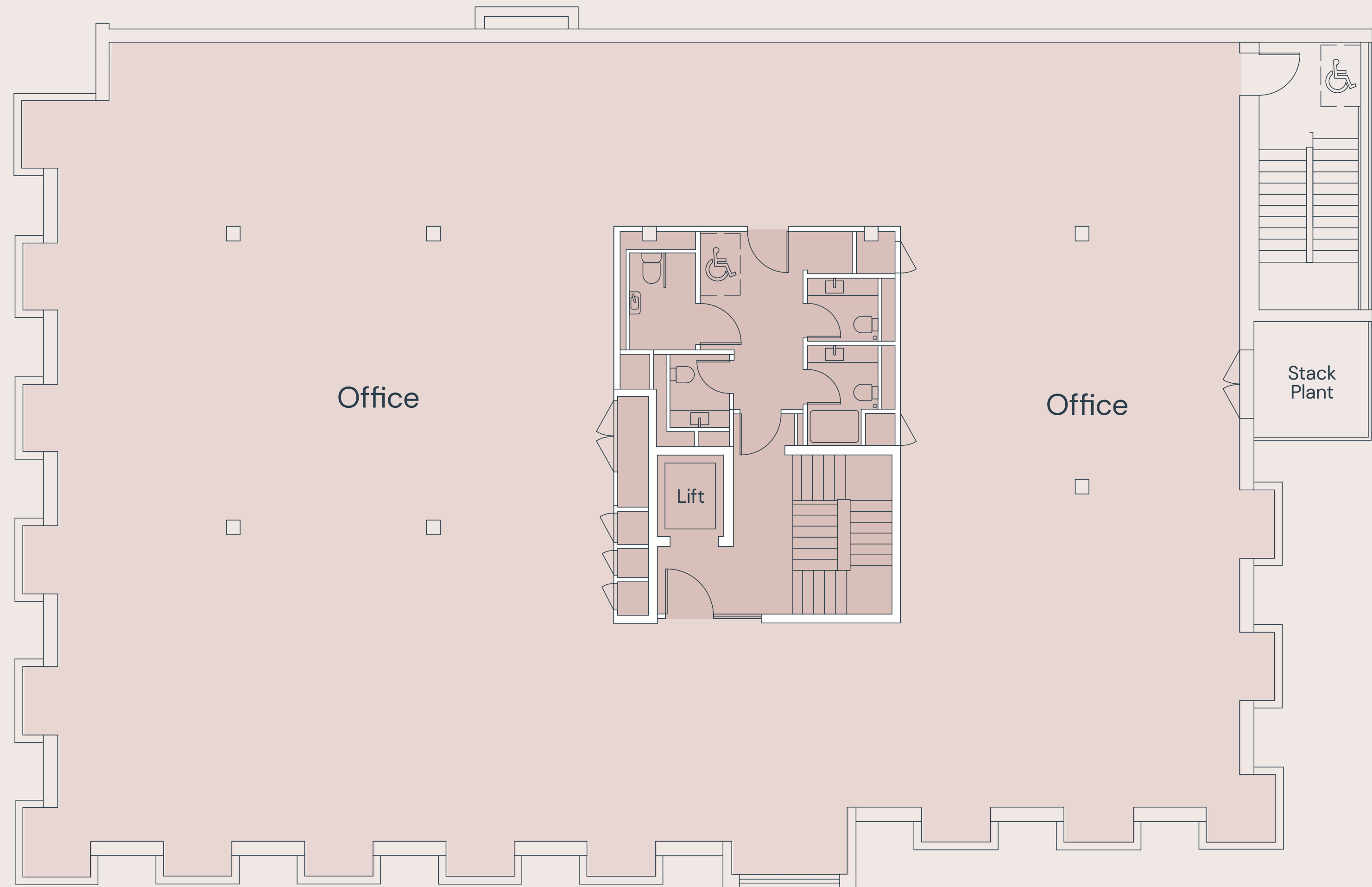
First floor office 427 sq m 4,593 sq ft

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Reception 61 sq m 661 sq ft

Total 1,918 sq m 20,645 sq ft

## SECOND FLOOR





# ONE DYNAMIC SPACE

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Second floor office 428 sq m 4,604 sq ft

