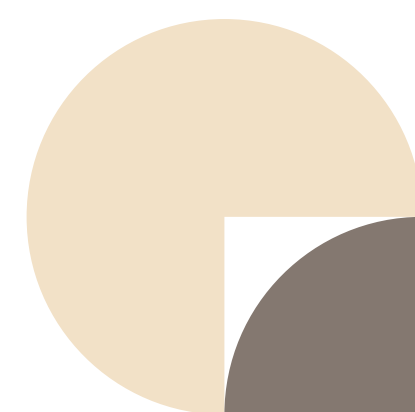




22 THE QUADRANT

RICHMOND-UPON-THAMES

FULLY REFURBISHED GRADE A OFFICE BUILDING IN THE HEART OF RICHMOND-UPON-THAMES
1,600 SQ FT - 10,370 SQ FT TO LET



22 THE QUADRANT

The property has undergone a comprehensive refurbishment and provides office accommodation built to the highest level of sustainability, being all electric with solar panel array, EPC A, green roof & electric vehicle charger.



View from Little Green



View from The Quadrant

The building is positioned in the heart of Richmond's town centre, and offers an exceptional location, fronting both the route between George Street and Richmond station and Richmond Green.





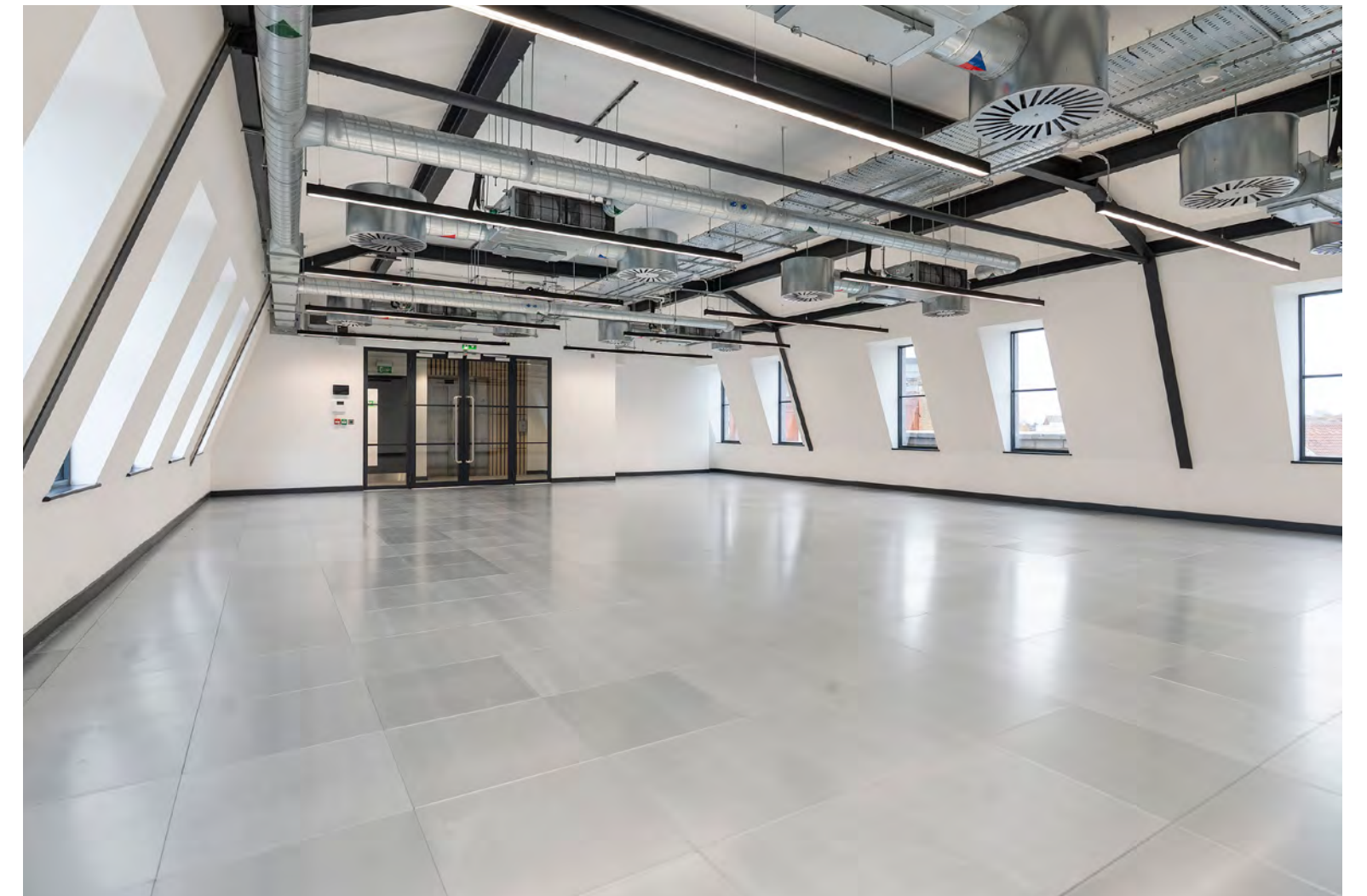
22 THE QUADRANT







22 THE QUADRANT





New second floor landscaped roof terrace with a green wall



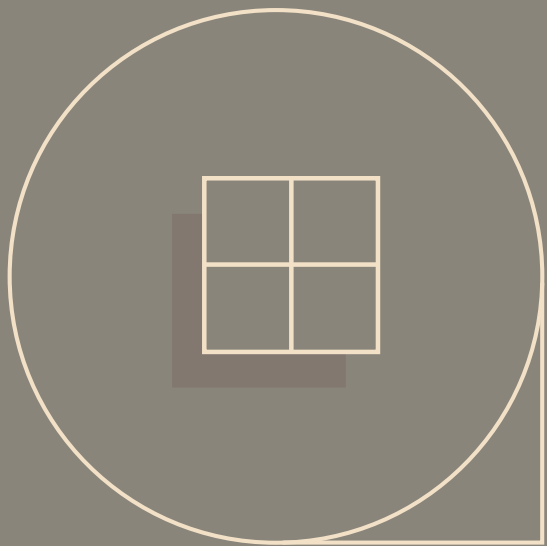
Specification



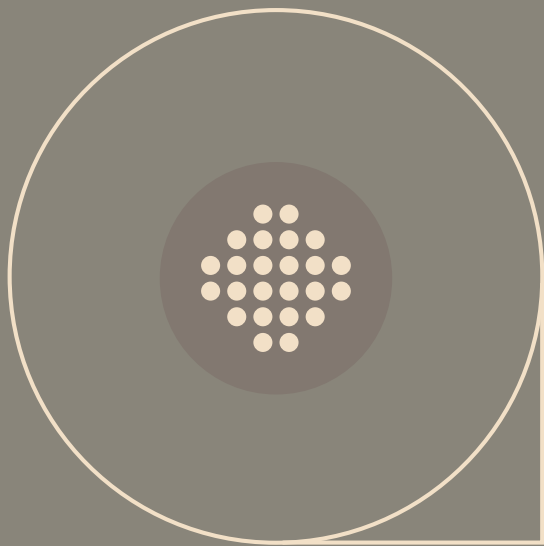
Showers/lockers & bike store



VRF air conditioning



Raised floors



Exposed ceilings with LED lighting



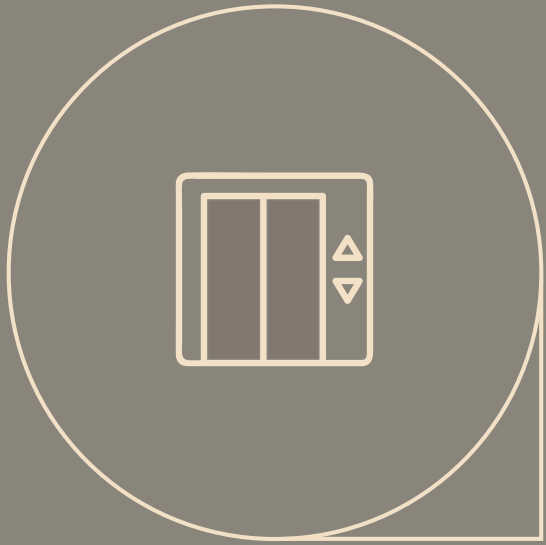
Secure store for 13 bikes



3 showers and 18 lockers



New reception



1 passenger lift and 1 acc. lift



Up to 5 parking spaces (Inc. 2 acc.)



Roof terrace



Floor areas

Floor	sq ft	sq m
Third	1,608	149.3
Second	1,760	163.5
First	6,770	628.9
Reception	232	21.6
Total	10,370	963.3

Approx. net internal areas.

