

Landmark Riverside  
Office Building

# Palm Court

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Richmond  
Riverside

# A Richmond landmark

Forming part of the prestigious Richmond Riverside development, Palm Court offers exceptional refurbished Grade A office space - the perfect HQ building.

A self-contained building totalling approximately 16,615 sq ft which boasts a private riverside garden with views over the River Thames.

The development perfectly marries period design with contemporary office spaces - meeting the demands of today's occupiers requirements.





## Make an entrance

The main entrance for Palm Court is situated in the serene landscaped Heron Square – providing a stunning arrival.

Heron Square courtyard looking towards Palm Court entrance





## The perfect first impression

Contemporary finishes and river views create an impressive entrance for both occupiers and visitors.



Indicative reception and ground floor - CGI

# Summary specification

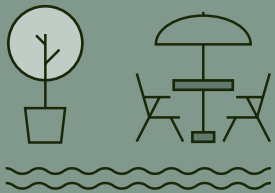
As part of the comprehensive refurbishment the building has been specified to a high standard throughout, with new onsite tenant end of journey facilities and access to the Richmond Riverside amenity offering.



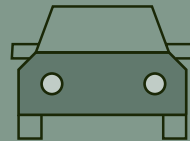
Premium Cat A  
refurbishment



Prestigious landmark  
location



Private garden  
with river views



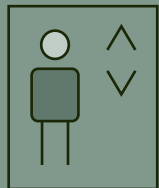
15 secure underground  
car parking spaces



Secure  
cycle storage



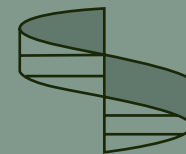
New shower  
facilities



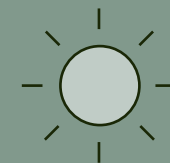
Two new  
passenger lifts



Onsite amenities within  
Richmond Riverside



Bespoke spiral  
staircase



High levels  
of natural light

# Well-being on the inside

Palm Court has an emphasis on tenant wellbeing and sustainability at its core.

**OrchardStreet**  
INVESTMENT MANAGEMENT

## Our approach

Responsible investment is embedded in every aspect of how we operate as a business and how we manage our clients' capital. We deliver long-term performance and resilience for clients through ESG integration by considering the environmental, social and regulatory risks to, and impacts of, our assets under management.

## Our pathway to net zero carbon

Climate change is the defining challenge of our time and the real estate sector has a transformational role to play in reducing carbon emissions, with 40% of global emissions coming from the built environment. Our roadmap to 2040 gives our clients a clear view of what they can expect from our decarbonisation pathway. We are committed to achieving net zero carbon for landlord emissions, refurbishment emissions and our corporate emissions by 2030.



New end of journey facilities



Energy and Carbon reduction - on route to Carbon Net Zero



Emphasis on low carbon business travel



Exploring the opportunities of smart buildings with the inclusion of smart meters



Green leases and supporting occupiers own ESG goals



Richmond borough has more green space than any other in London



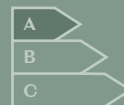
LED intelligent lighting with daylight dimming and presence detection

**BREEAM**<sup>®</sup>

Targeting BREEAM 'Excellent'



Water management system



EPC target rating of A



Construction and waste management plans in line with the London plans waste hierarchy



## A different view

The private garden overlooks the River Thames providing the perfect spot to relax and recharge.



View to River Thames



The background is split into two vertical sections. The left section features a pattern of stylized palm leaves in the upper half and wavy, horizontal lines in the lower half, both in a light teal color. The right section is a solid, medium teal color.

# The Space



## Work space

Contemporary open plan workspace, flooded with natural light creates an environment to inspire and promote productivity.



Indicative first floor fit-out - CGI



## Break out

The opportunity for considered breakout areas to meet, collaborate or simply step away from the desk.



Indicative garden floor fit-out - OGI



# Accommodation

Palm Court offers flexible floor plates - so you work the way you want to.

