

OVER 39,000 SQ FT OF PREMIUM OFFICE SPACE



175 UPPER RICHMOND ROAD, PUTNEY, SW15 2TX

## WELCOME TO THE FUTURE OF WORK IN PUTNEY

Discover a new era of office space that redefines how businesses thrive. Located in the heart of vibrant Putney, this innovative and eco-conscious 39,000 sq ft development offers a seamless blend of cutting-edge design, first-class amenities, and a prime location that connects you effortlessly to Central London and beyond.

Designed with modern businesses in mind, this is more than just an office - it's a dynamic environment where innovation meets opportunity. From flexible layouts to state-of-the-art facilities, every detail has been carefully crafted to inspire productivity, collaboration, and growth.

Step into a space where work feels effortless, and success feels inevitable. Welcome to your new business home in Putney.

THE BUILDING

VIEW FROM UPPER RICHMOND ROAD



Hammersmith  
Fulham  
A219  
Wimbledon  
A219

175  
PUTNEY



# THE BUILDING

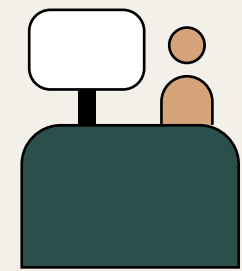


## A STYLISH WELCOME

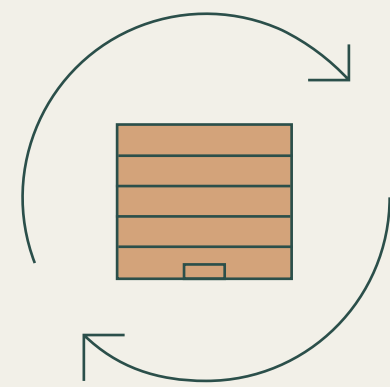
Step into a space designed to impress from the moment you arrive. The sleek reception and lounge lobby create a stylish first impression, offering a perfect blend of comfort, break-out space and sophistication. With excellent end-of-trip facilities and a premium Cat-A fit-out, 175 Putney ensures you're equipped with everything you need to succeed. From the first greeting to the last detail, every aspect is built to elevate your workday.

# 175 PUTNEY AT A GLANCE

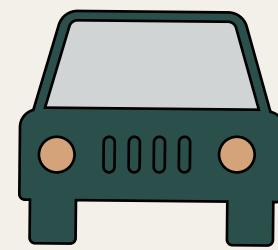
Each floor at 175 Putney has been carefully considered to ensure a productive and comfortable working day. The building benefits from excellent end-of-trip facilities including cycle and car parking, showers and also a large green roof on the top floor.



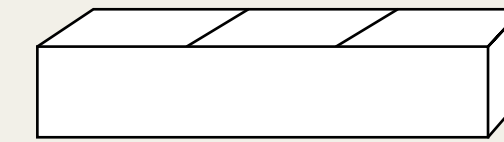
Bright Inviting Reception



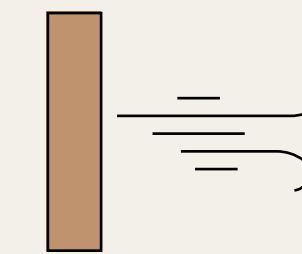
Comprehensive Redevelopment



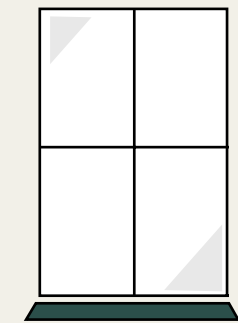
16 x Car Parking Spaces



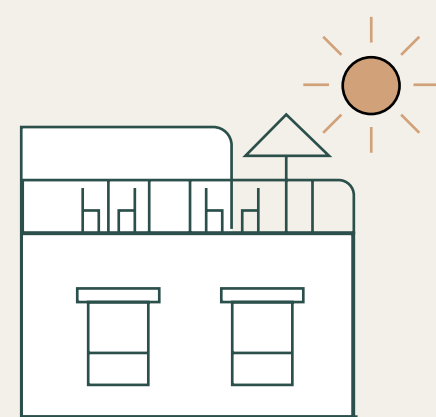
Raised Access Floors



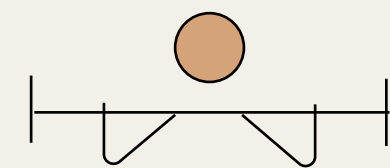
Connectable VRV air-system



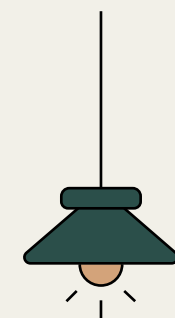
Double Glazed Windows



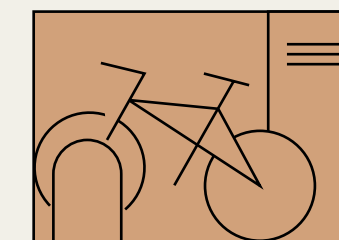
Landscaped Rooftop Garden



Fitness Studio



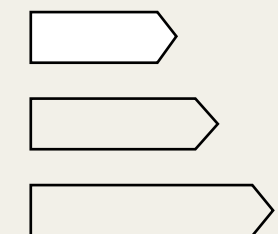
High-End Communal Finishes



Extensive End-of-trip Facilities Including 82 Cycle Spaces and Showers

**BREEAM**<sup>®</sup>

Targeting BREEAM Outstanding



Targeting EPC A

## THE 5TH FLOOR TERRACE: A BREATH OF FRESH AIR

Elevate your workday on the beautifully planted 5th floor terrace, a lush eco-haven designed to boost biodiversity and provide year-round greenery. Enjoy stunning views over Putney and beyond, whether you're seeking a secluded spot to work, a peaceful space to enjoy lunch, or the perfect setting to host events or informal gatherings. With fresh air, natural light, and a connection to nature, this terrace is a retreat that redefines the workplace experience.