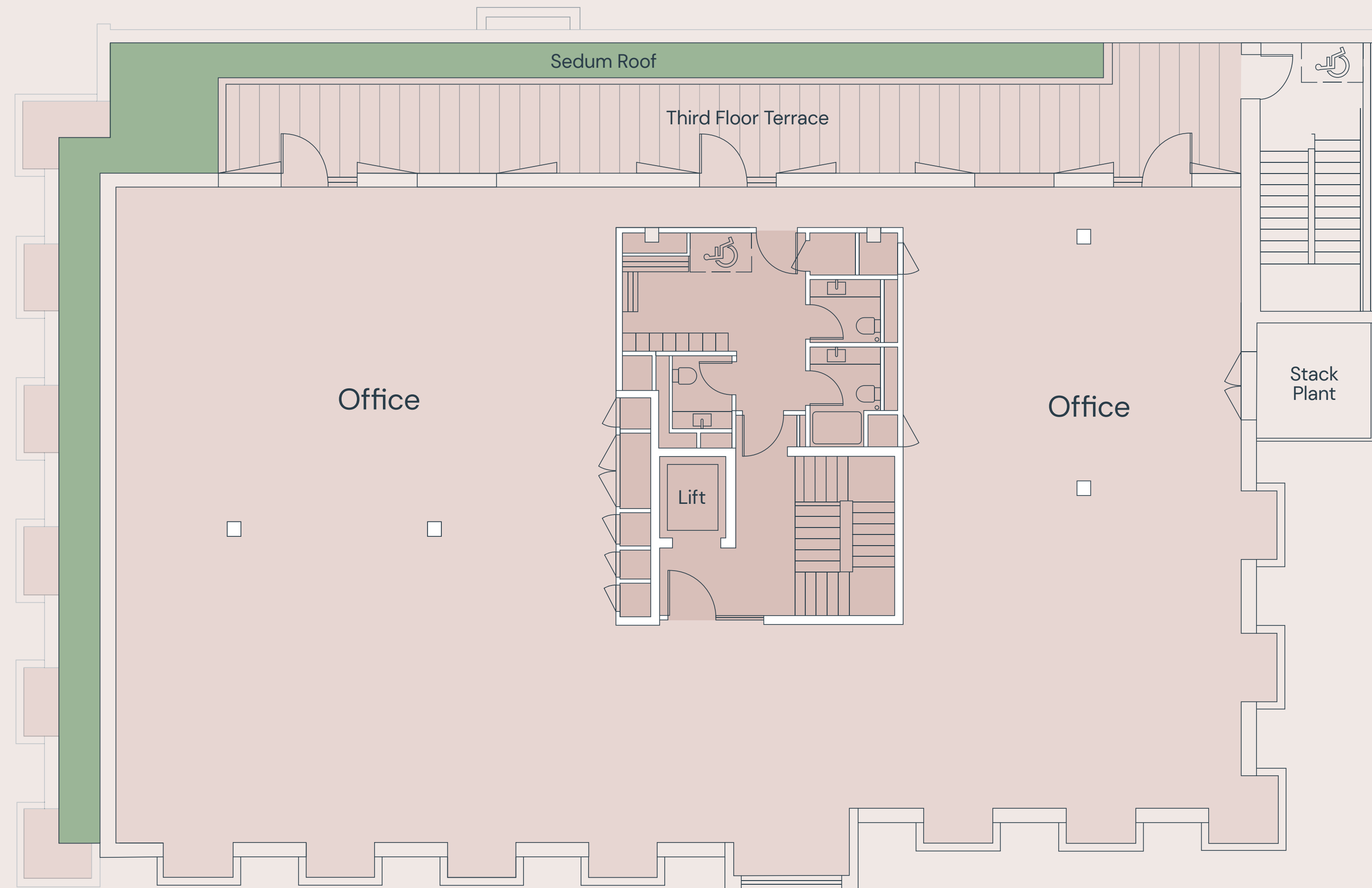
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## THIRD FLOOR



