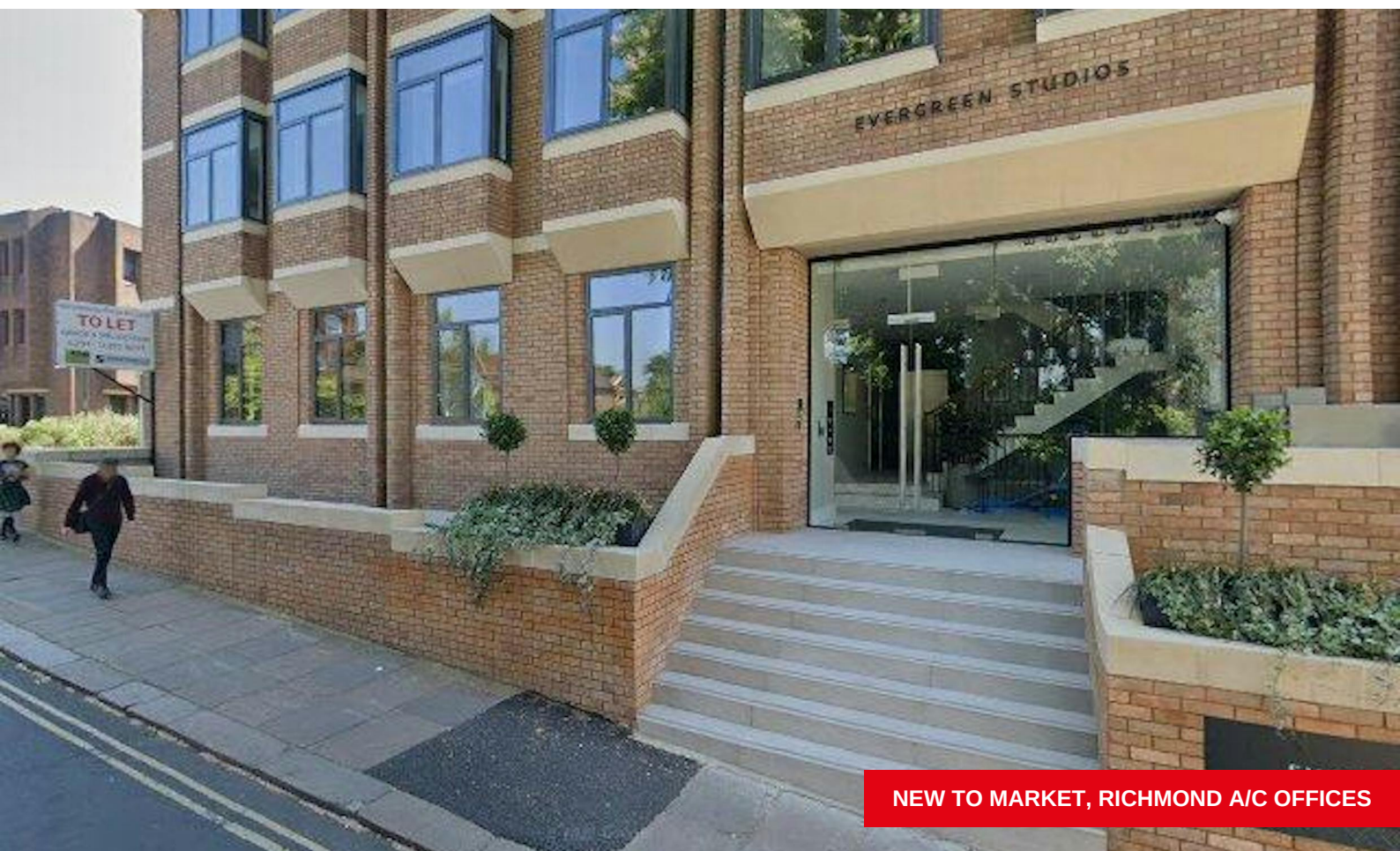




Evergreen Studios, Little Green, Richmond, TW9 1NZ

Superb Grade A Richmond Town Centre offices available in suites from 1,639 sq ft to floors of 3,694 sq ft up to a total of 11,930 sq ft.