THE TERRACE



VIEW FROM THE TERRACE



**PANORAMIC VIEWS  
OVER THE LONDON  
SKYLINE**



## A BEE-LINE FOR SUSTAINABILITY

**175 Putney offers sustainability on every level, from construction methods and materials to energy efficiency and wildlife-friendly greenery.**

By remodelling an outdated building into a brand-new one, the building of 175 Putney has saved significant energy and emissions compared with building from scratch. It all adds up – 100% of excavation waste and 99% of construction and demolition waste has been diverted from landfill, re-purposing the building’s existing frame has saved thousands of tonnes in CO2 emissions. Plus, the extensive terraces are a boost for biodiversity.

**The building is targeting a BREEAM Outstanding rating.**



### Sustainable management

100% of excavation waste has been diverted from landfill. 99% of construction and demolition waste has been diverted from landfill



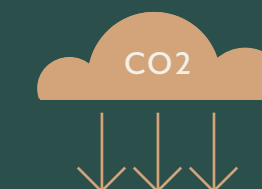
### Energy efficient

Energy efficient plant (targeting EPC A rating)  
High efficiency LED lighting



### Ecology

In addition to extensive planting which has been expertly selected to improve habitats for bees and local birdlife, we are installing bat boxes to the roof



### Design features

The addition of green roofs will help to reduce air pollution through a reduction in Co2, while offering enhanced insulation for the building



### Sustainability

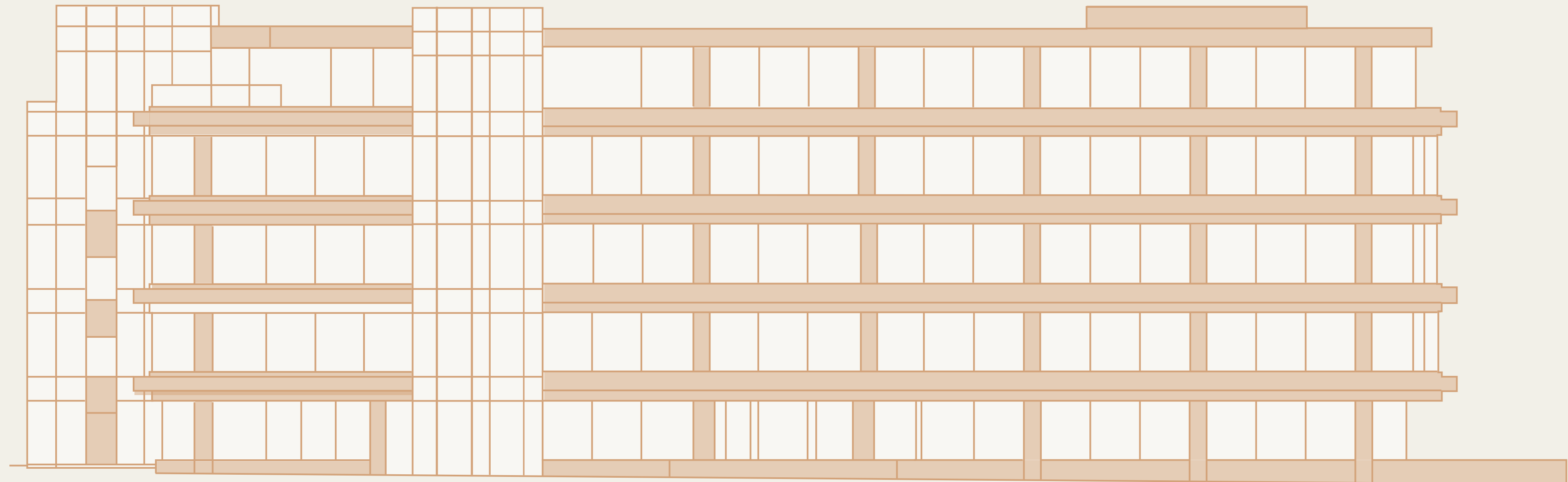
Photovoltaic panels will provide a fully sustainable energy source to all communal areas of the building



# THE OFFICES

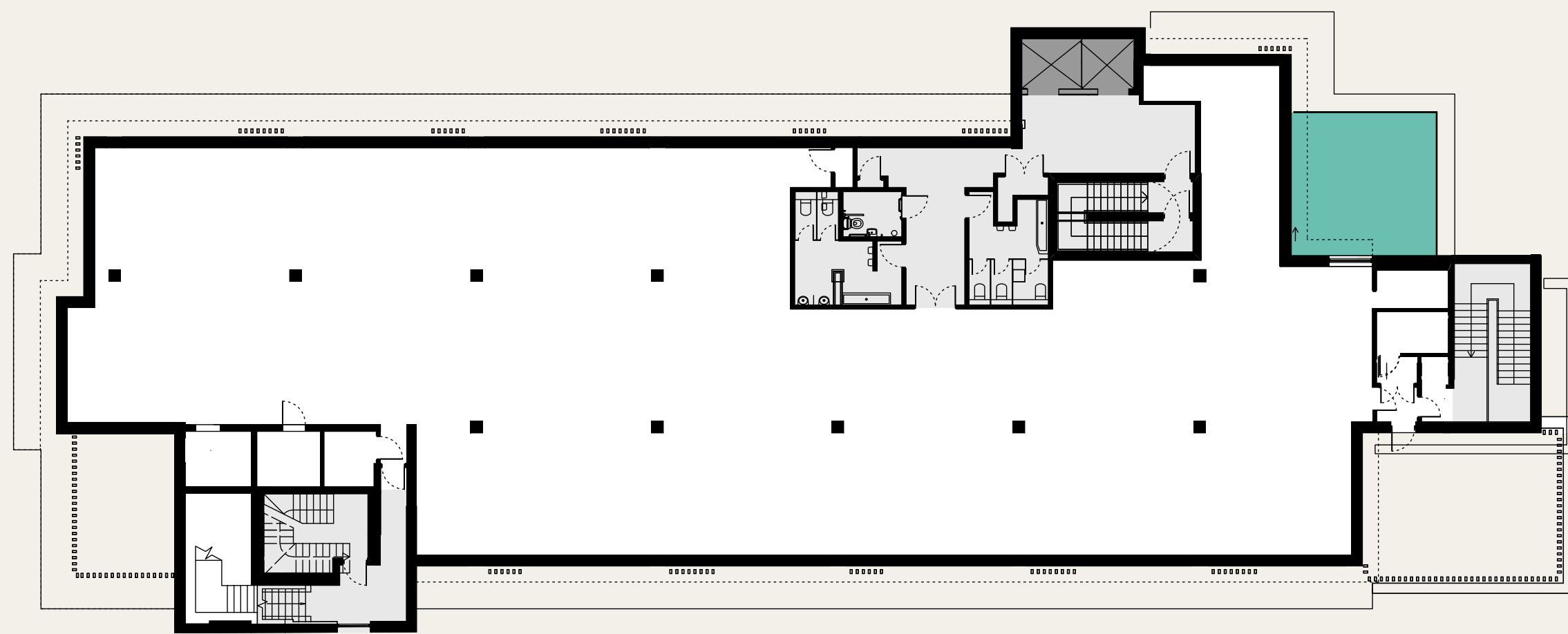
## SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Fourth	6,359	591
Third	8,476	787
Second	8,476	787
First	8,461	786
Ground	7,531	700
<b>TOTAL AREA</b>	<b>39,303</b>	<b>3,651</b>