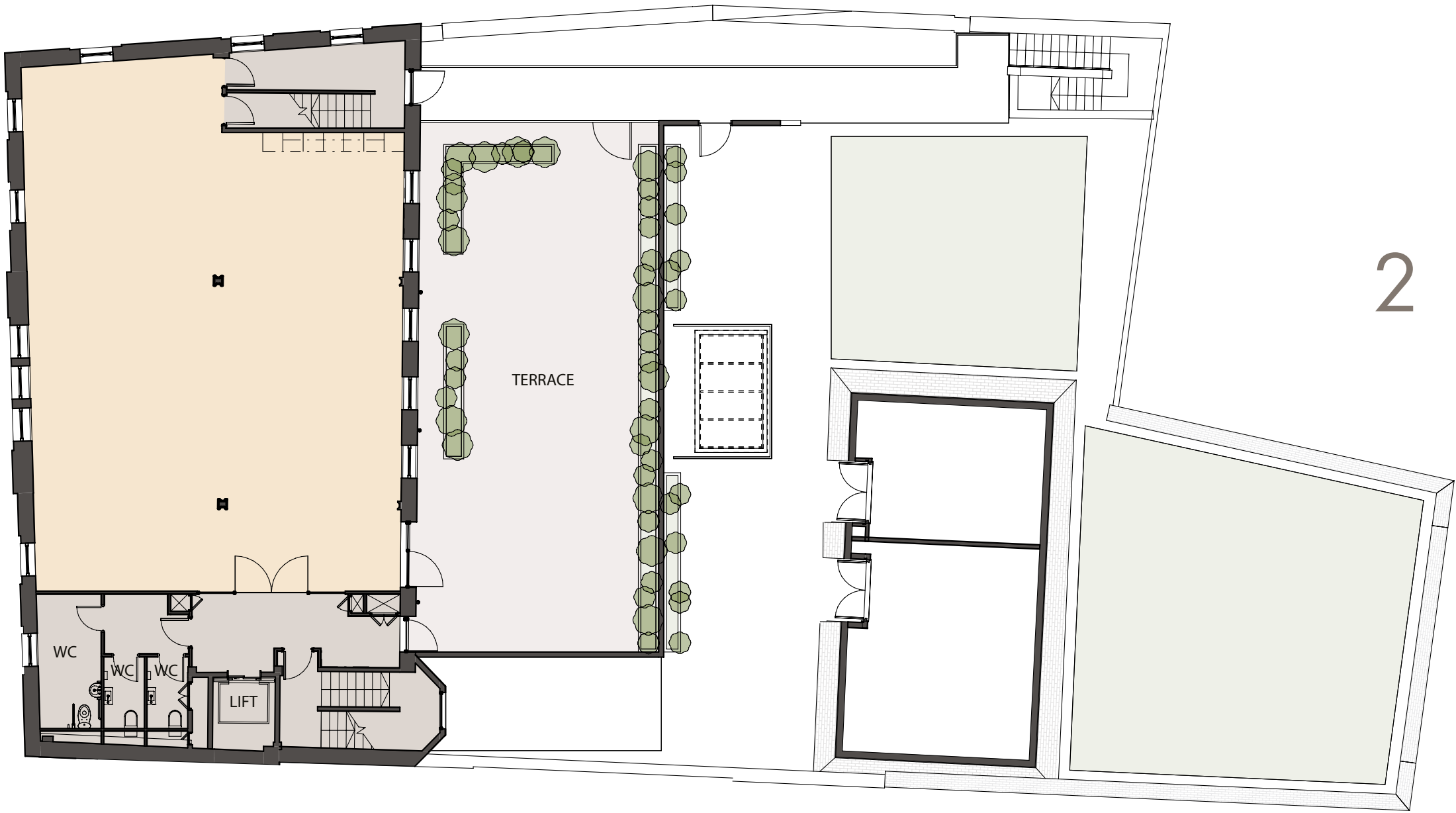




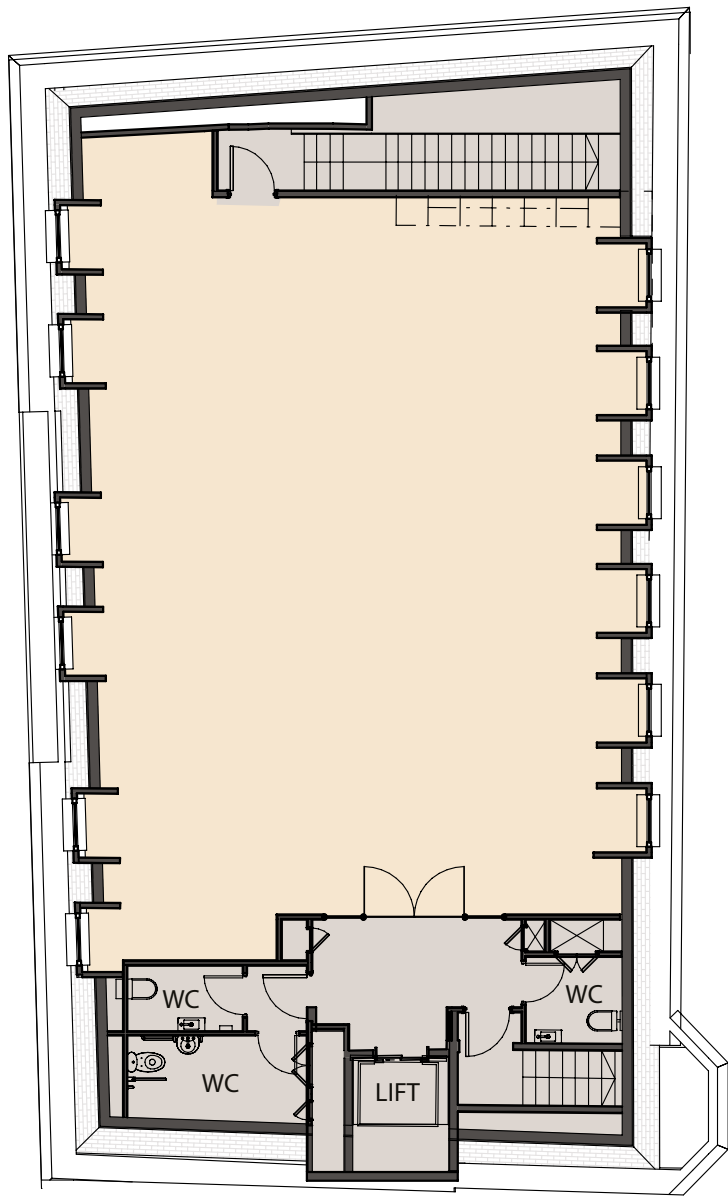
Floor areas

Floor	sq ft	sq m
Third	1,608	149.3
Second	1,760	163.5
First	6,770	628.9
Reception	232	21.6
Total	10,370	963.3

Approx. net internal areas.