Summary

Tenure	To Let
Available Size	1,639 to 11,930 sq ft / 152.27 to 1,108.33 sq m
Service Charge	N/A
Business Rates	N/A
EPC Rating	B

Key Points

- Raised Floors
- LED Lights
- EPC B
- exposed ceilings
- Air Conditioning
- CAT6 Cabling
- Prime location
- Passenger lift to all floors

Description

Evergreen Studios provides superb modern offices with excellent natural light ranging from suites to whole Floors of 3,600 sq ft with CAT6 cabling, raised floors, kitchens, restrooms and showers on each floor

Location

Located in the heart of Richmond town centre on Little Green, minutes stroll from Richmond Station surrounded by a choice of food, retail and leisure amenities Evergreen Studios is ideally located to attract and retain staff in a superb setting.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Garden Suite 1	1,639	152.27	Available
Lower Ground - Garden Suite2	612	56.86	Let
Lower Ground - Garden Suite 3	712	66.15	Let
Ground - Upper Ground	3,362	312.34	Available
1st	3,634	337.61	Let
2nd	3,634	337.61	Available
3rd	3,294	306.02	Available
Total	16,887	1,568.86	

Specification

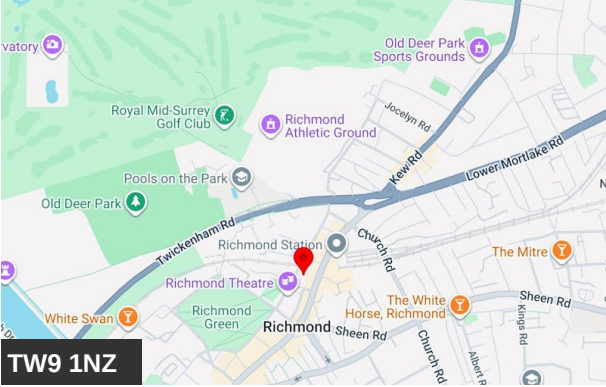
The offices benefit from raised floors, air-conditioning,triple glazing, LED lights, exposed ceilings, CAT6 cabling and excellent natural light with cycle store and parking on-site and nearby

Viewings

viewings and further information from Jopint Agents Hanover Green and Lambourn Commercial

Terms

New leases available from new Landlords



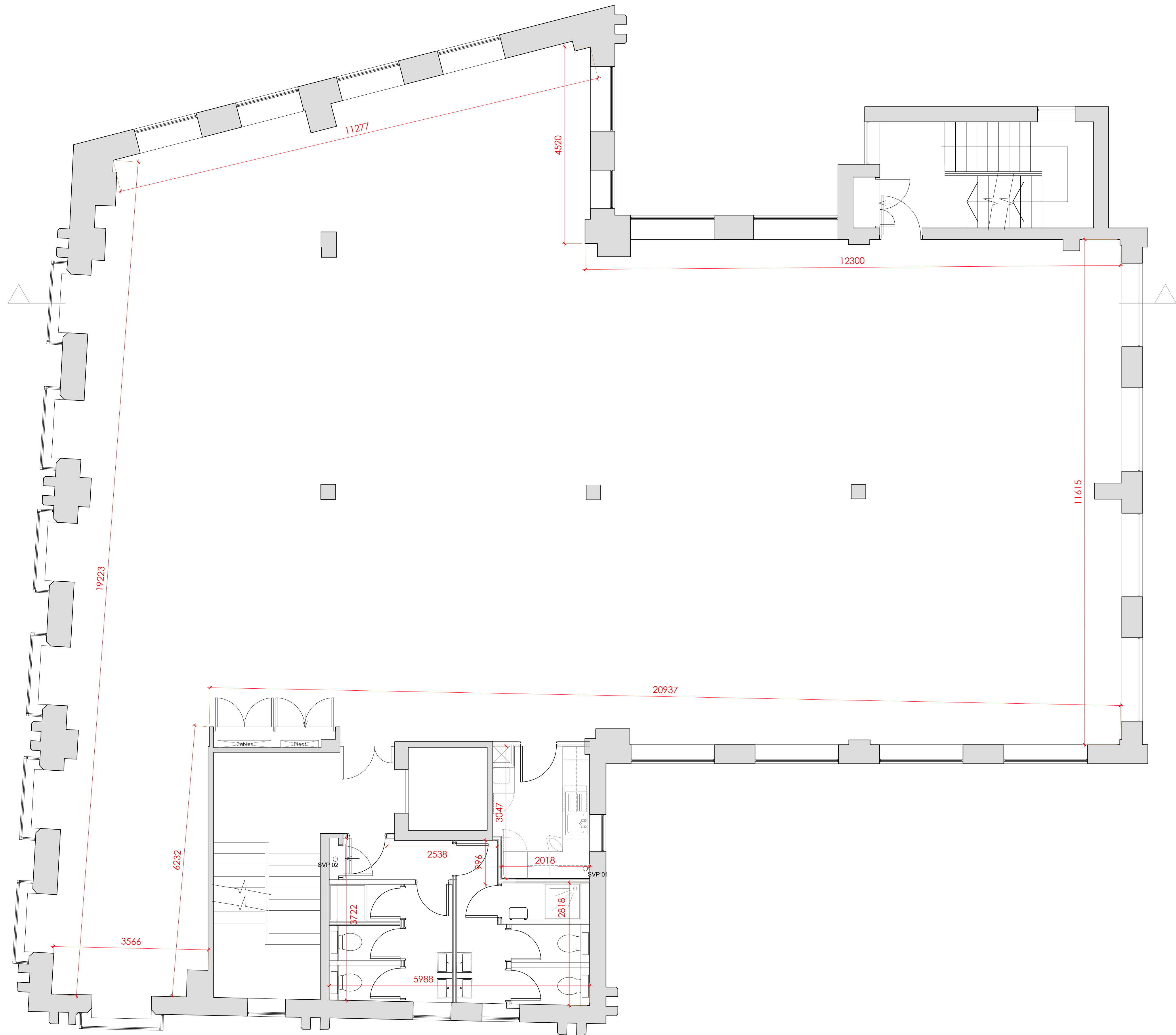
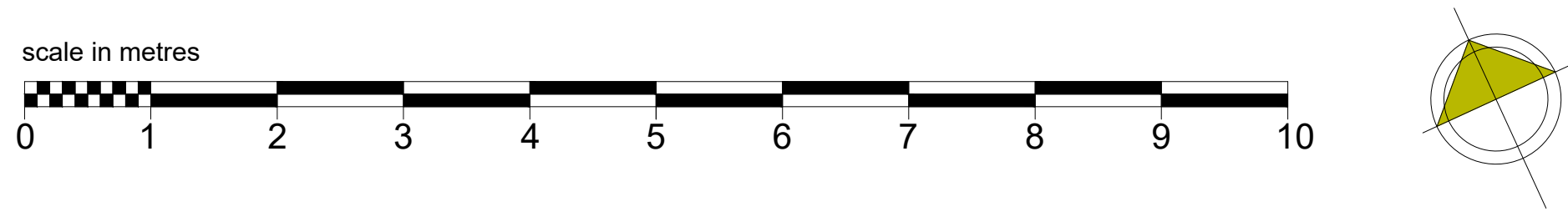
Viewing & Further Information