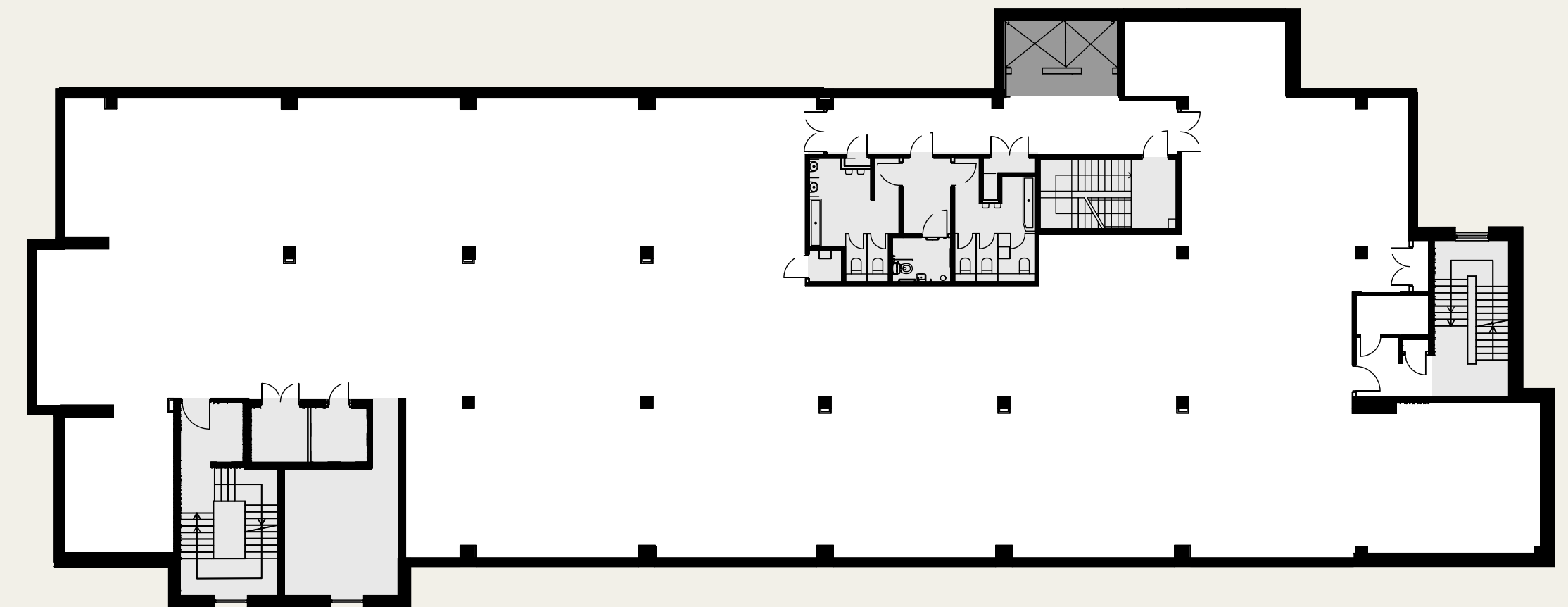
FOURTH 6,359 SQ FT 591 SQ M



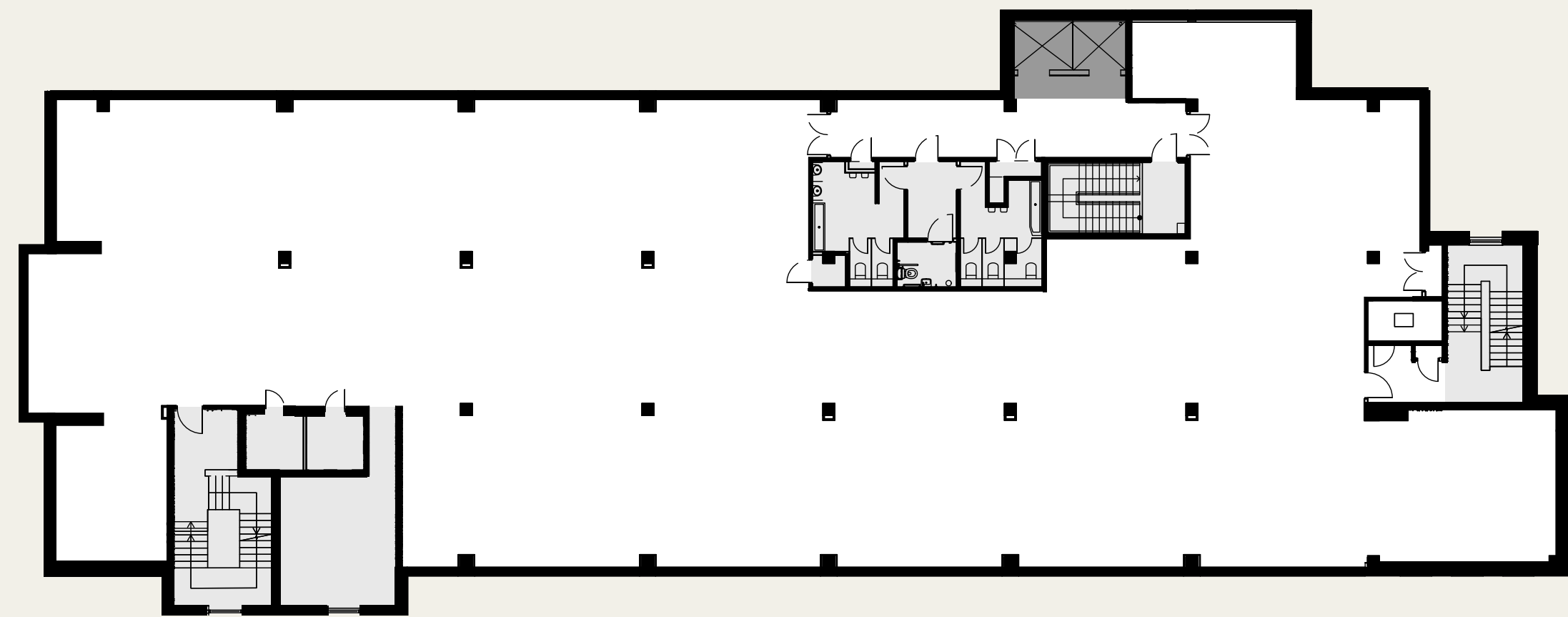
- Core
- Lifts
- Office
- Terrace - 301 sq ft



