



PARKSHOT
HOUSE
RICHMOND

Escape to work

YOUR NEXT OFFICE ISN'T JUST A WORKPLACE. IT'S A DESTINATION.

54,500 SQ FT
AVAILABLE 2027

A striking transformation is underway at Parkshot House, delivering a headquarters opportunity of the highest calibre directly opposite Richmond station.

Set within Richmond's vibrant social scene and unrivalled natural surroundings, this is a true home-from-home – a place to inspire talent and nurture a thriving team.



Enhanced facade with welcoming arrival experience. Computer generated image is indicative and subject to change.



Thoughtfully designed reception. Computer generated image is indicative and subject to change.

A refined reception leads to expansive office floors, each seamlessly connected to exquisitely landscaped outdoor spaces.

- Highly prominent, self-contained headquarters opportunity
- Remodelled and enlarged principal reception
- New private rear entrance for ground floor office with a dedicated drop-off
- Outside space on all upper floors
- Reconfigured floorplates
- Premium commuter facilities

WE DON'T LIKE NATURE TO BE TOO FAR. THAT'S WHY WE INVITED IT IN.

Wraparound roof gardens and stepped interior terraces create a unique flow between floors, seamlessly connecting inside and out, while flooding the space with natural light.

7 TERRACES ACROSS 4 FLOORS
PLUS TWO ATRIUMS.

6,800 SQ FT TOTAL
OUTSIDE SPACE.



Image shows second floor terrace. Computer generated image is indicative and subject to change.

THE GREAT INDOORS

Experience light, height and scenic views from best-in-class office floors that offer ultimate flexibility.

The bright and spacious floors provide a healthy and inspiring environment connected to nature that can be shaped to suit your brand, culture and business needs.

- Abundance of natural light
- Generous ceiling heights
- Intelligent climate control
- Potential to connect floors



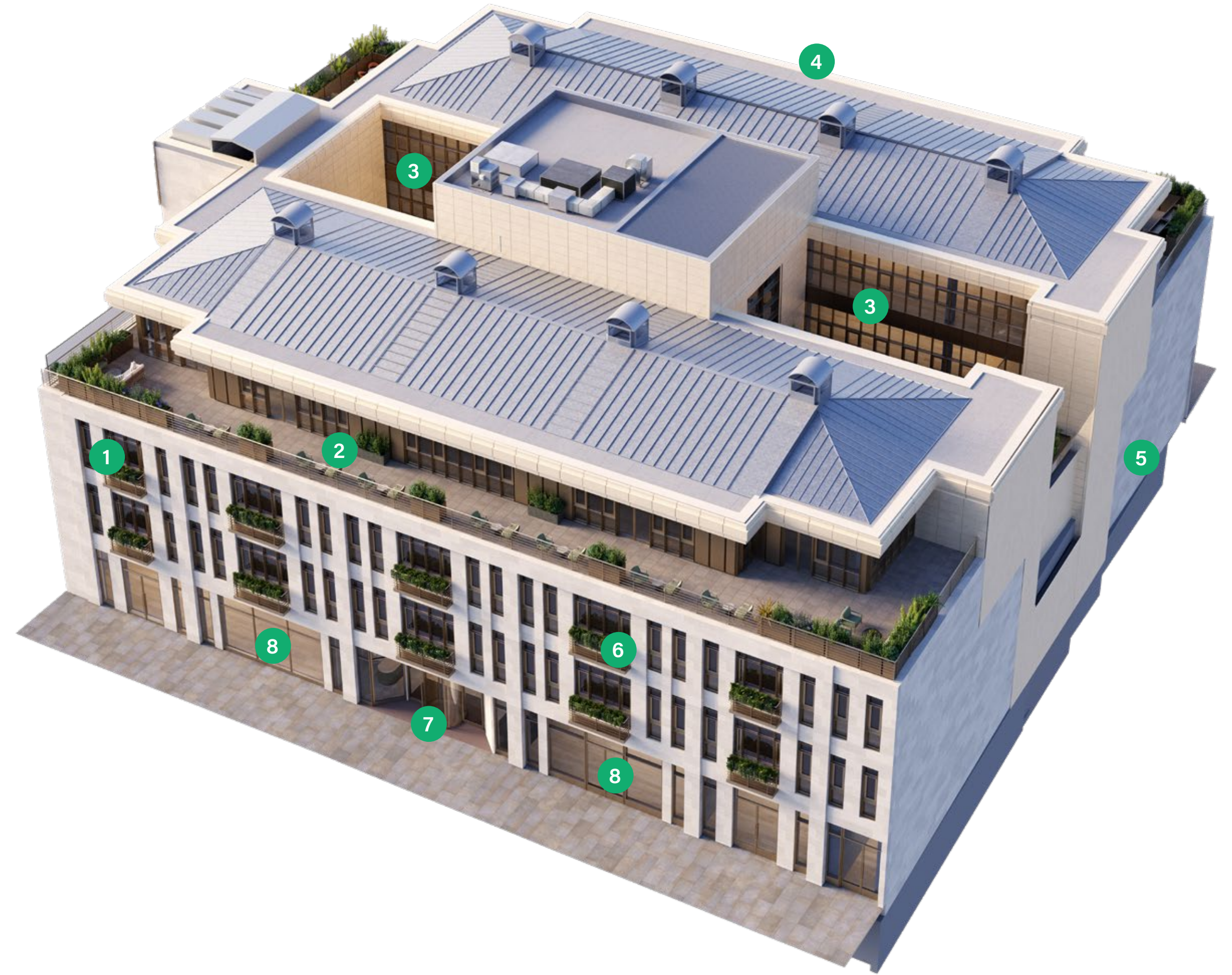
Remodelled reception area. Computer generated image is indicative and subject to change.