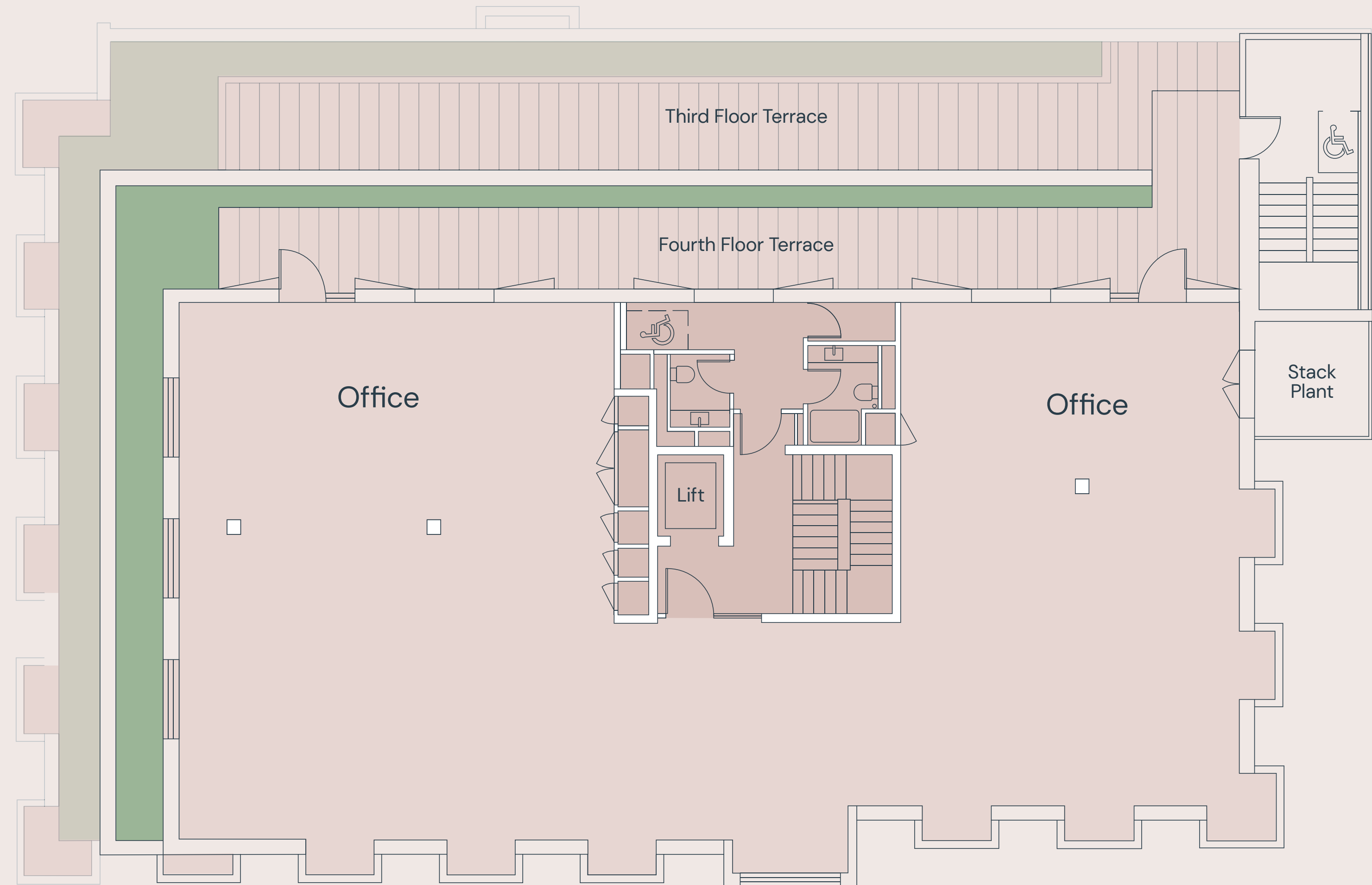


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## FOURTH FLOOR





# ONE CASTLE YARD



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