THIRD 8,476 SQ FT 787 SQ M



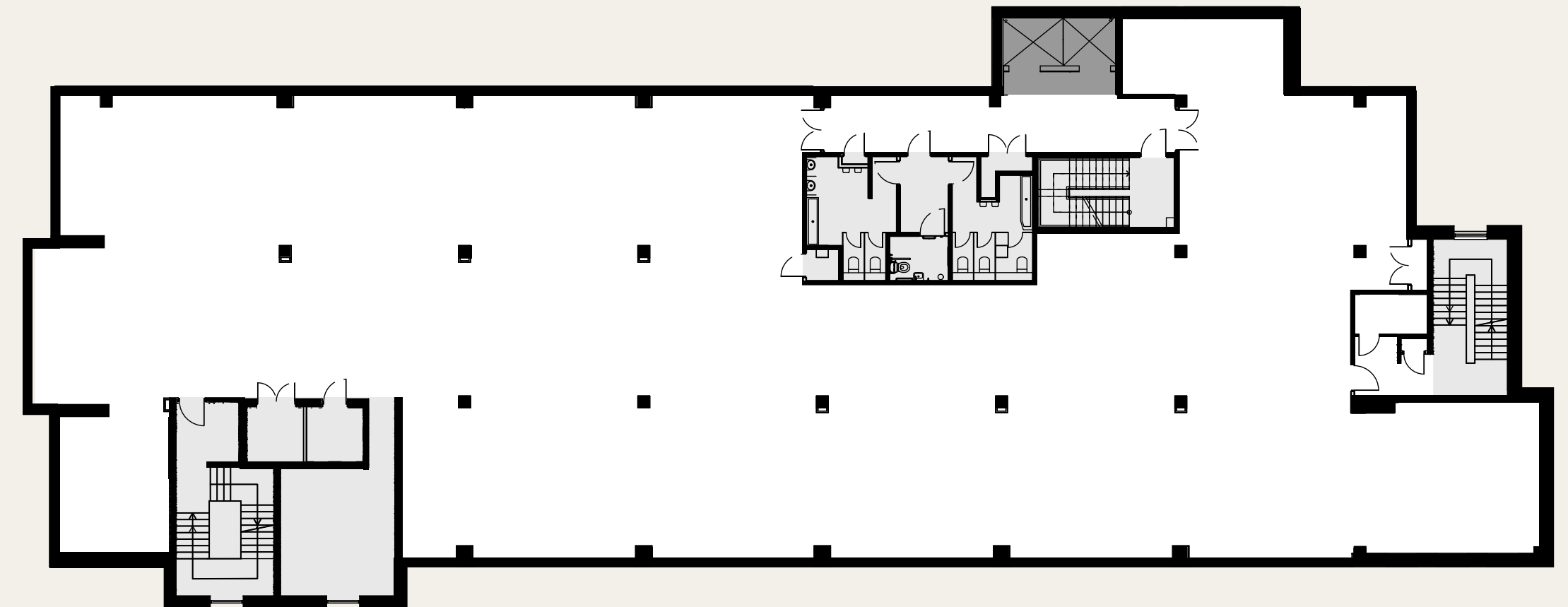
SECOND 8,476 SQ FT 787 SQ M



- Core
- Lifts
- Office



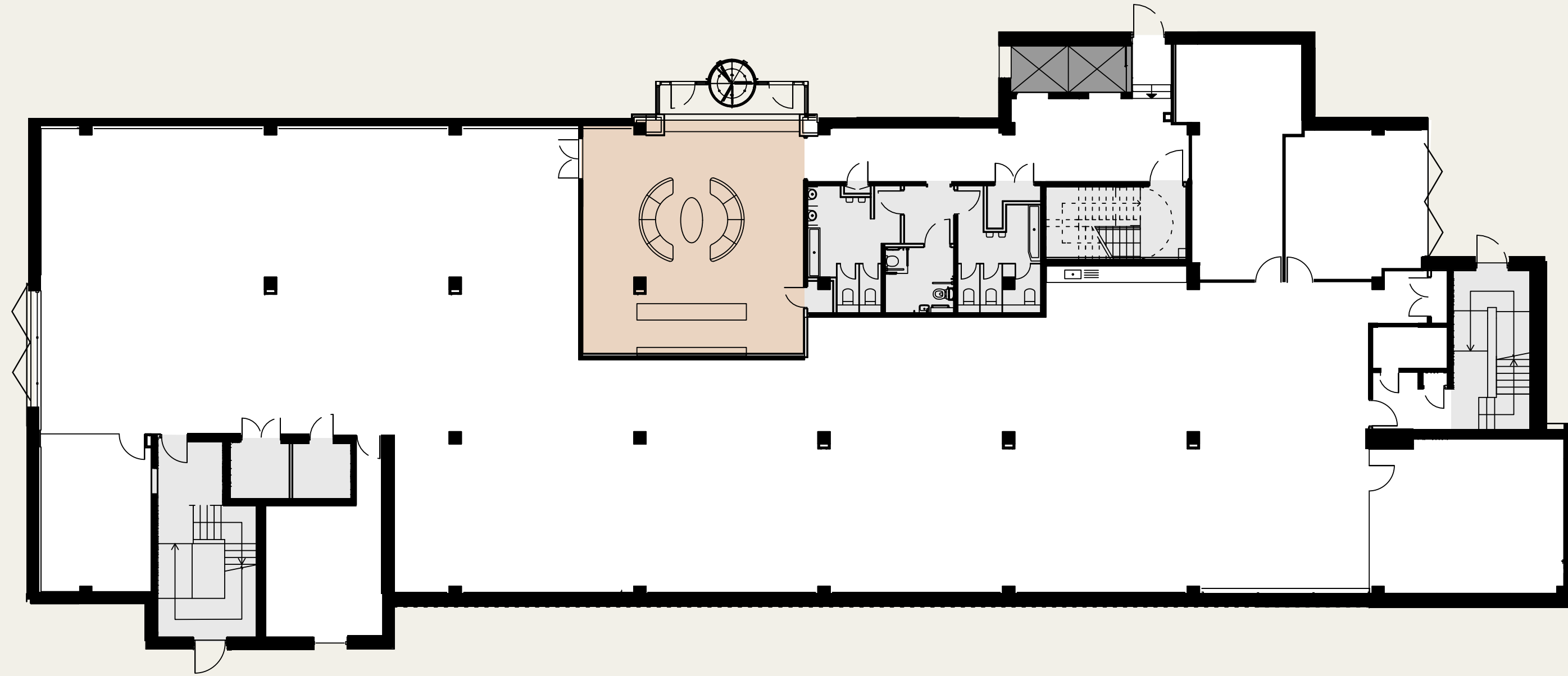
FIRST 8,461 SQ FT 786 SQ M







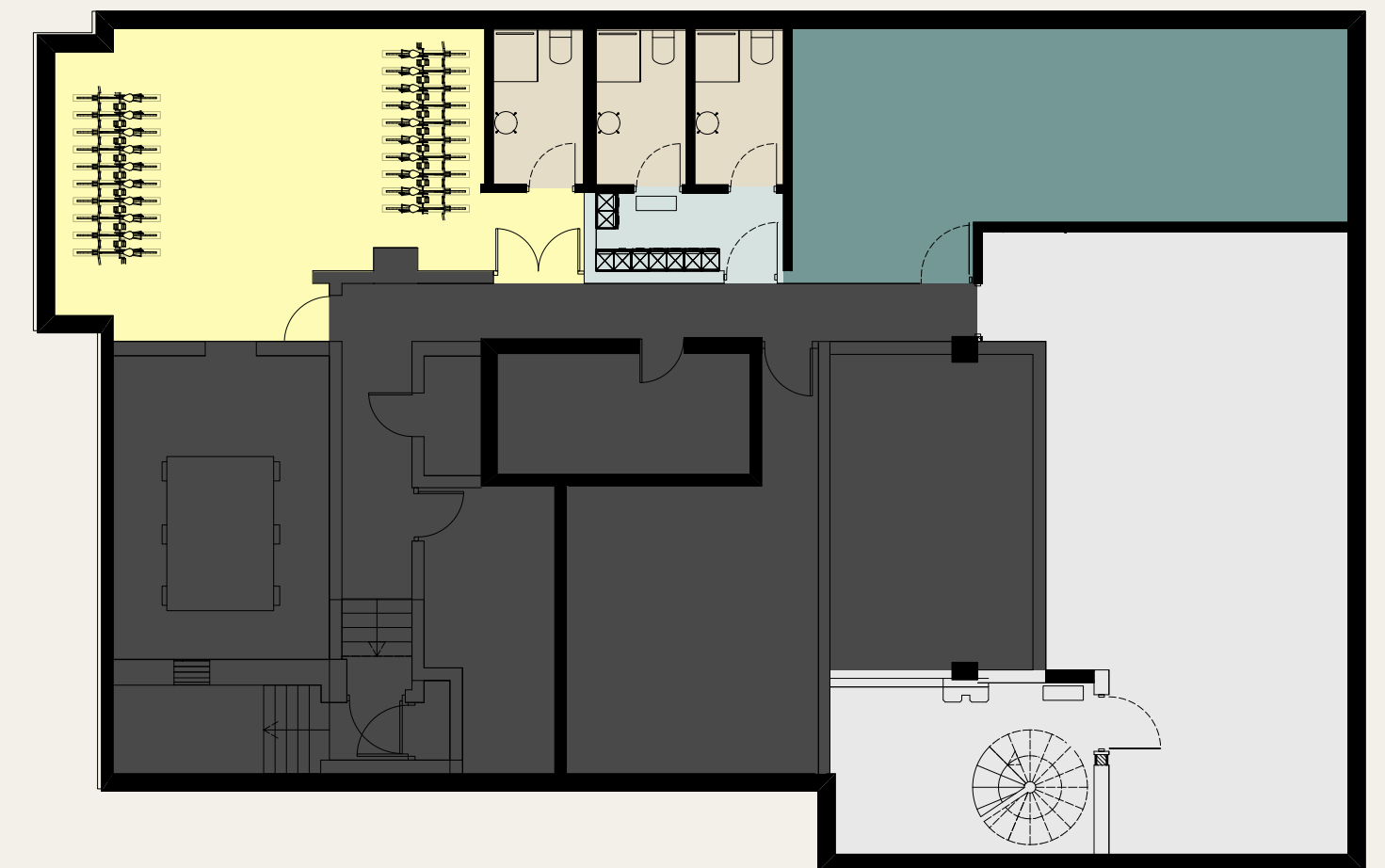
GROUND 7,531 SQ FT 700 SQ M



- Core
- Lifts
- Office
- Entrance

- Core
- Changing room
- Showers
- Gym
- Bike Store
- Plant

### BASEMENT





## WELL-BEING BUILT IN

Enhance your workday with facilities designed to support health and well-being.

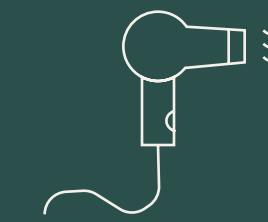
A state-of-the-art exercise studio, secure bike storage with a repair station, modern changing rooms, showers, and personal lockers ensure every commute or workout is effortless. This office development puts employee well-being at the forefront, creating a space where convenience and balance come naturally.



