



80

GEORGE STREET
RICHMOND UPON THAMES

Retail, Leisure and Flagship Rooftop Restaurant
LEASING OPPORTUNITIES

LEASING OPPORTUNITIES REMAINING
AT THE UNRIVALLED
BEST IN CLASS LANDMARK
IN THE HEART OF RICHMOND



THE GOSLING
Bringing a new
level of luxury
and vitality

80 GEORGE STREET

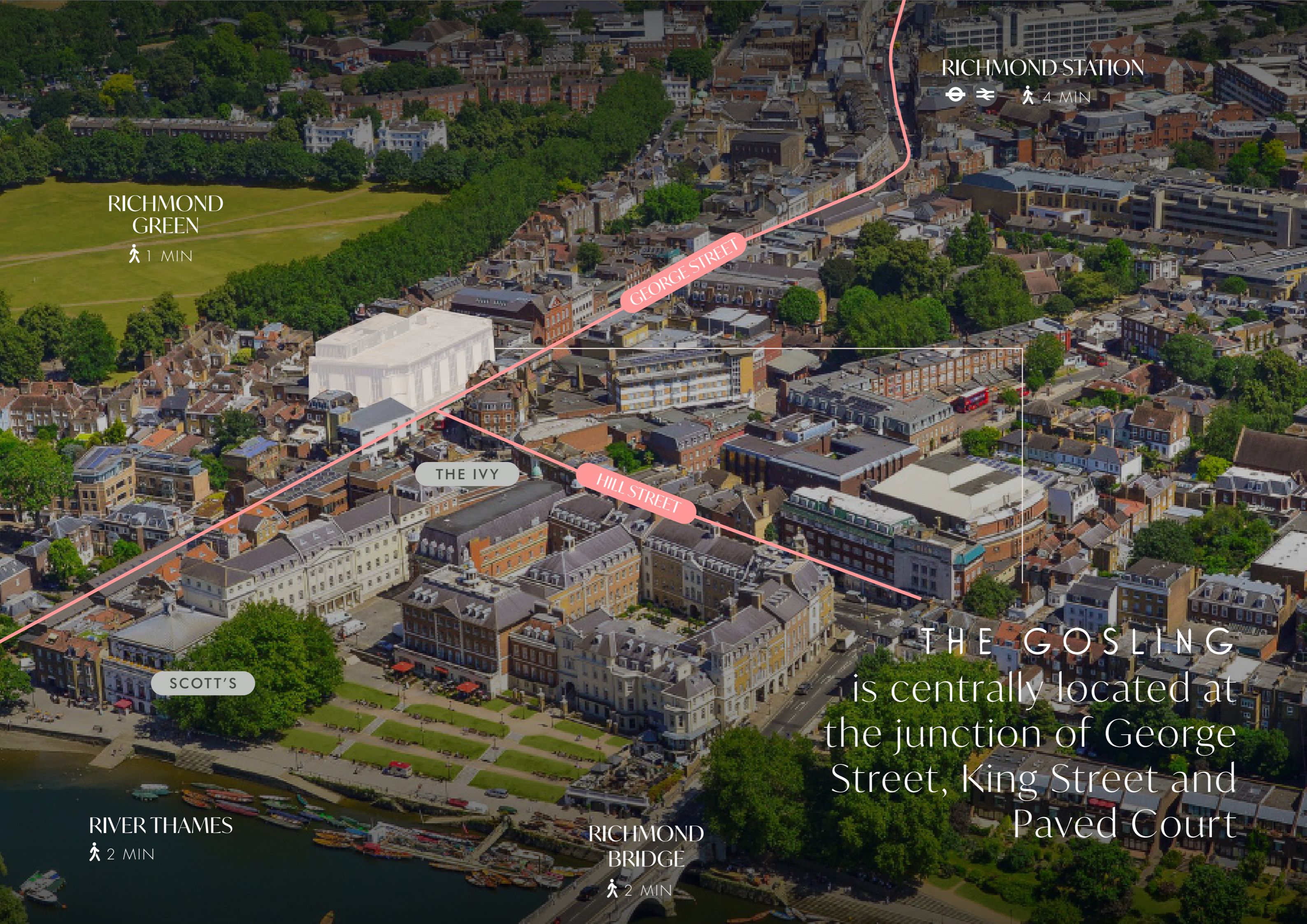
The flagship mixed-use development features a luxury gym with swimming pool, over 30,000 sq ft of contemporary office space plus a collection of retail, leisure and flagship rooftop restaurant units available.

PAVED COURT & KING STREET

There are additional boutique units available in Paved Court and King Street.

