



evergreen studios.

Little Green,
Richmond-Upon-Thames,
London TW9 1QE

Grade A Richmond Town Centre offices available in suites from
1,639 sq ft to floors of 3,634 sq ft up to a total of 13,688 sq ft



Evergreen Studios is a 17,322 sq ft air-conditioned office building arranged over Garden, Ground and 3 upper floors.

The buiding provides quality, modern offices in the heart of Richmond Town Centre, offering the requisite food, retail and leisure amenities with superb transport links to attract and retain staff.

Floor areas

Current availability

Floor	sq ft	sq m
Third	3,294	306.01
Second (Under offer)	3,634	337.59
First	3,634	337.59
Ground	3,362	312.32
Garden	1,639 to 3,398	152.26 to 315.67
Total	17,322	1,609.18



Communal terrace





Richmond Station

River Thames

Richmond Bridge

evergreen
studios.

Richmond Riverside

Little Green

Richmond Green

Richmond Park

Richmond Hill

P 337 spaces
(4 minute walk)

P 385 spaces
(3 minute walk)

3 minute walk

available accommodation.

Garden floor
1,639 sq ft (152.26 sq m)
to 3,398 sq ft (315.67 sq m)

The Garden Floor is designed to provide 3 furnished suites.

Suite 1 is available to let, with the benefit of its own terrace area.

Suites 2 and 3 are currently let, with access to a communal terrace.

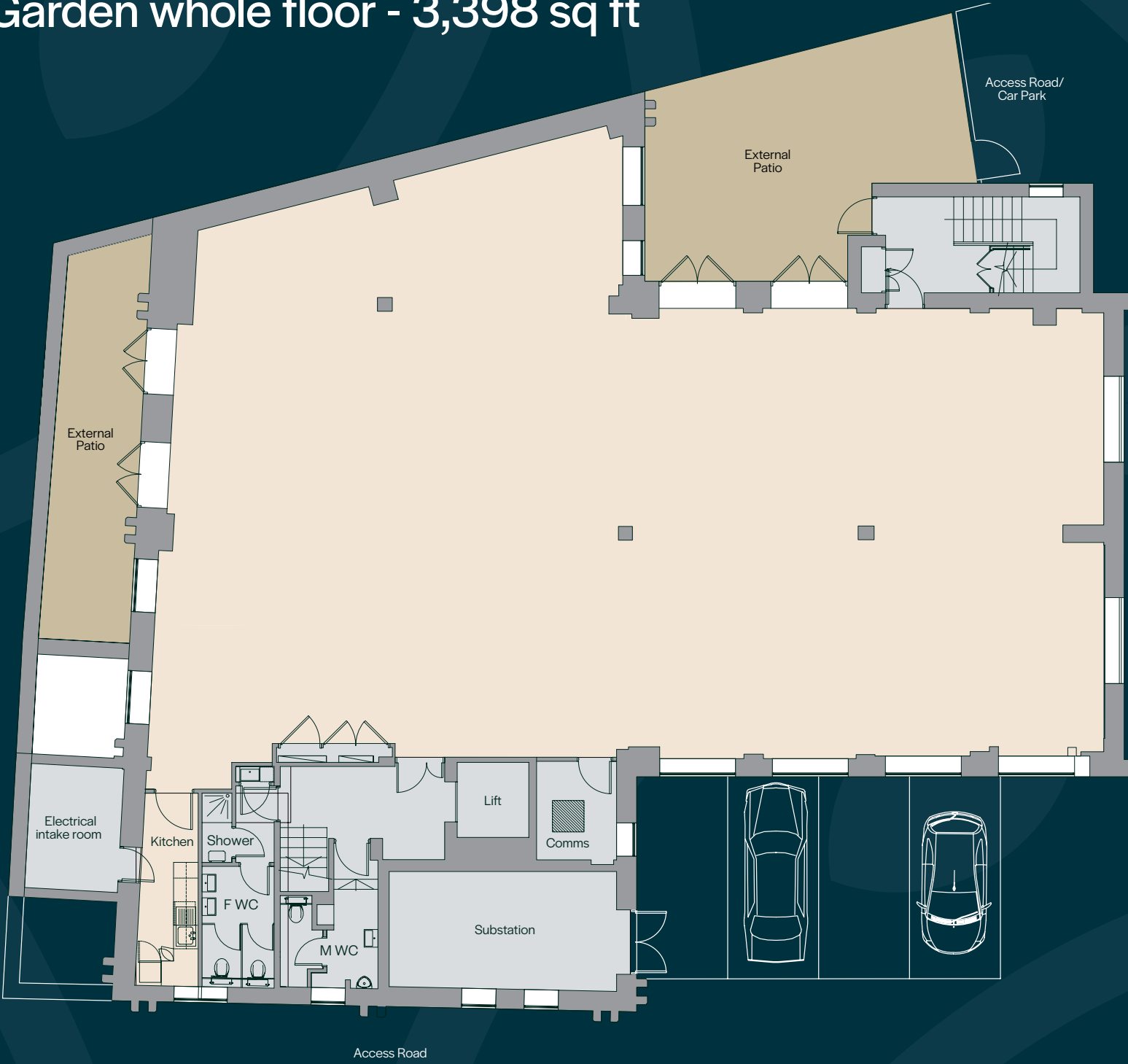
The floor as a whole, returned to a single lettable unit totals 3,398 sq ft.



