

ONE CASTLE YARD

RICHMOND-UPON-THAMES
TW10 6TF

NEW OFFICE DEVELOPMENT

20,815 SQ FT

CENTRAL RICHMOND

SELF-CONTAINED

Exton Estates

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.

20,815
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.



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

Knoops
- 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.**



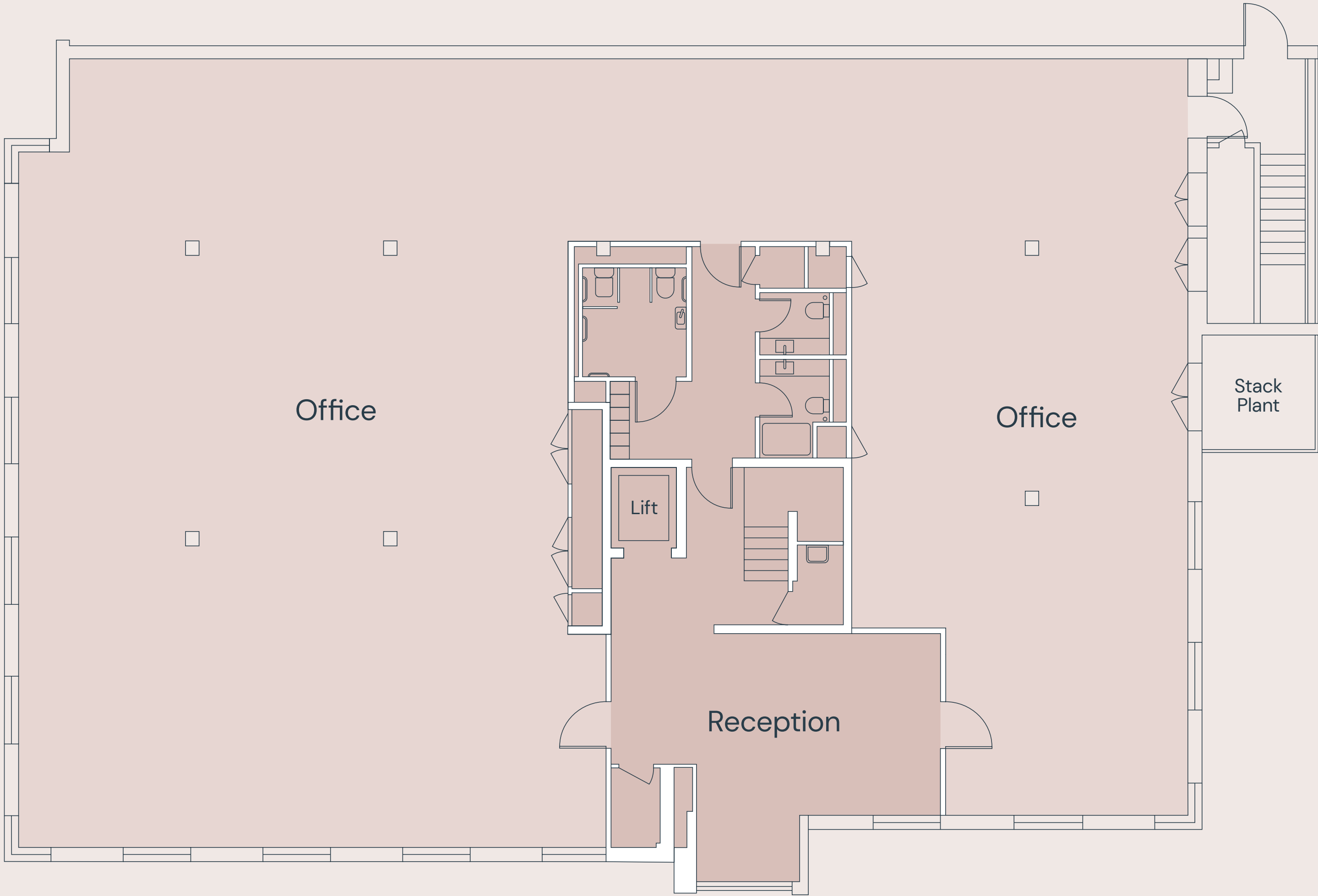
ONE DYNAMIC SPACE

Floor areas

Fourth floor office	238 sq m	2,561 sq ft
Fourth floor terrace	45 sq m	485 sq ft
Third floor office	346 sq m	3,719 sq ft
Third floor terrace	40 sq m	430 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	375 sq m	4,039 sq ft
Reception	36 sq m	384 sq ft
Total	1,935 sq m	20,815 sq ft