Damian Lambourn

020 3752 7569 | 07796 953360
dl@lcprop.com

Misrepresentation act 1967 – Lambourn Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Lambourn Commercial has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction and also make enquiries of the Valuation Office or relevant rating authority in respect to premises Rateable Values and/or Rates Payable Generated on 03/07/2026



AS BUILT

title
BOSTON HOUSE, LITTLE GREEN, RICHMOND, TW9 1QE

client
CARLFORD DEVELOPMENTS LTD

description
SECOND FLOOR PLAN

date:	scale	project	drawing	revision
FEB 2021	1:50 @ A1	200102		

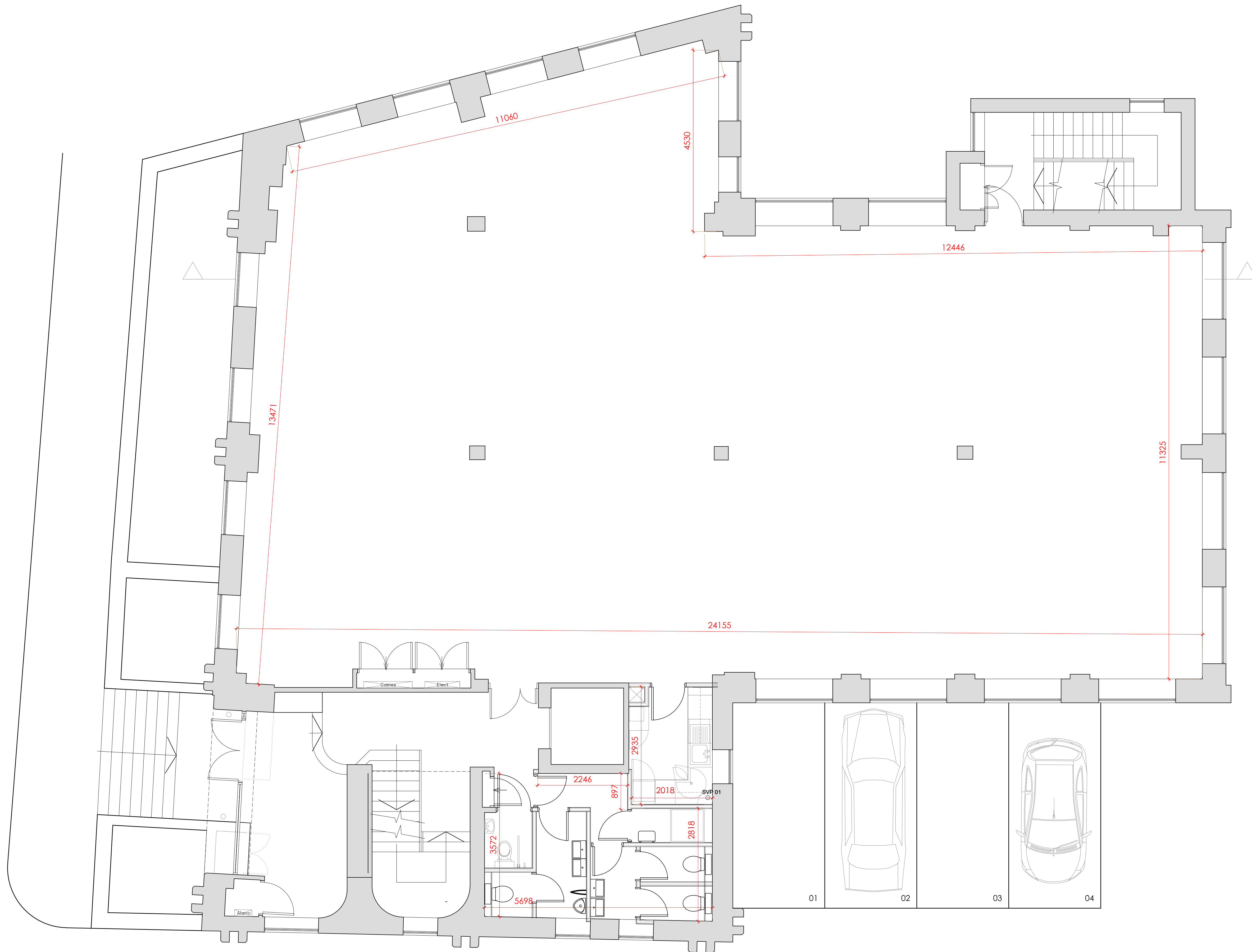
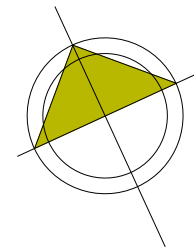
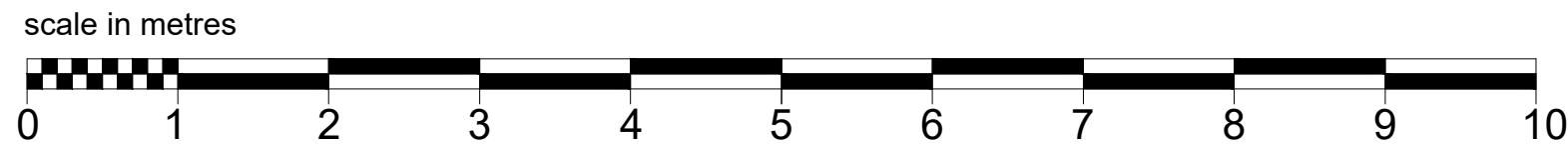
SILVERLINE ARCHITECTS

email: info@silverlinearchitects.com

all dimensions to be checked on site

any discrepancy between this drawing and other information is to be referred to Silverline architects