Garden floor - 3 suites



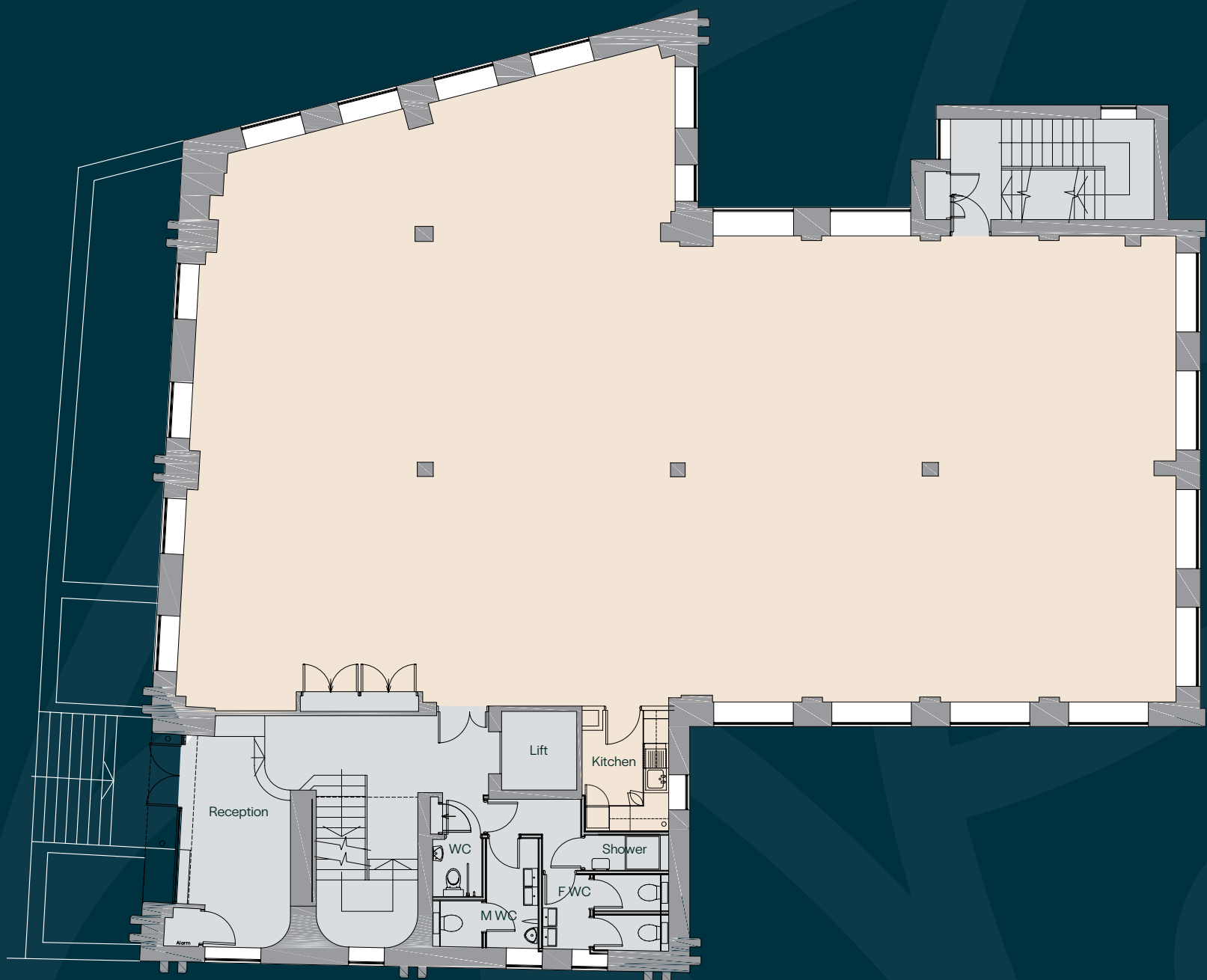
Garden whole floor - 3,398 sq ft



Kitchen breakout area

available accommodation.

Ground floor
3,362 sq ft (312.32 sq m)





available accommodation.

Third floor
3,294 sq ft (306.01 sq m)



Photographs taken prior to occupation.

specification.

Comprehensively refurbished in 2022, Evergreen Studios provides air conditioned offices benefiting from an 8 person passenger lift and parking spaces with garden terraces.



Air conditioning



EPC Rating B



Tripple glazed windows



Tea points on each floor



WCs and shower on each floor



Fitted or non fitted floor options



Existing fibre connectivity



CAT 6A cabling



LED lighting



8 person passenger lift



Parking on-site and close by



Cycle storage

Richmond.

Richmond combines the energy of a vibrant town centre with the tranquillity of its riverside setting and expansive Royal Parks. From independent cafés and acclaimed restaurants to stylish bars and cultural attractions, it offers an exceptional mix of retail, dining, leisure and lifestyle experiences, creating one of London's most desirable destinations to work, relax and enjoy.



local amenities.