Approx. net internal areas including terraces

GROUND FLOOR/ RECEPTION



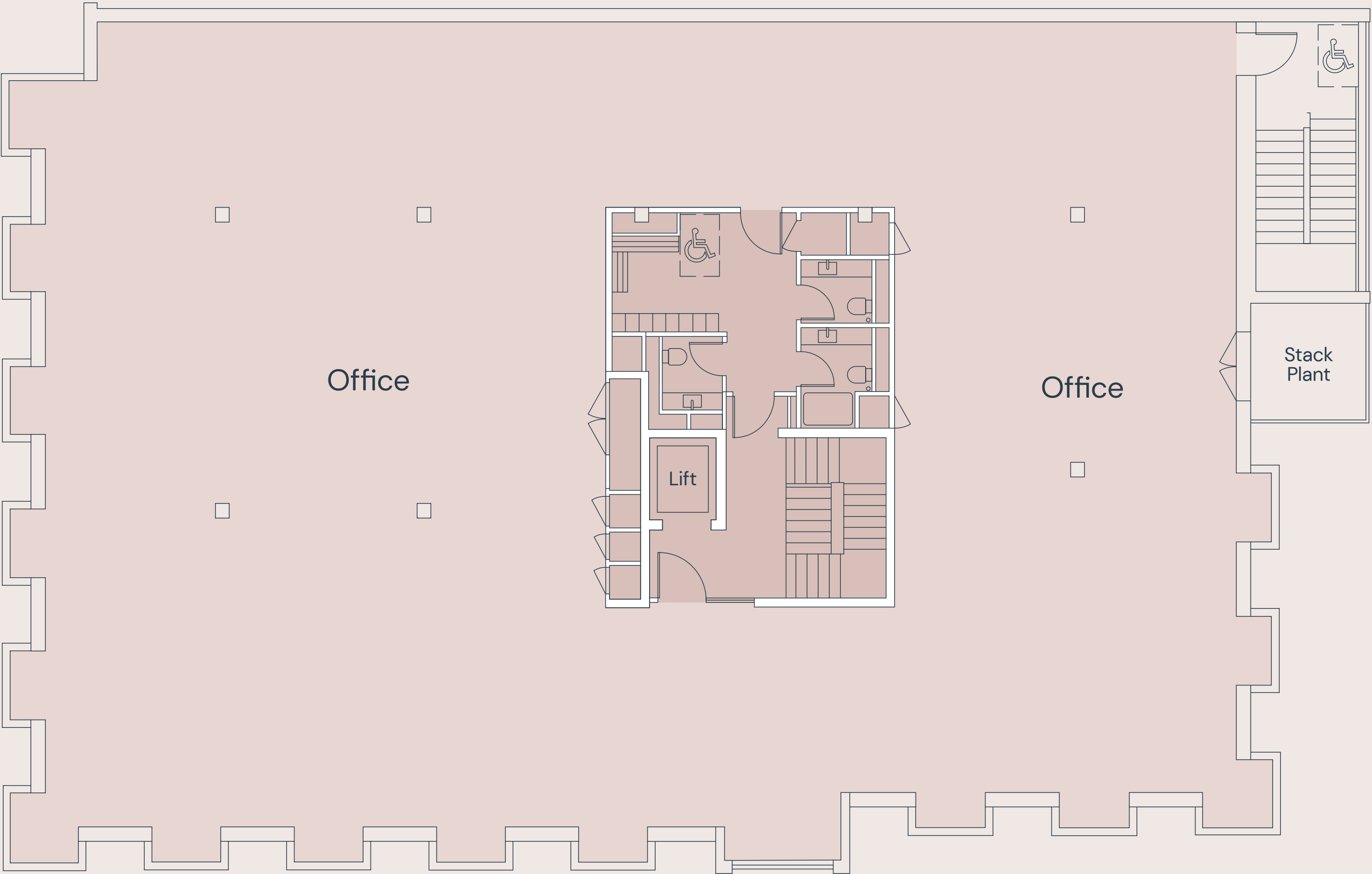
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FIRST FLOOR