This drawing is copyright



AS BUILT

title
BOSTON HOUSE, LITTLE GREEN, RICHMOND, TW9 1QE

client
CARLFORD DEVELOPMENTS LTD

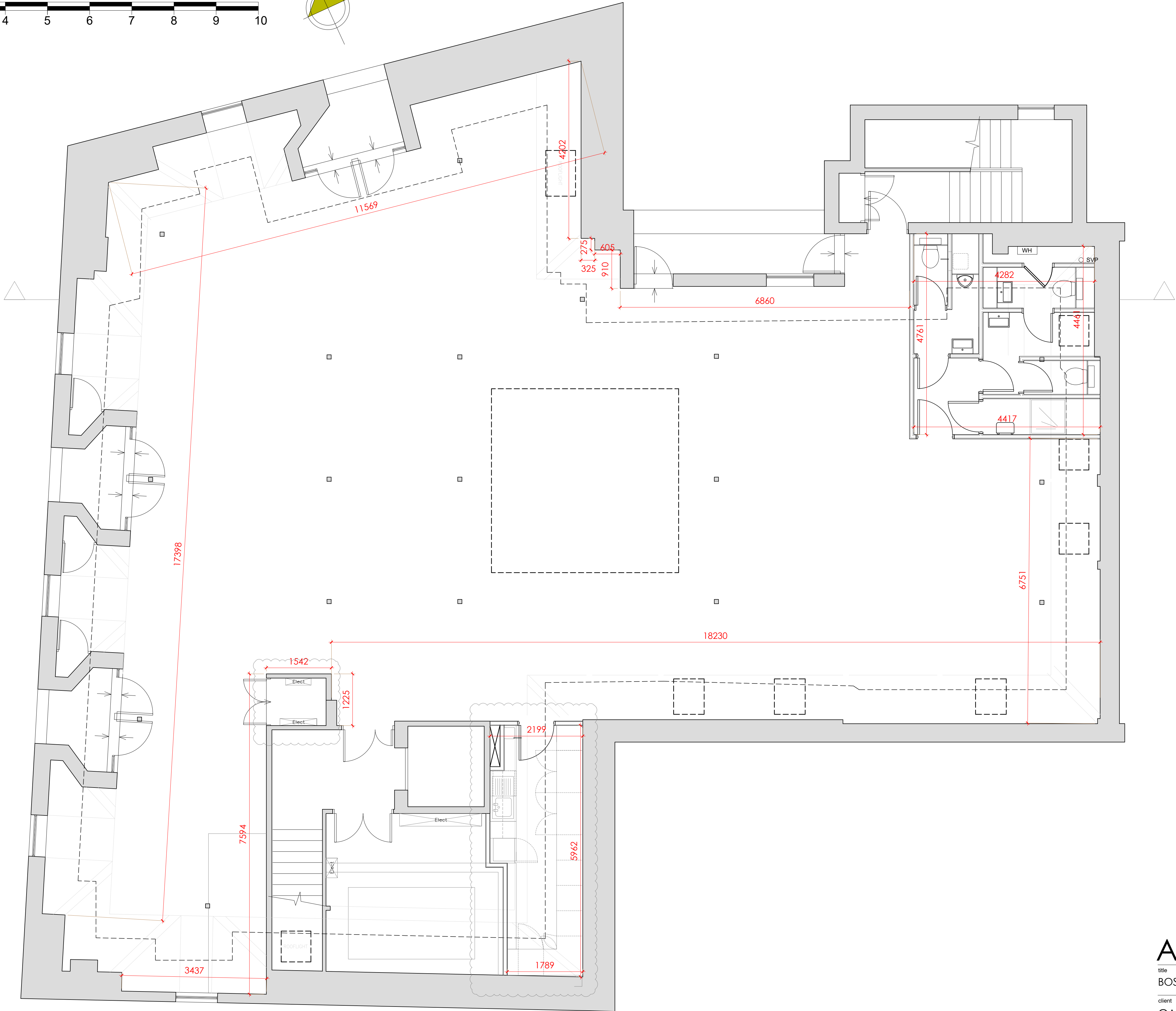
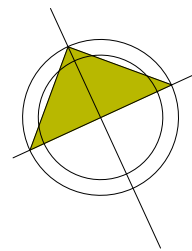
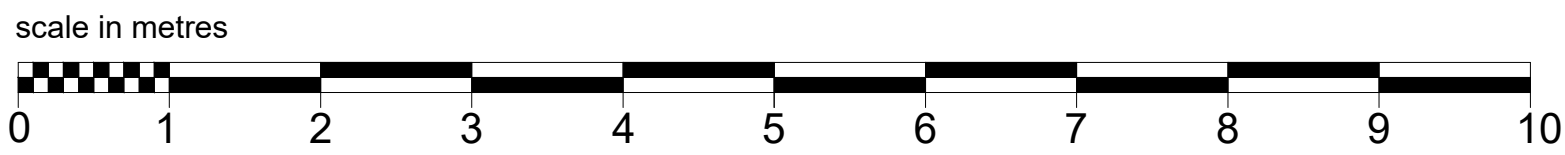
description
GROUND FLOOR PLAN

date:	scale	project	drawing	revision
FEB 2021	1:50 @ A1	200102		

SILVERLINE ARCHITECTS

email: info@silverlinearchitects.com

All dimensions to the nearest mm. Any discrepancy between this drawing and other information is to be referred to Silverline Architects. This drawing is copyright.



AS BUILT				
title				
BOSTON HOUSE, LITTLE GREEN, RICHMOND, TW9 1QE				
client				
CARLFORD DEVELOPMENTS LTD				
description				
THIRD FLOOR PLAN				
date:	scale:	project:	drawing:	revision:
FEB 2021	1:50 @ A1	200102		