Retailers

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

Leisure & Hotels

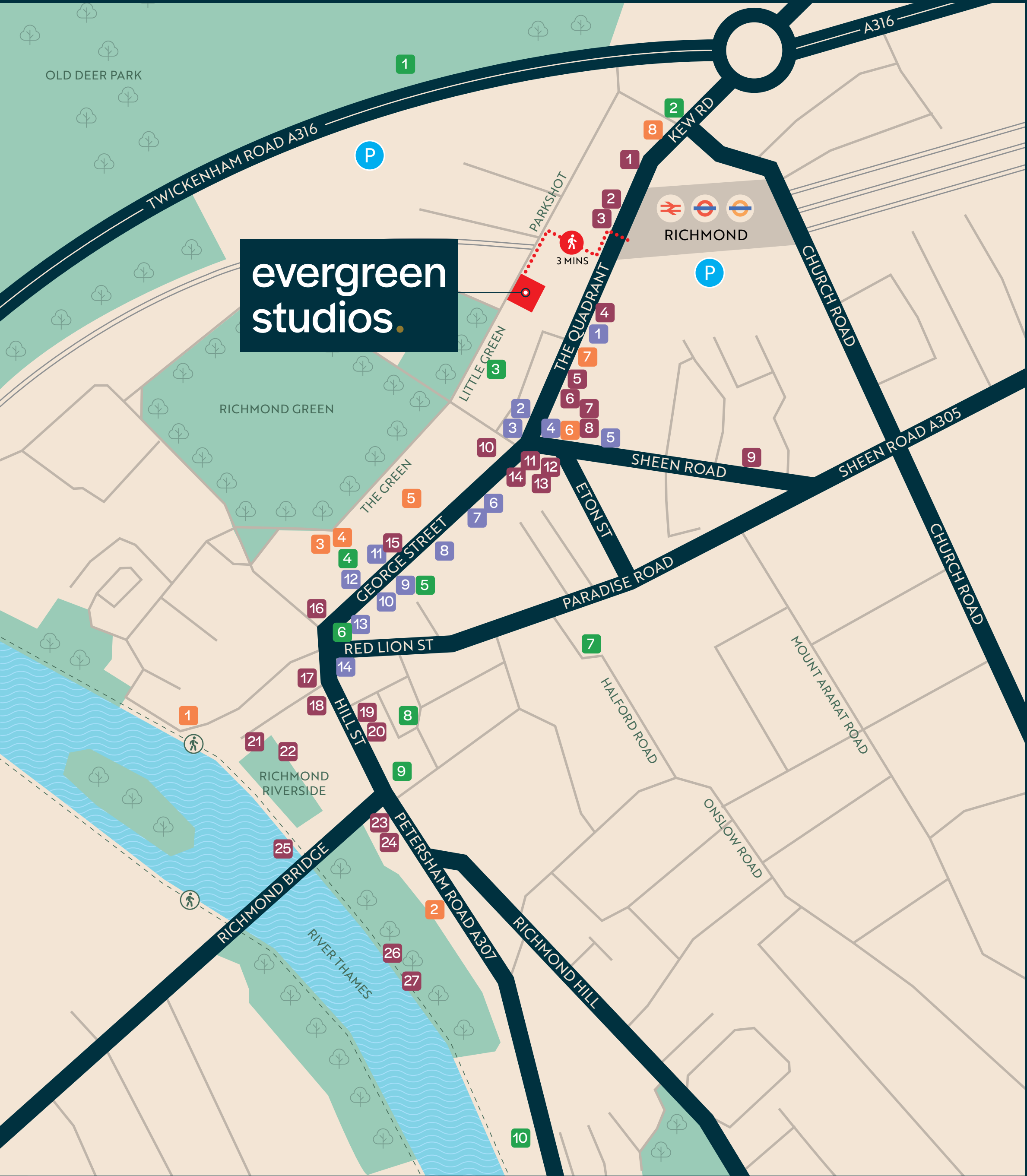
- 1 Pools on the Park
- 2 Orange Tree Theatre
- 3 Richmond Theatre
- 4 Thirdspace
- 5 The Gym Group
- 6 Face Gym
- 7 Travelodge
- 8 Richmond Hill Health Club
- 9 Odeon Cinema
- 10 Bingham Riverhouse