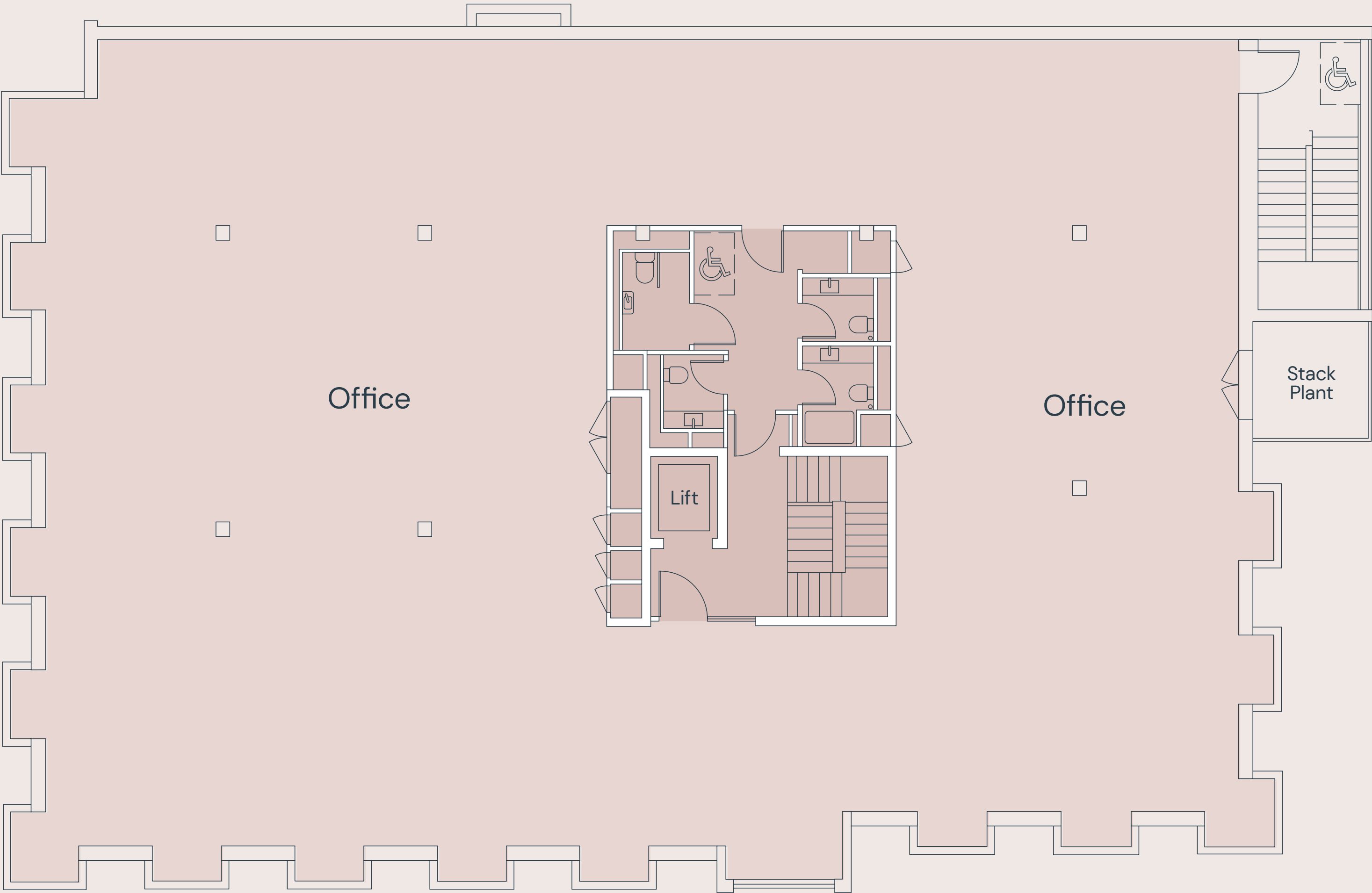
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SECOND FLOOR