FLOOR AREAS

FLOOR	SQ FT	SQ M	TERRACE
Third Floor	9,774 SQ FT	908 SQ M	4,209 SQ FT
Second Floor	14,155 SQ FT	1,315 SQ M	1,044 SQ FT
First Floor	15,307 SQ FT	1,422 SQ M	1,216 SQ FT
Ground Floor	9,276 SQ FT	862 SQ M	398 SQ FT
Lower Ground	6,039 SQ FT	561 SQ M	N/A
Retail Unit 1	1,031 SQ FT	96 SQ M	N/A
TOTAL	54,551 SQ FT	5,068 SQ M	6,800 SQ FT

Areas shown are provisional net internal areas.

- 1 Existing balconies with new greenery and planting
- 2 Activation of 7 terraces across 4 floors
- 3 Partial infill of existing atriums to increase floor plate connectivity
- 4 Separate rear entrance with vehicular drop-off
- 5 Reconfiguration of plant and core layout
- 6 New office floor configuration throughout
- 7 New enlarged reception and entrance, with upgraded shopfronts and signage
- 8 Self-contained showroom and retail opportunity



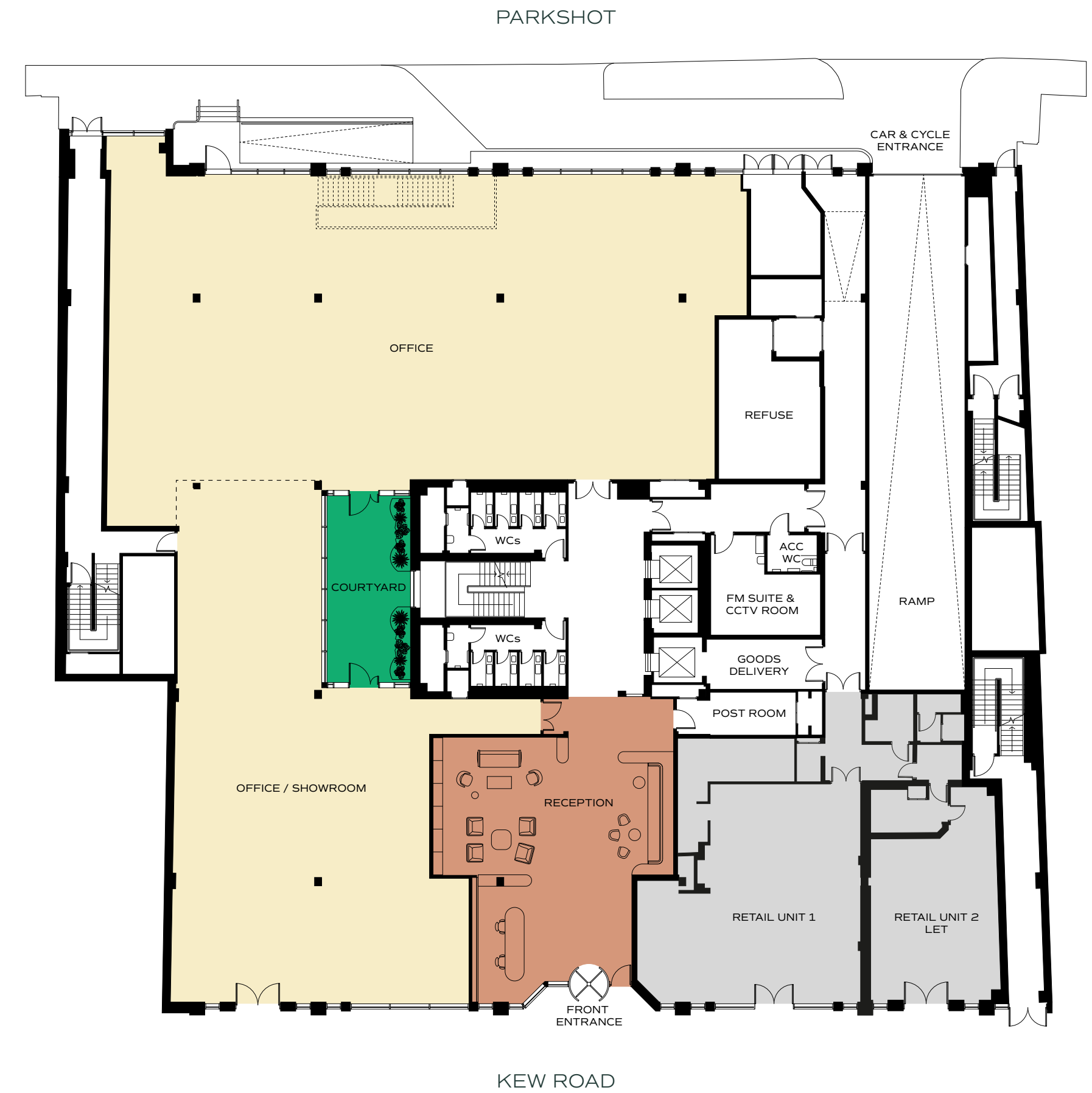
LOWER GROUND

6,039 SQ FT / 561 SQ M



GROUND FLOOR

9,276 SQ FT / 862 SQ M | **Courtyard** 398 SQ FT / 37 SQ M
Retail Unit 1 1,031 SQ FT / 96 SQ M



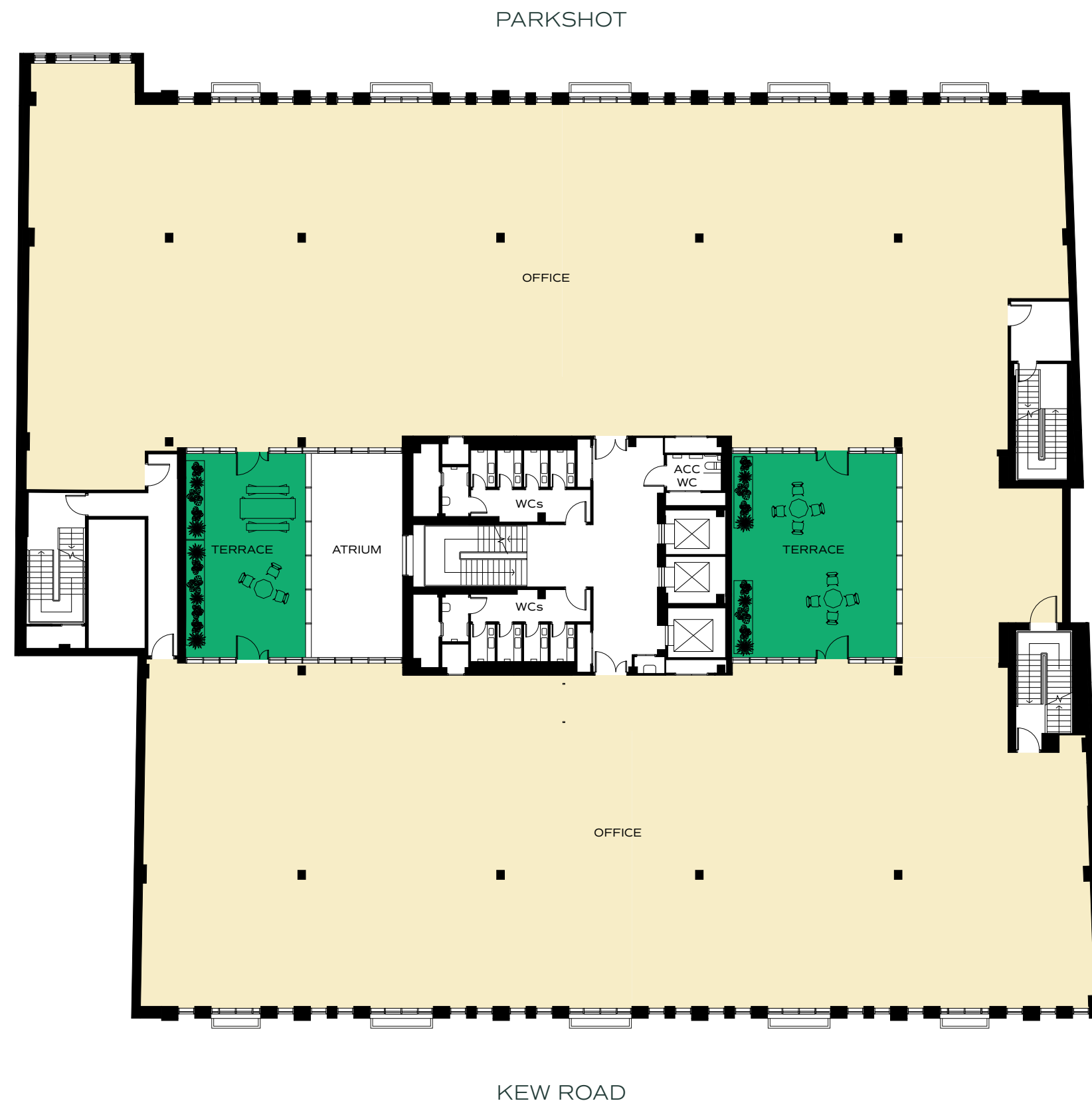
Ground and Lower Ground can be vertically connected and self-contained with dedicated access from Parkshot