2 ► 1,760 sq ft (163.5 sq m)



3 ► 1,608 sq ft (149.3 sq m)



22 THE QUADRANT

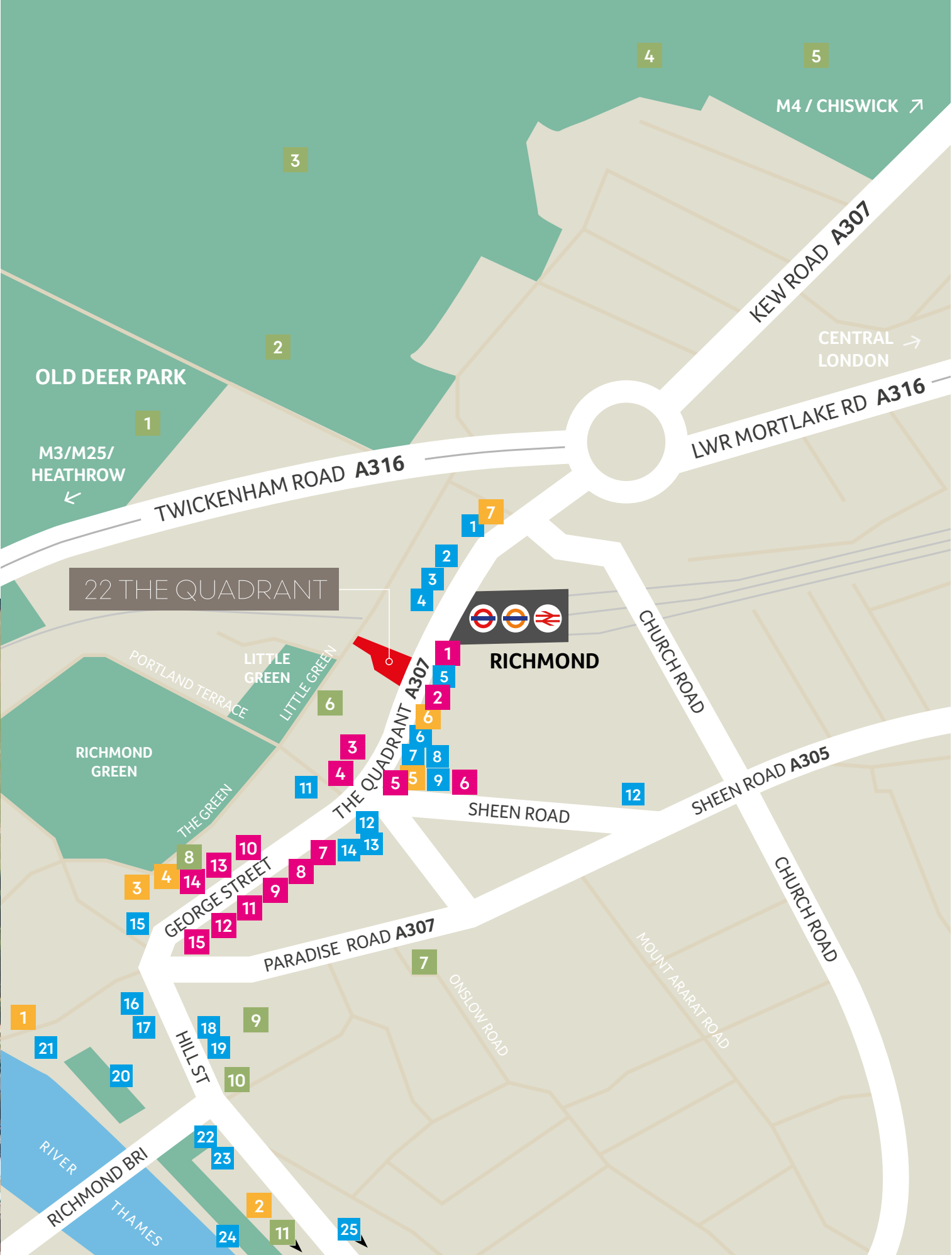
One of London's most attractive places to live and work

Richmond is one of London's most attractive and affluent boroughs. The River Thames runs through the heart of the borough for 21 miles linking Hampton Court Palace, Richmond Town Centre and Kew Gardens with Central London. 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 and is located approximately nine miles south west of Central London and four miles north of Kingston.