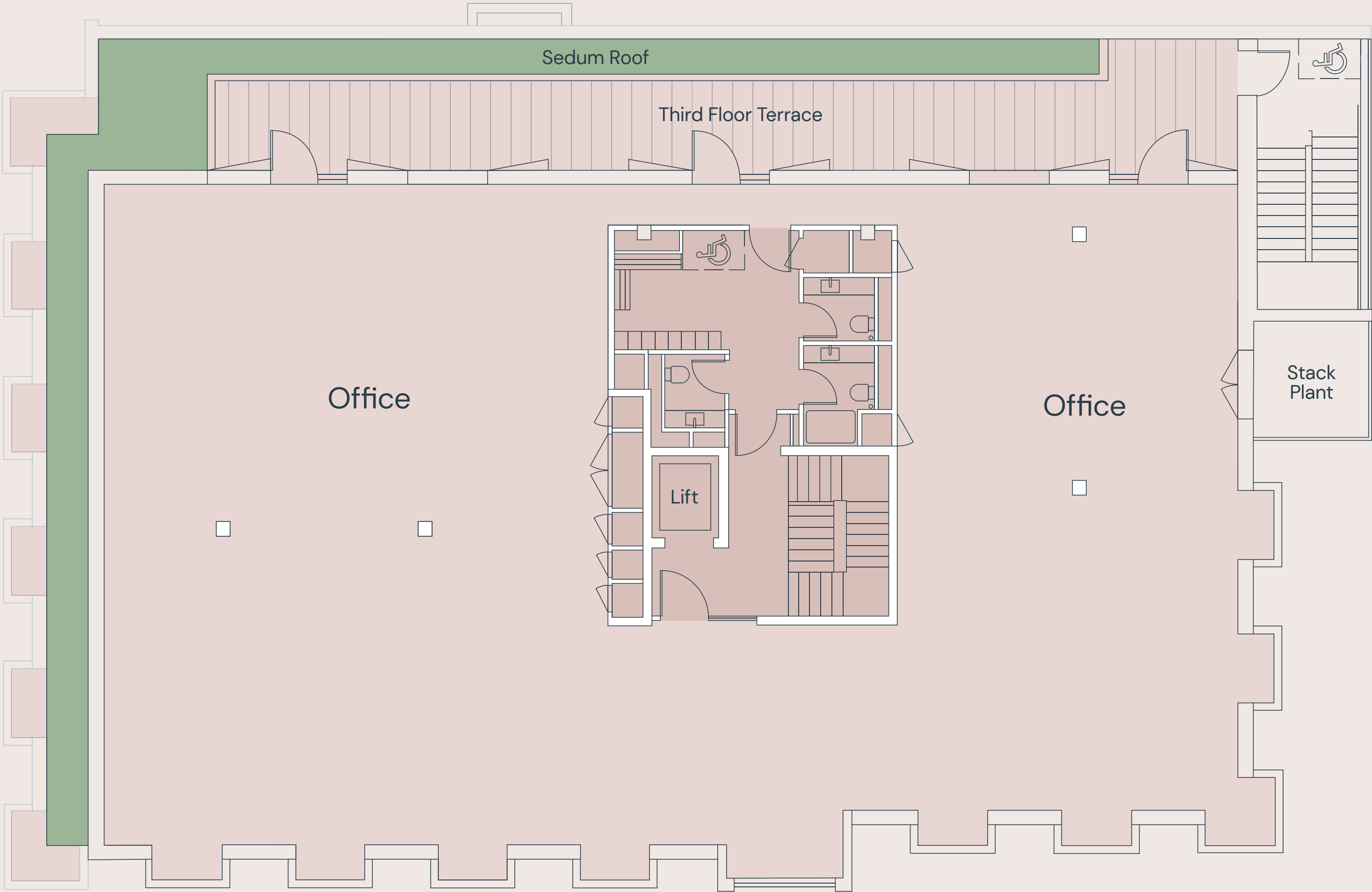
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THIRD FLOOR