## Site Plan

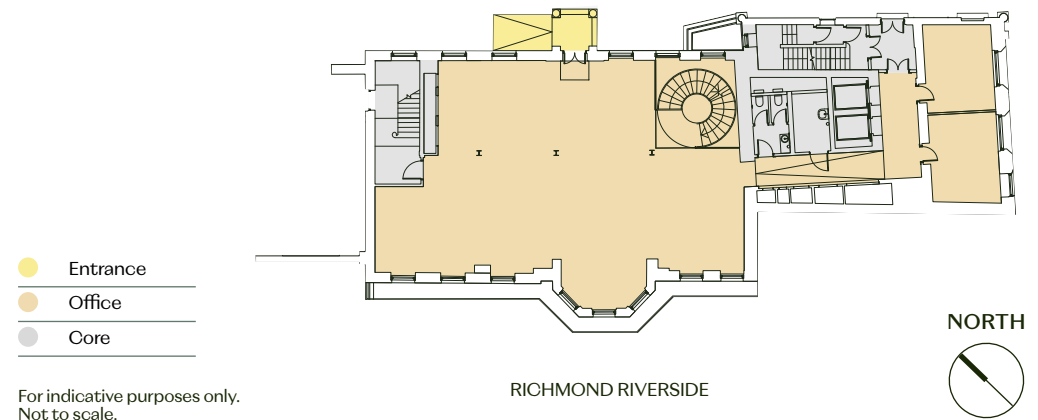


## Schedule of Areas

	sq ft	sq m
Third Floor Office	1,865	173
Second Floor Office	4,921	457
First Floor Office	5,006	465
Ground Floor Office	2,696	251
Garden Floor Office	2,126	198
Private Garden	764	71
<b>Total Office</b>	<b>16,615</b>	<b>1,544</b>