Secure cycle storage and repair facilities



2 x Showers and luxury changing facilities



Complimentary hair-dryers and hair straighteners



Contemporary fitness studio



Employee lockers



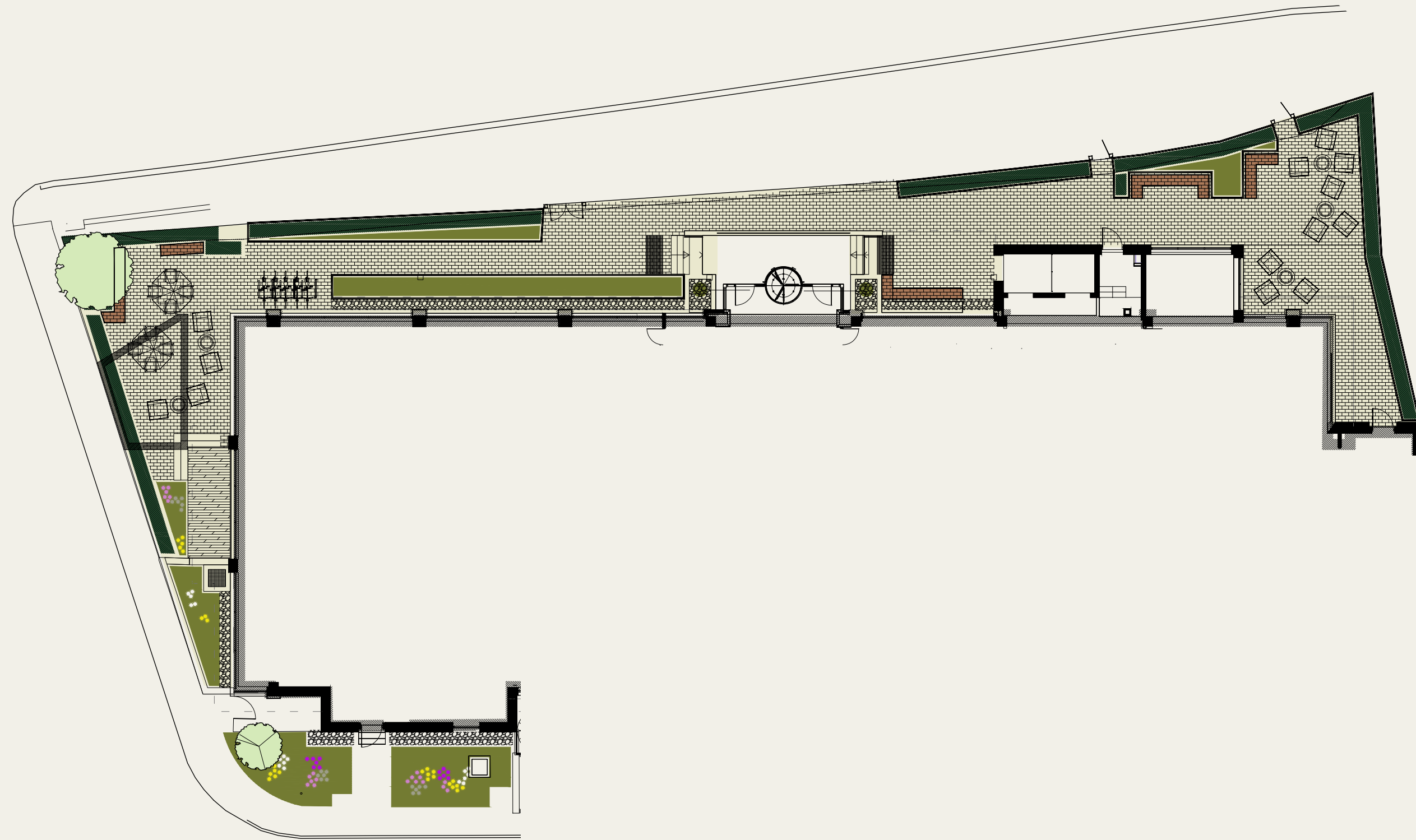
Private gardens to Ground floor offices



Extensive roof terrace with privacy and contemplation zones



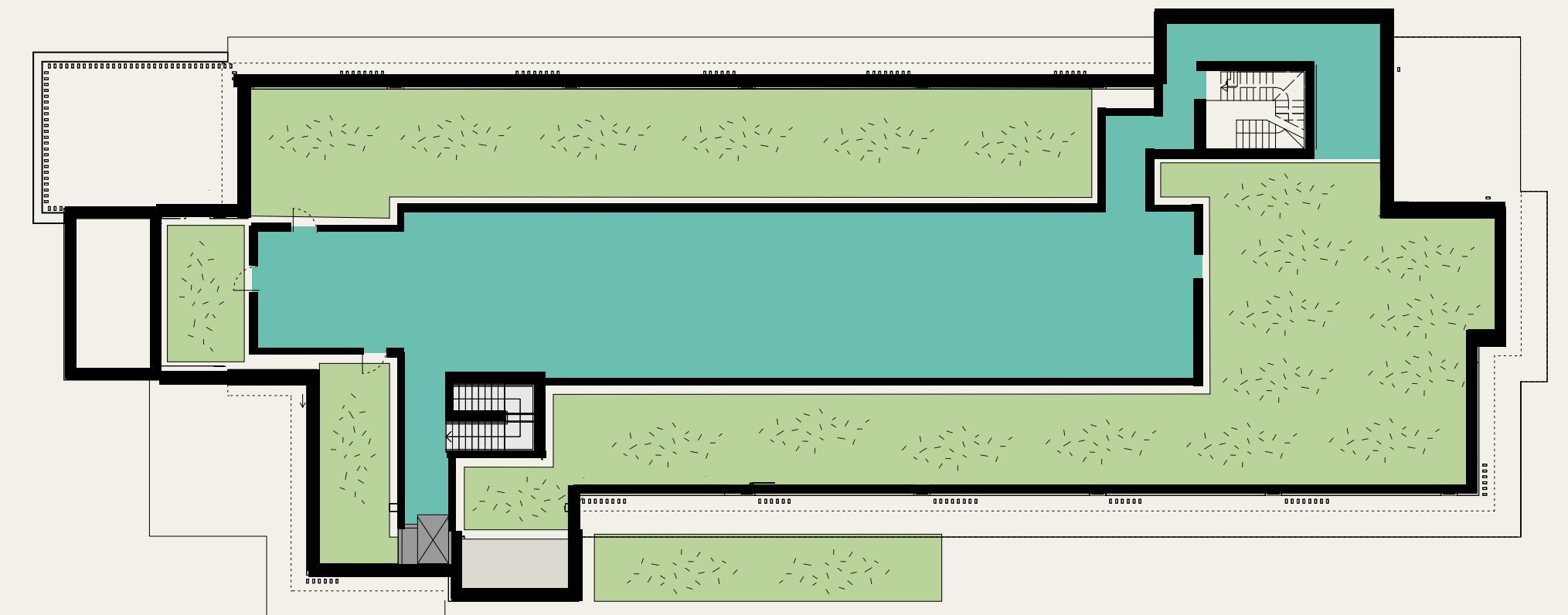
# GROUND - LANDSCAPING PLAN



- Paving
- Bench seating
- Hedge planting

# ROOF- TERRACE

2,300 SQ FT



- Core
- Lift
- Terrace
- Green roof



# THE LOCATION



## DISCOVER PUTNEY: THE PERFECT PLACE TO WORK AND THRIVE

Putney is more than just a place to work - it's a vibrant neighbourhood offering exceptional connections, a thriving business community, and a lifestyle that blends productivity with leisure.

## SEAMLESS CONNECTIVITY

Less than 200 metres to Putney train station and a 5 minutes walk from East Putney Underground (District Line), 175 Putney is excellently connected to the following London locations:



Wandsworth Town  
3 mins



Parsons Green  
3 mins



Clapham Junction  
3 mins



Fulham Broadway  
6 mins



Vauxhall  
13 mins



Earl's Court  
10 mins



London Waterloo  
17 mins



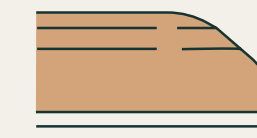
Victoria  
19 mins



Gatwick Airport  
32 mins



Heathrow Airport  
48 mins



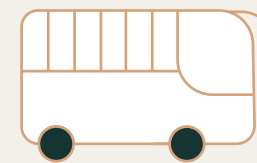
### Rail Access

Direct trains from Putney Station to London Waterloo ensure quick connections to central London



### Underground Convenience

East Putney and Putney Bridge stations on the District Line offer direct routes across the city



### Bus Network

An extensive bus network keeps you connected with other parts of London



### Airport Accessibility

Heathrow Airport is easily reachable via public transport, making international travel stress-free