- Reception
- Office
- Courtyard
- Retail

Opportunity for a self-contained showroom and retail opportunity by separate front access on street level

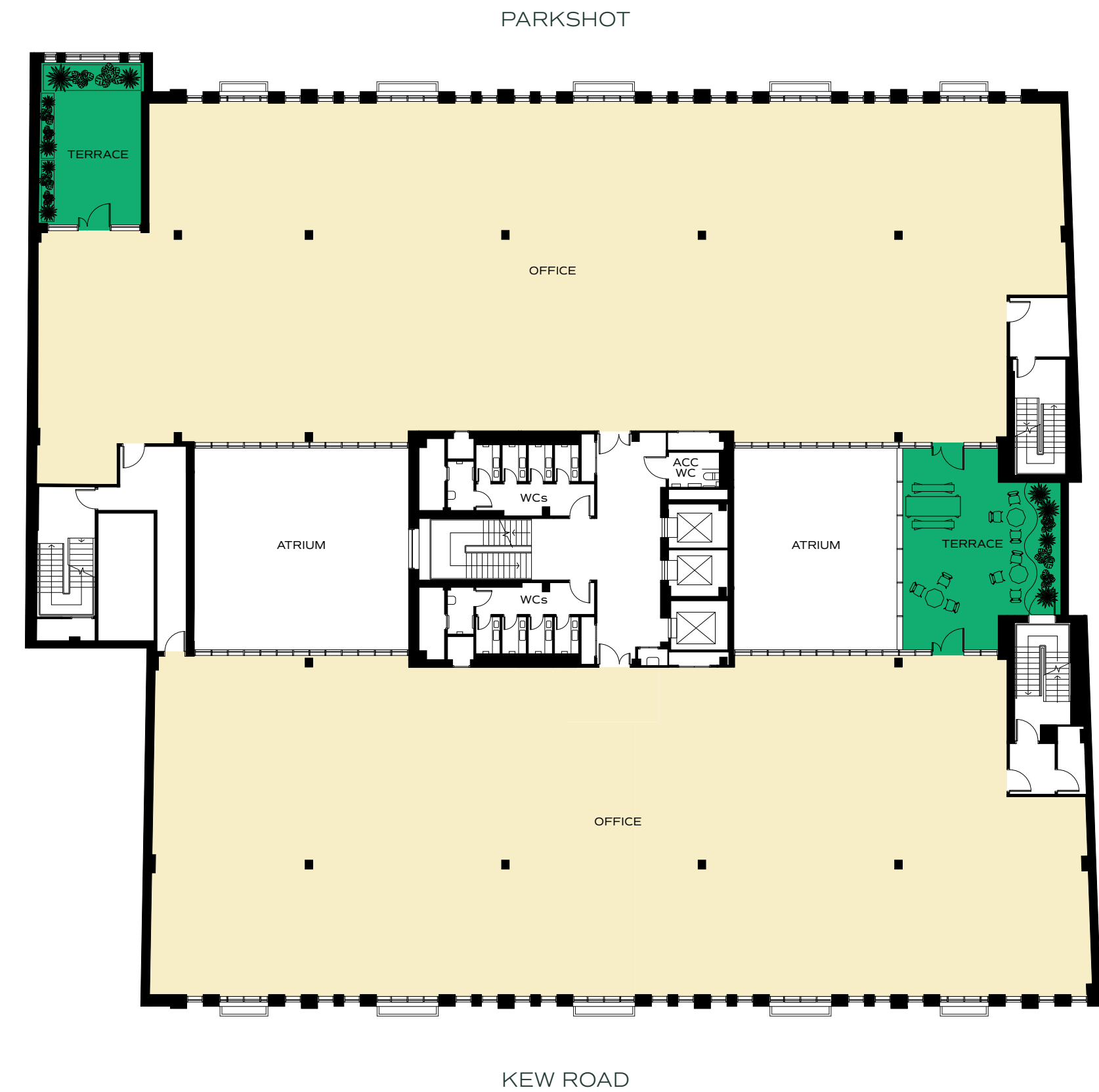