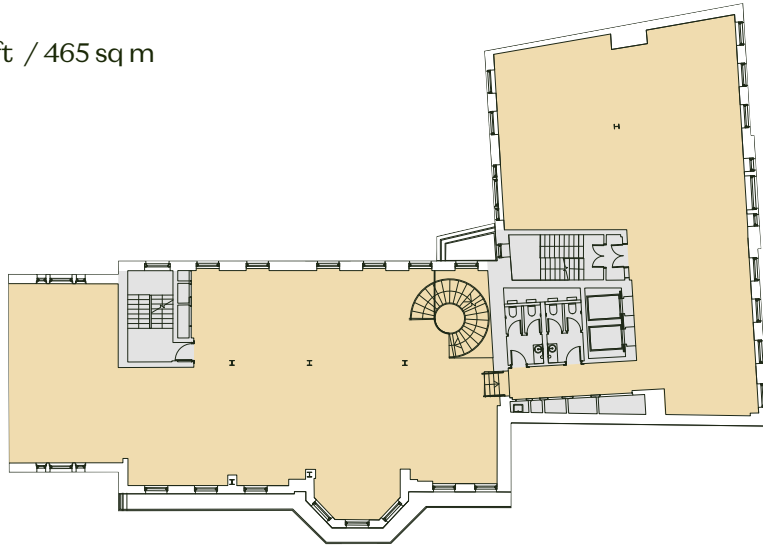
## Ground Floor

Office 2,696 sq ft / 251 sq m



## First Floor

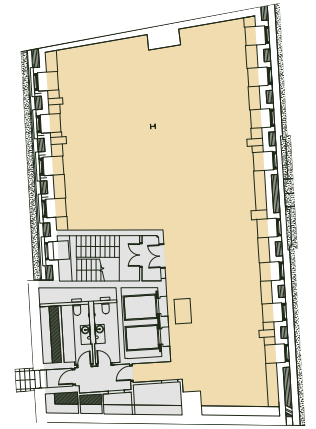
Office 5,006 sq ft / 465 sq m



RICHMOND RIVERSIDE

## Third Floor

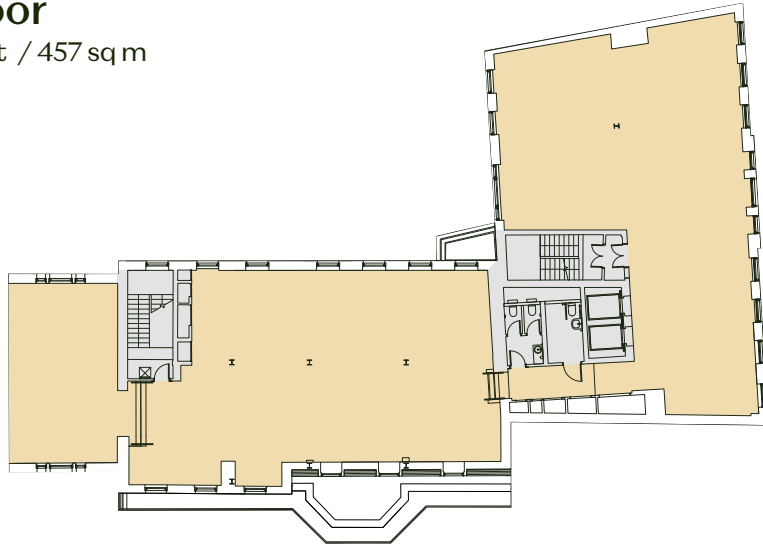
Office 1,865 sq ft / 173 sq m



RICHMOND RIVERSIDE

## Second Floor

Office 4,921 sq ft / 457 sq m

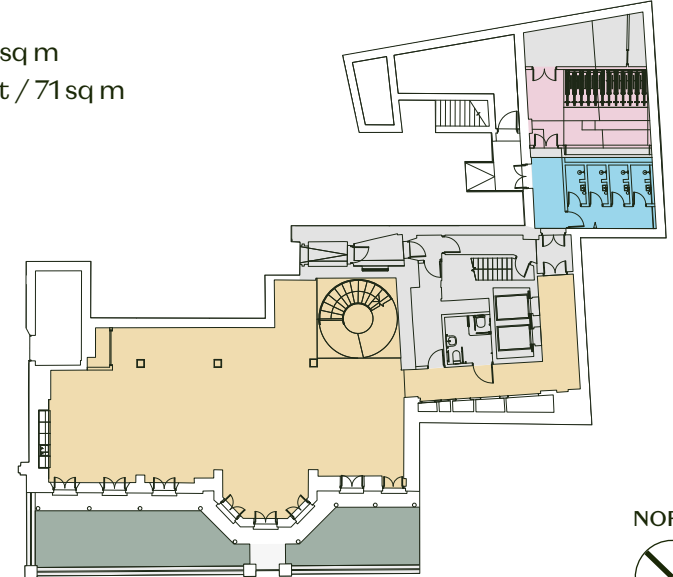


RICHMOND RIVERSIDE

## Garden Floor

Office 2,126 sq ft / 198 sq m

Private Garden 764 sq ft / 71 sq m



RICHMOND RIVERSIDE

NORTH



- Office
- Bike store
- Showers
- Core
- Private Garden

For indicative purposes only.  
Not to scale.



The background is split into two vertical sections. The left section features a pattern of stylized palm leaves in the upper half and wavy, concentric lines in the lower half, both in a light teal color. The right section is a solid, medium teal color.

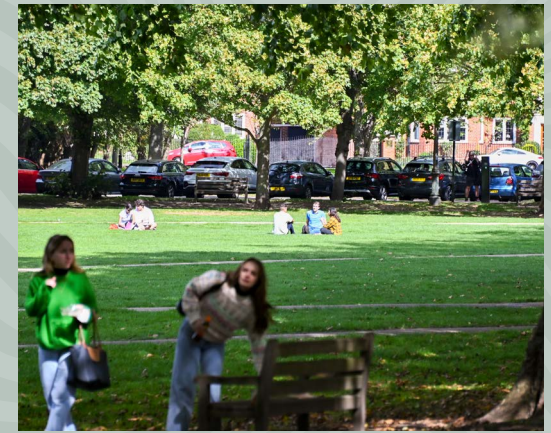
# The Location



# An unrivalled location

Situated on the south side of Richmond town centre, Richmond Riverside provides occupiers direct access to ever-growing and diverse dining, leisure and retail offering.

This, alongside, the tranquil river setting, affluent residential areas and open green spaces such as Richmond Park means the area continues to attract a rich occupier mix. Morning, day or night there is something for every occasion.