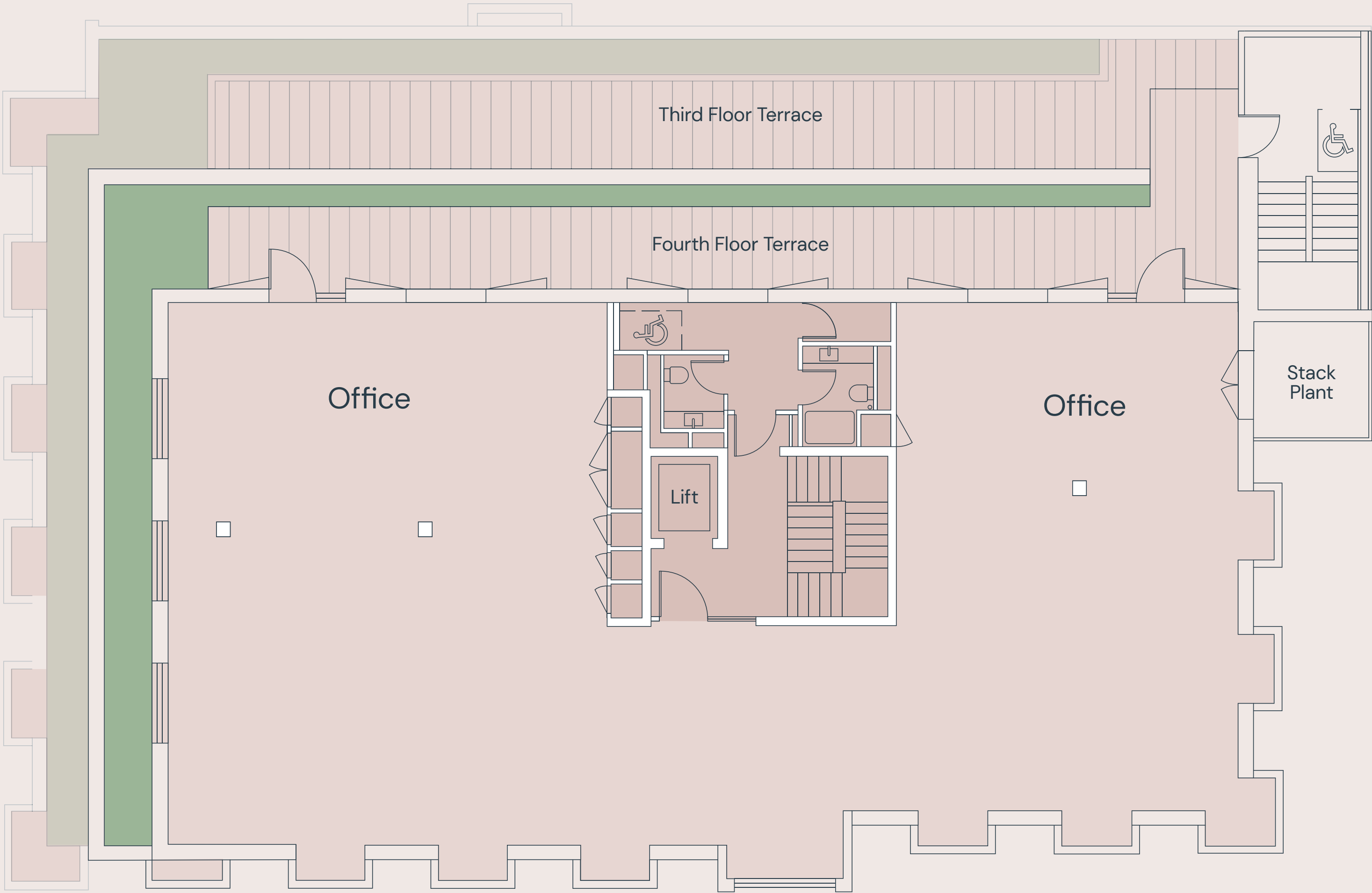
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FOURTH FLOOR



ONE CASTLE YARD



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