Pubs & Bars

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

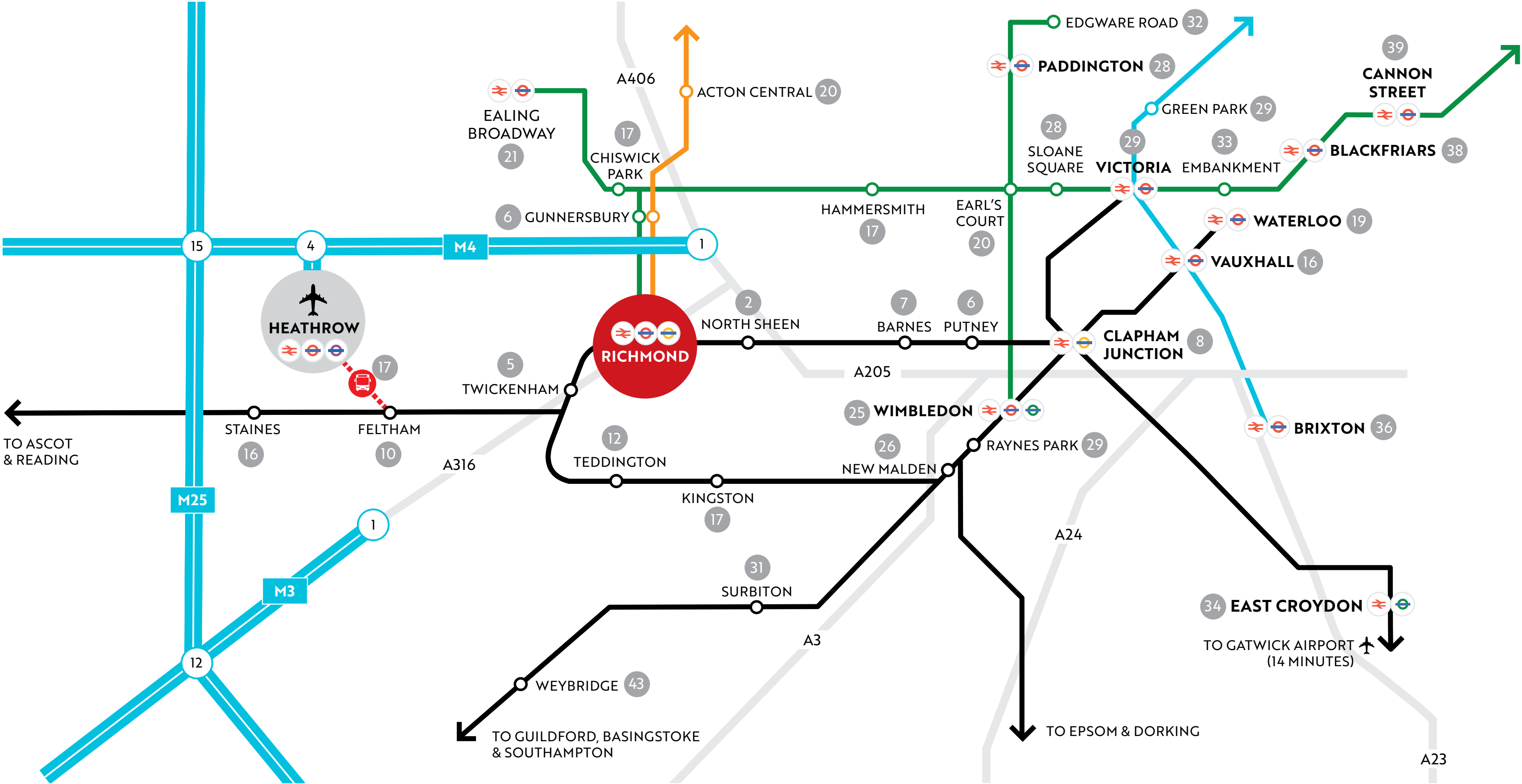
Restaurants & Cafés

- 1 Cinnamon Bazar
- 2 Tortilla
- 3 Carmona
- 4 Costa
- 5 Greggs
- 6 Buenos Aires
- 7 Caffé Nero
- 8 Coffeeology
- 9 Gail's Bakery
- 10 No1a Duke Street
- 11 Itsu
- 12 Paris Baguette
- 13 Pret A Manger
- 14 Joe The Juice
- 15 Ole & Steen
- 16 Sticks 'n' Sushi
- 17 The Ivy Brasserie
- 18 Megan's
- 19 Cocotte
- 20 Ottolenghi
- 21 Scotts
- 22 Brindisa
- 23 Bill's
- 24 Noci
- 25 Peggy Jean
- 26 Gaucho
- 27 Stein's



travel.

Richmond Station places the West End, the City and beyond within easy reach via the London Underground, London Overground and South Western Railway. Frequent South Western Railway services to London Waterloo run approximately every 10 minutes, complemented by District line and London Overground services every 5–10 minutes. With fast, direct connections and access to an extensive talent pool, Richmond is perfectly positioned for today’s connected workforce.



By Underground	↓
Gunnersbury	6
Hammersmith	17
Earl's Court	20
London Paddington	28
London Victoria	29
Green Park	29
Embankment	35
Heathrow Airport	35
Canon Street	39
London King's Cross	39

By Rail	↓
Clapham Junction	8
Vauxhall	16
London Waterloo	19
Wimbledon	25
Paddington	28
Heathrow Airport	35

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

Key

- District Line
- London Overground (Mildmay)
- National Rail
- Victoria Line
- 6 Minutes from Richmond



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Terms

New leases available from new Landlords.

Rent

From £55.00 per sq ft.

Rates

Rates Payable 2026/27 c£22.00 per sq ft. Interested Parties should make their own enquiries with London Borough of Richmond and satisfy themselves of their rating liability.

Service Charge

Budget 2026 £9.60 per sq ft.

Viewings

Viewings and further information from the joint agents:

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