# Location / Amenities

## Leisure

- 1\_ Richmond Hill Health Club
- 2\_ Curzon Cinema
- 3\_ Twickenham Stadium
- 4\_ Third Space (coming soon)
- 5\_ Richmond Harbour Hotel & Spa
- 6\_ Royal Mid-Surrey Golf Club

## Food & Drink

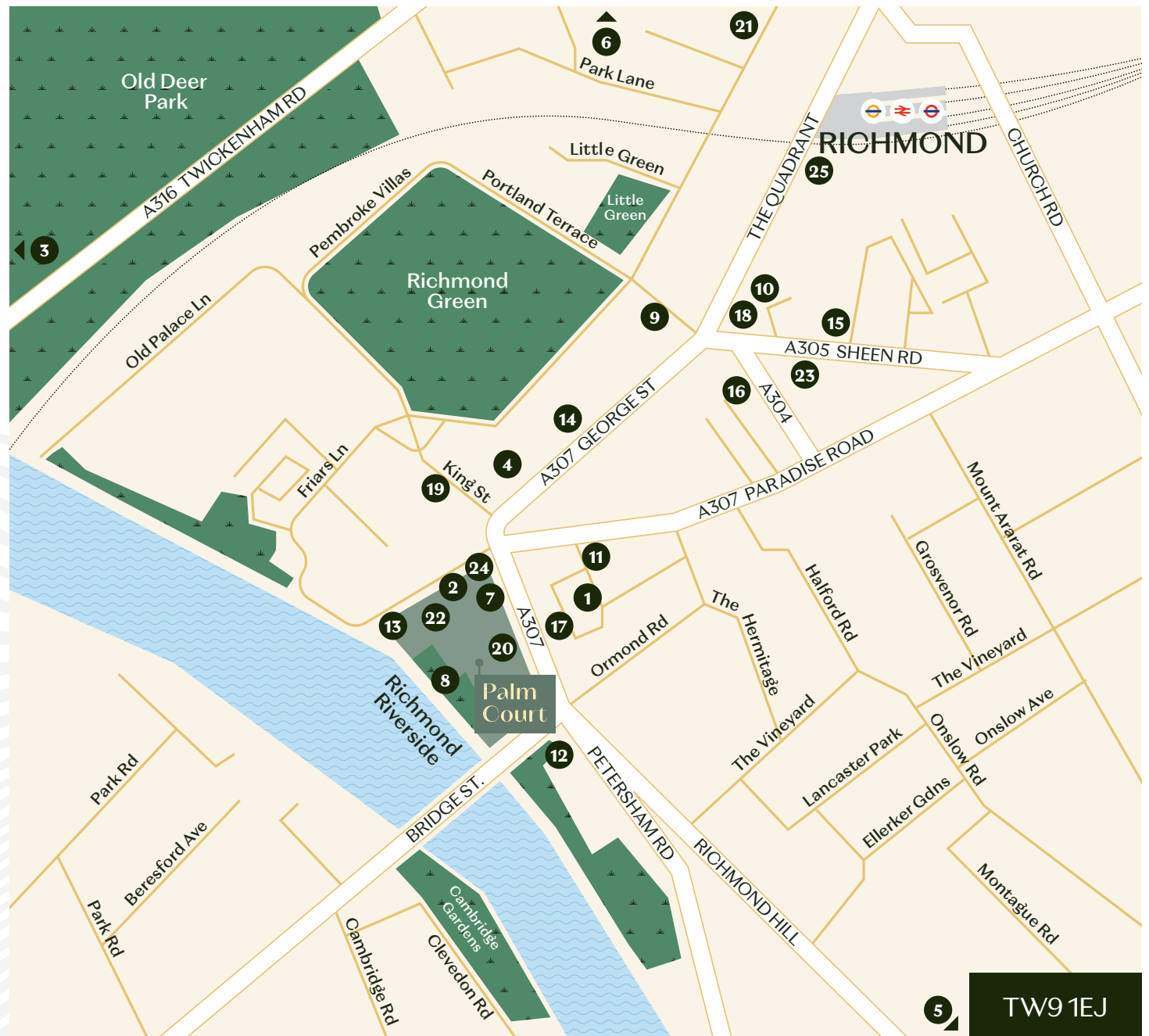
- 7\_ The Ivy Café
- 8\_ Brindisa
- 9\_ No1 Duke Street
- 10\_ Tap Tavern
- 11\_ Franco Manca
- 12\_ Bills
- 13\_ Scott's

## Retail

- 14\_ Anthropologie
- 15\_ Waitrose
- 16\_ Whole Foods Market
- 17\_ Space NK
- 18\_ Lululemon
- 19\_ Aesop

## Local Occupiers

- 20\_ eBay
- 21\_ William Grant & Sons
- 22\_ Paypal
- 23\_ Tails.com
- 24\_ Jigsaw
- 25\_ RELX



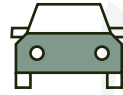
# Make a connection

Richmond is ideally located for today's leading businesses.