22 THE QUADRANT



RETAILERS

- 1 Amazon Fresh
- 2 Sainsbury's Local
- 3 Sweaty Betty
- 4 Aesop
- 5 Lulu Lemon
- 6 Waitrose
- 7 Tesco Express
- 8 Gant
- 9 H&M
- 10 Boots
- 11 WH Smith
- 12 M&S
- 13 Anthropologie
- 14 Reiss
- 15 Oliver Bonas

RESTAURANTS & CAFÉS

- 1 Cinnamon Bazar
- 2 Starbucks
- 3 Tortilla
- 4 Carmona
- 5 Costa
- 6 Greggs
- 7 Buenos Airies
- 8 Caffé Nero
- 9 Coffeology
- 10 Gail's Bakery
- 11 No1 Duke Street
- 12 Itsu
- 13 Leon
- 14 Joe The Juice
- 15 Sticks 'n' Sushi
- 16 The Ivy Café
- 17 Megan's
- 18 Cocotte
- 19 Ottolenghi (Coming soon)
- 20 Scotts
- 21 Brindisa
- 22 Bill's
- 23 Noci
- 24 Gaucho
- 25 Petersham Nurseries

LEISURE / HOTELS

- 1 Pools on the Park
- 2 Richmond Rugby Club
- 3 Royal Mid-Surrey Golf Club
- 4 Old Deer Park Sports Ground
- 5 Richmond Tennis Club
- 6 Richmond Theatre
- 7 Travelodge
- 8 Thirdspace
- 9 Richmond Hill Health Club
- 10 Odeon Cinema
- 11 Bingham Riverhouse

PUBS & BARS

- 1 The White Cross
- 2 Be At One
- 3 The Prince's Head
- 4 The Cricketers
- 5 Tap Tavern
- 6 The Railway Tavern
- 7 The Orange Tree



What3Words
///spice.stage.sends
Post Code: TW9 1BP

Outstanding connectivity

Richmond train station is on the Waterloo to Reading mainline, providing up to eight trains per hour direct to Waterloo with a fastest journey time of just 19 minutes. Richmond also offers direct access to both the London Overground and District Line Underground providing excellent access to much of Central and Greater London.

Heathrow International Airport and London City Airport lie approximately 12 miles West and 10 miles East respectively, whilst the A307 and the A3 provide fast access to Junction 10 of the M25. The A316 also provides access to Junction 1 of the M3 to the West.

Numerous bus routes provide excellent access to the extensive surrounding areas and Central London.