FIRST FLOOR

15,307 SQ FT / 1,422 SQ M | **Terrace** 1,216 SQ FT / 113 SQ M



SECOND FLOOR

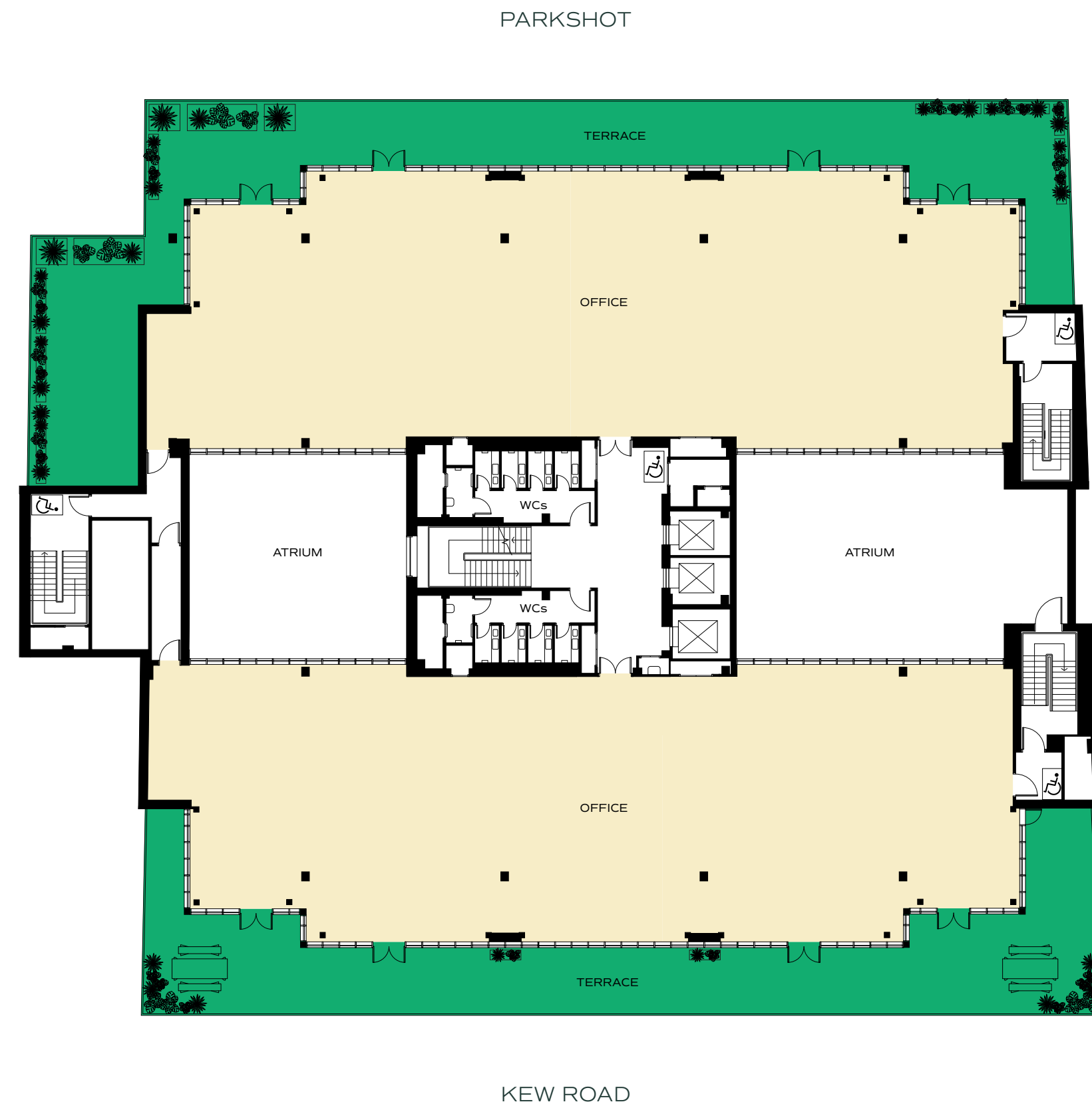
14,155 SQ FT / 1,315 SQ M | **Terrace** 1,044 SQ FT / 97 SQ M