## WHY PUTNEY?

With its outstanding connections, a rich array of lifestyle amenities, and a growing business ecosystem, Putney is the complete choice for businesses and employees alike. Make your next office move one that inspires success.



THE LOCATION

○ TAKE A STROLL

- 1 Putney High Street
- 2 Putney Bridge
- 3 Hurlingham Park
- 4 Fulham Palace

○ A BITE TO EAT

- 1 Beyzade Turkish Kitchen
- 2 Casa Manolo
- 3 Chook Chook Indian Railway Kitchen
- 4 Coppa Club
- 5 Fishers
- 6 Gazette
- 7 Itsu
- 8 Nando's
- 9 Piptree
- 10 Roxie
- 11 Little Waitrose
- 12 Sainsbury's

○ CAFÉ CULTURE

- 1 Artisan Coffee
- 2 Cappuccino Arts Café
- 3 Caffè Nero
- 4 Costa Coffee
- 5 Kaffee Limited
- 6 Pret A Manger
- 7 The Bakehouse
- 8 Tried & True

○ SIP & SAVOUR

- 1 Be At One
- 2 Coat & Badge
- 3 Duke's Head
- 4 East Putney Tavern
- 5 Fox & Hounds
- 6 Half Moon pub
- 7 Le Fez bar
- 8 The Railway Pub

○ HEALTH & WELL-BEING

- 1 Cross Fit Putney
- 2 Physical Culture Gym
- 3 Complete Yoga Studio
- 4 My Pilates London
- 5 Sivananda Yoga Centre
- 6 Putney Heath Cricket Ground
- 7 Thames Rowing Club
- 8 London Rowing Club

○ FEEL INSPIRED

- 1 Hurlingham Books store
- 2 ODEON Luxe cinema
- 3 Putney Arts Theatre
- 4 London Wetland Centre



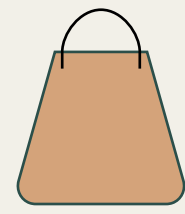


## A HUB FOR BUSINESS EXCELLENCE

Putney has become home to numerous prestigious companies, reflecting its appeal as a dynamic business location. Leading firms in retail, technology, and professional services have chosen Putney for its strategic location and vibrant community.

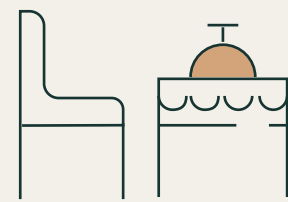
## WORK-LIFE BALANCE AT ITS BEST

Putney offers an unparalleled lifestyle for employees:



### Shopping

Putney High Street boasts an eclectic mix of high-street brands, independent boutiques, and specialty stores



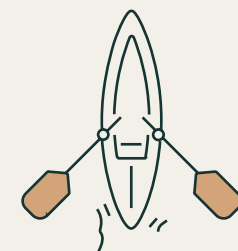
### Dining

From riverside gastropubs to award-winning restaurants, Putney's culinary scene caters to every taste