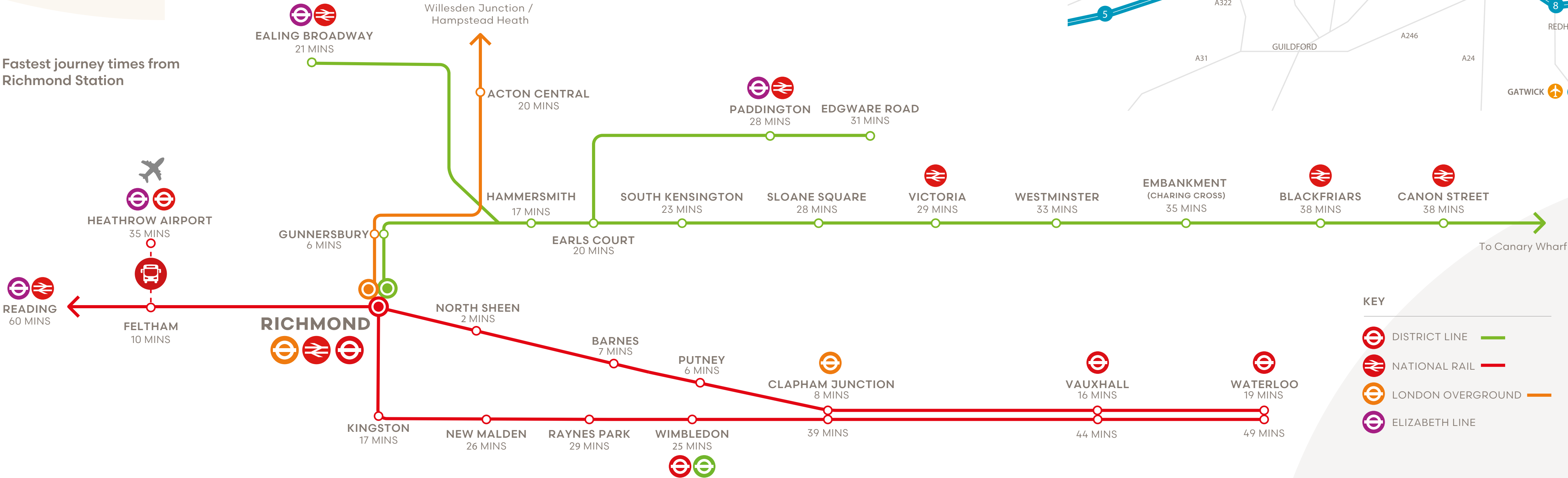
By Rail	Minutes
Clapham Junction	8
London Waterloo	19
Wimbledon	25
Paddington	28
Heathrow Airport	35

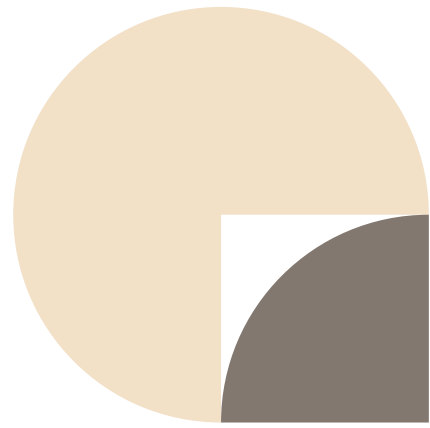
By Road	Miles
M4	2.5
Hammersmith	4.6
M3	6.3
West End	7.7
M25	11.2
Heathrow Airport	11.4

By Underground	Minutes
Gunnersbury	6
Hammersmith	17
Earls Court	20
London Paddington	28
London Victoria	29
Green Park	29
London Marylebone	32
Embankment	35
Heathrow Airport	35
London King's Cross	39



Fastest journey times from Richmond Station





22 THE QUADRANT

RICHMOND-UPON-THAMES, TW9 1BP

Further information

For further information please contact the joint agents:



David Cuthbert
07710 183 423
dcuthbert@hanovergreen.co.uk

Andy Tucker
07721 260 545
atucker@hanovergreen.co.uk



Ed Smith
07836 656 538
edsmith@brayfoxsmith.com

Chris Bulmer
07917 526 855
chrisbulmer@brayfoxsmith.com

MISREPRESENTATION ACT 1967

Hanover Green LLP and Bray Fox Smith for themselves, hereby give notice that: (i) These particulars do not constitute any part of an offer or contract. (ii) Hanover Green LLP and Bray Fox Smith accept no legal responsibility for any statement or representation whether written, oral or implied or whether contained in any advertisement particulars or other matters issued by any correspondence entered into by them and whether made in any antecedent present or subsequent enquiries or negotiations. (iii) Neither Hanover Green LLP and Bray Fox Smith nor their principals, agents, servants or representatives have any authority whatsoever to make or give any representation or warranty whatsoever whether written or implied in relation to this property. (iv) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of any antecedent present or subsequent statements or representations, and should not rely upon the same unless he has satisfied himself accordingly. (v) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Details prepared January 2026.