Office Terrace

THIRD FLOOR

9,774 sq ft / 908 sq m | **Terrace** 4,209 sq ft / 391 sq m



Office Terrace

BUILDING

- Reconfigured enlarged reception
- New private rear entrance for ground floor office with a dedicated drop off
- Remodelled lightwells
- Seven terraces across four floors
- E class permitted use across entire building

OFFICE

- All new, highly efficient MEP systems
- Exposed services
- Generous floor to soffit heights
- Openable windows
- 3 x new passenger lifts
- New elegantly finished WCs

COMMUNAL

- 20 car parking spaces (EV charging enabled)
- 3 female, 3 male and 1 gender neutral changing rooms
- 1 accessible shower & changing room
- 54 lockers
- 54 cycle spaces
- 15 Brompton cycle lockers

SUSTAINABILITY

- Target BREEAM Excellent
- Target EPC Rating A
- Target PTAL rating of 6B (highest available ranking)
- Decarbonised, all-electric building
- Biodiverse landscaping

WORK-LIFE. BALANCED.

With a bustling town centre, charming riverside and acres of royal parklands, Richmond offers a unique blend of escapism and excitement elevating the everyday with some of the most eclectic eating, drinking and leisure experiences that London has to offer.

“The happiest place to live in Great Britain”
THE GUARDIAN, 2023





RIVER THAMES

OLD DEER PARK

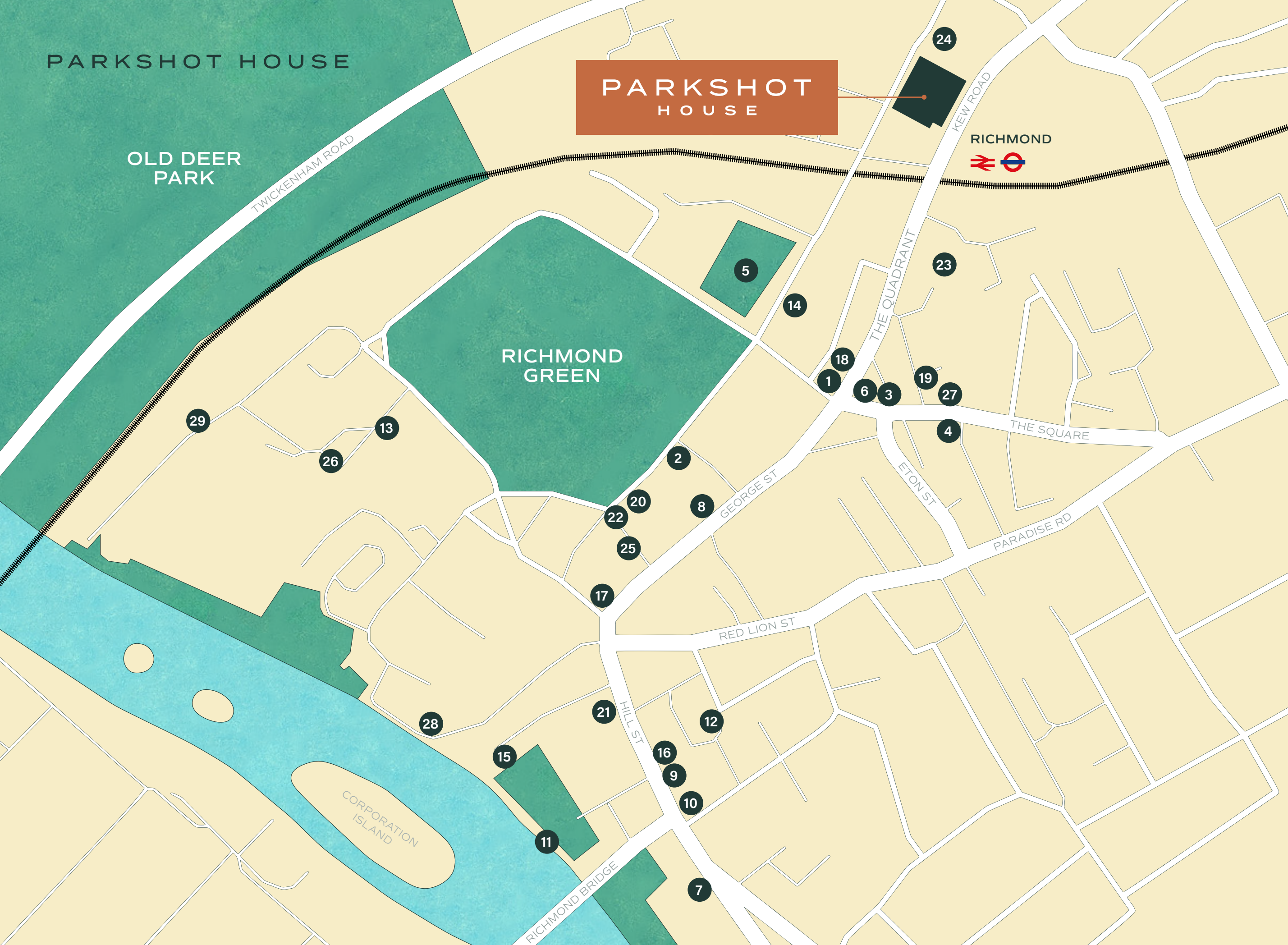
RICHMOND GREEN

PARKSHOT HOUSE


RICHMOND STATION

RICHMOND ATHLETIC GROUND

Richmond is a thriving commercial hub with a strong mix of established businesses and access to a highly skilled workforce. With its riverside setting, vibrant retail scene, and exceptional quality of life, Richmond provides an attractive base for companies seeking both prestige and convenience.