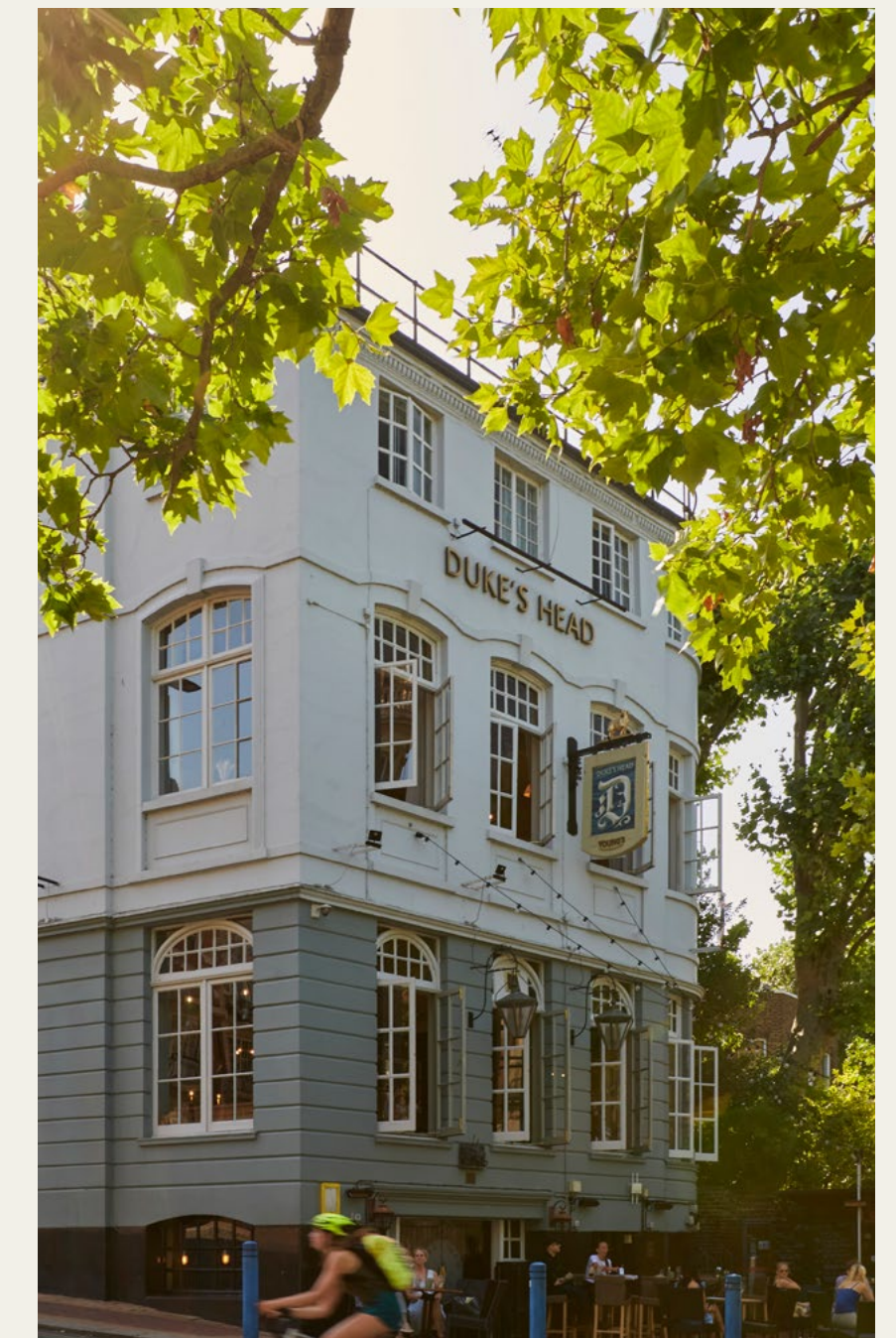
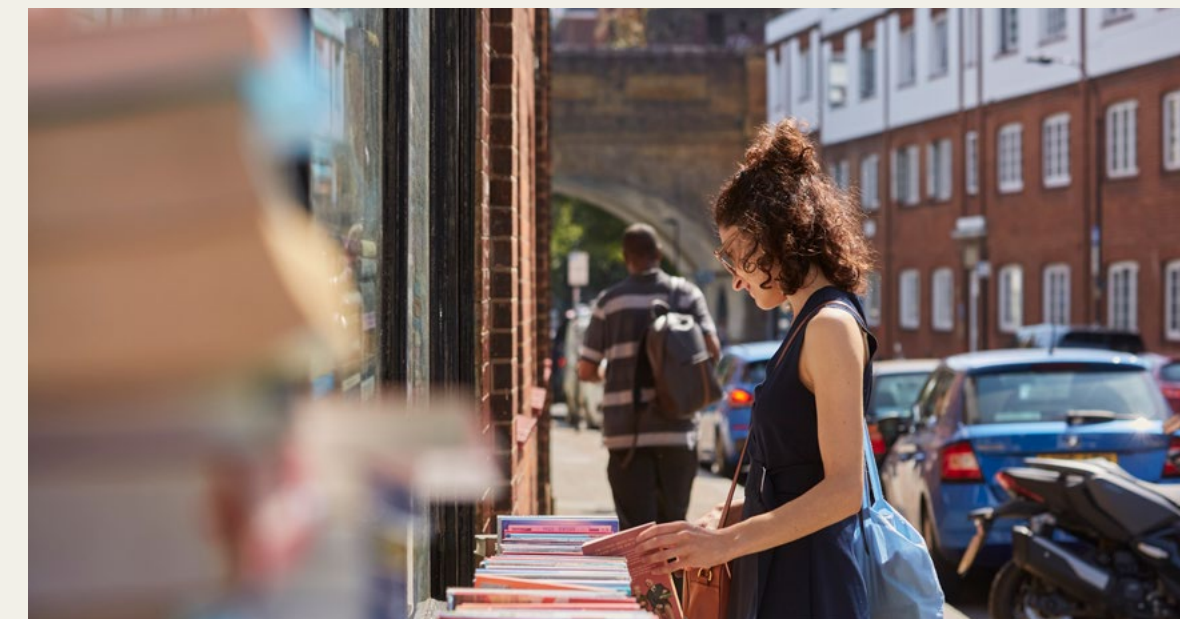
### Riverside Walks

The picturesque Thames Path offers the perfect setting for lunchtime strolls or evening unwinding



### World-class events

Putney is home to the start of the annual Oxford and Cambridge Boat Race





175 UPPER RICHMOND ROAD, PUTNEY, SW15 2TX

## GET IN TOUCH

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