It offers excellent connectivity with access to the London Overground, Underground and National rail networks. Situated just eight miles south west of Central London, Waterloo station can be reached in a fasted journey time of 19 minutes.

## Travel Times

### By Road



M4	16 minutes
Hammersmith	19 minutes
M3	20 minutes
M25	30 minutes
Heathrow Airport	30 minutes

### By Rail



Clapham Junction	8 minutes
Wimbledon	17 minutes
London Waterloo	19 minutes
London Paddington	29 minutes
Heathrow Airport	44 minutes

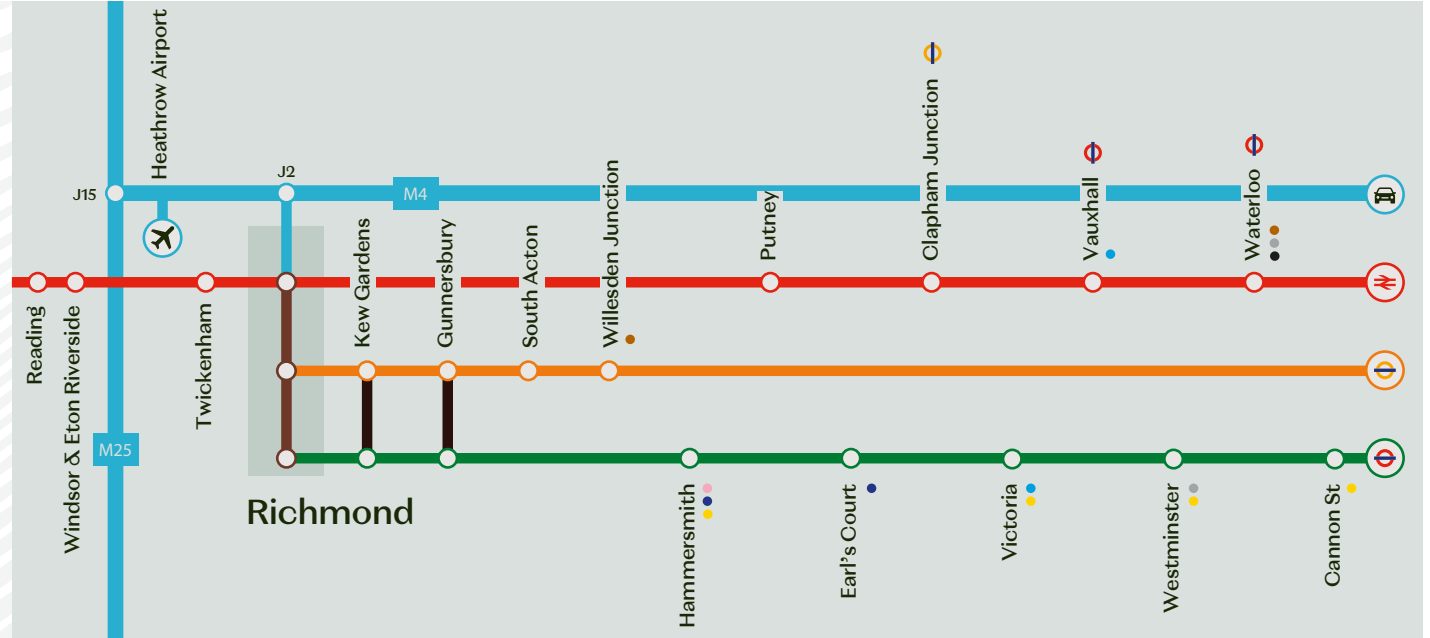
### By Underground



Gunnorsbury	6 minutes
Hammersmith	15 minutes
Earl's Court	21 minutes
Sloane Square	27 minutes
London Victoria	32 minutes

Source: AA Route Planner / TfL

## Transport Map



The Location



# Further Information

For further information contact:



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A development by:

**OrchardStreet**  
INVESTMENT MANAGEMENT

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