DIRECT CONNECTIONS TO CENTRAL LONDON VIA LONDON UNDERGROUND AND SOUTH WESTERN RAILWAY

Richmond station provides access to a wide network of talent with South Western Railway trains to London Waterloo running every 10 minutes and London Underground services running every 5-10 minutes.



WATERLOO
20 MINS

CLAPHAM JUNCTION
10 MINS



WILLESDEN JUNCTION
17 MINS



EARLS COURT
21 MINS



VICTORIA
29 MINS

PLACES TO DISCOVER

- | | | | |
|--------------------------|-------------------------------|------------------------|-------------------------|
| 1. Aesop | 9. Ottolenghi | 17. Sticks'n'Sushi | 25. Third Space |
| 2. Danieli on the Green | 10. Pasta Evangelists | 18. Sweaty Betty | 26. Trumpeter's House |
| 3. Electric Coffee | 11. Peggy Jean | 19. Tap Tavern | 27. Waitrose & Partners |
| 4. Kiss the Hippo Coffee | 12. Richmond Hill Health Club | 20. The Cricketers | 28. White Cross |
| 5. Little Green | 13. Richmond Palace | 21. The Ivy Brasserie | 29. White Swan |
| 6. Lululemon | 14. Richmond Theatre | 22. The Prince's Head | |
| 7. Noci | 15. Scott's | 23. The Railway Tavern | |
| 8. Ole & Steen | 16. Space NK | 24. The Sun Inn | |

CAR PARK ACCESS VIA PARKSHOT WITH 20 CAR PARKING SPACES AT THE BUILDING.

PARKSHOT HOUSE

ENQUIRIES



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A TIAA Company

On behalf of

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ARCHITECTURAL DESIGN BY

BARR GAZETAS

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