

TO LET

EXCEPTIONAL OFFICES IN THE HEART OF
RICHMOND TOWN CENTRE

2,600 - 14,600 SQ FT

SPENCER HOUSE

23 SHEEN ROAD, RICHMOND TW9 1BN



EXCEPTIONAL VALUE

GRADE A REFURBISHED OFFICES

HIGHLY COMPETATIVE LEASE TERMS

IMMEDIATE OCCUPATION

FURNITURE PACKAGES AVAILABLE



SPENCER HOUSE

ONE OF THE HAPPIEST PLACES TO WORK AND LIVE

Situated in the heart of Richmond Town Centre, Spencer House is within easy walking distance of the station (mainline and underground) and Richmond Green. The town boasts extensive shopping, restaurant and leisure facilities as well as the famous Richmond Riverside.



TRAVEL TIMES

By Rail	Minutes	By Underground	Minutes
Clapham Junction	8	Gunnersbury	6
London Waterloo	19	Hammersmith	17
Wimbledon	25	Earl's Court	20
Paddington	28	London Paddington	28
Heathrow Airport	35	London Victoria	29
		Green Park	29
		London Marylebone	32
		Embankment	35
		Heathrow Airport	35
		London King's Cross	39

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



SPENCER HOUSE

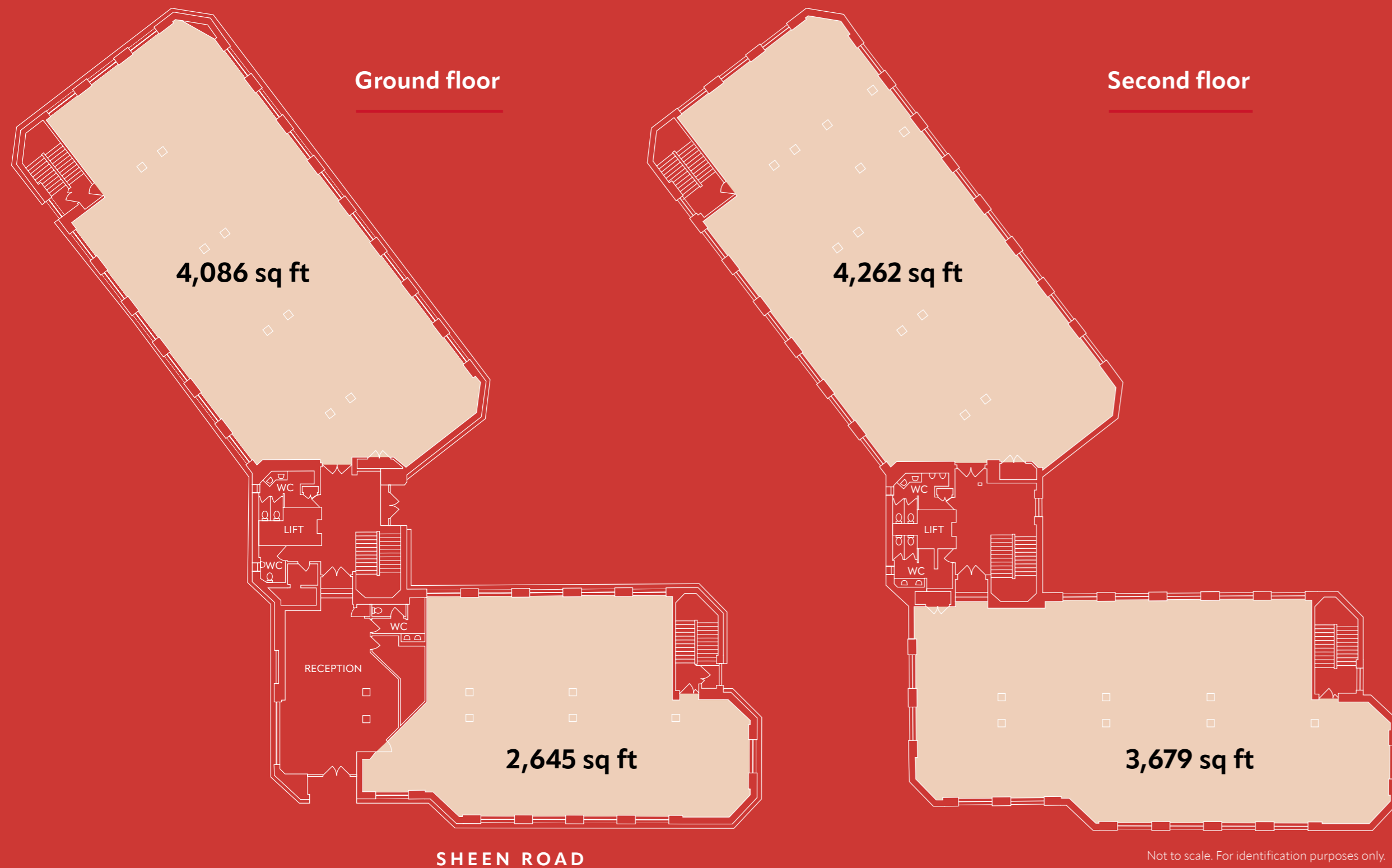
→ SHOPS, CAFÉS & RESTAURANTS

- 1 Waitrose
- 2 Coffeeology
- 3 Caffé Nero
- 4 Greggs
- 5 Sainsbury's Local
- 6 Costa
- 7 Lululemon
- 8 Sweaty Betty
- 9 Aessop
- 10 No1 Duke Street
- 11 Gail's Bakery
- 12 Itsu
- 13 Leon
- 14 Jo The Juice
- 15 Tesco Express
- 16 H&M
- 17 M&S
- 18 Oliver Bonas
- 19 Boots
- 20 Reiss
- 21 Sticks 'n' Sushi
- 22 The Ivy Café
- 23 Scotts
- 24 Brindisa
- 25 Bill's
- 26 Gaucho

→ LEISURE & HOTELS

- 1 Digma Fitness
- 2 Travelodge
- 3 Richmond Hill Health Club
- 4 Odeon Cinema
- 5 Thirdspace
- 6 Richmond Theatre
- 7 Pools on the Park
- 8 Richmond Rugby Club
- 9 Royal Mid-Surrey Golf Club





SPECIFICATION

- Brand New HVAC air conditioning
- Refurbished manned reception
- Full access raised floors
- 2.6m floor to ceiling heights
- Excellent natural light
- Passenger lift
- 24 hour access
- Courtyard setting
- On site barrier controlled parking
- Secure bike storage
- EPC B

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TERMS

Highly competitive flexible lease terms with incentives available.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents:



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