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RICHMOND STATION

🚶 4 MIN

RICHMOND GREEN

🚶 1 MIN

GEORGE STREET

THE IVY

HILL STREET

SCOTT'S

RIVER THAMES

🚶 2 MIN

RICHMOND BRIDGE

🚶 2 MIN

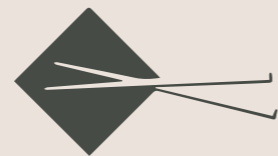
THE GOSLING is centrally located at the junction of George Street, King Street and Paved Court

IN SUPERB COMPANY

The multi-million pound development has already signed two stylish and luxurious F&B, leisure brands.



Sticks'n'Sushi, a high-end Danish-Japanese restaurant group, have recently opened their 5,000 sq ft restaurant on the ground floor. The group operates 10 restaurants in the UK, including eight in London and one in each of Oxford and Cambridge, plus others across Europe.



STICKS N SUSHI

THIRD SPACE

Opening 2024

30,000 sq ft club with cafe and fuel bar.

Third Space World-Class Luxury Health Club will offer tenants of the building and local residents access to state of the art gym equipment and technology in a best-in-class work out and recovery space that is not currently available in Richmond.



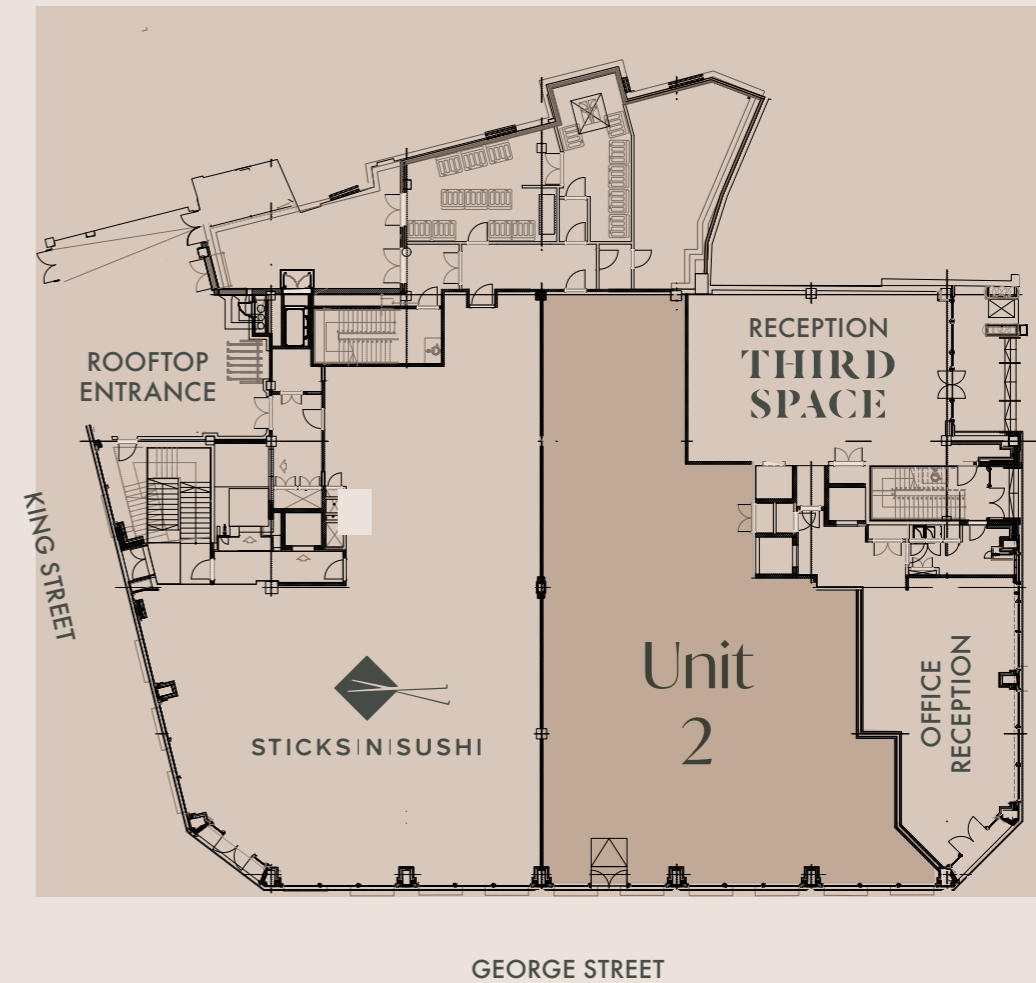
RETAIL AND RESTAURANT UNITS AVAILABLE

80 GEORGE STREET



Ground Floor

AVAILABLE	USE	SQ M	SQ FT
UNIT 2	Retail / F&B	417	4,489



QUOTING RENT

£65.00 per sq ft

SERVICE CHARGE

£3.90 per sq ft

RATEABLE VALUE

TBC

HANDOVER CONDITION

Shell with capped services

OPPORTUNITY TO SPLIT
Available Now

80 GEORGE STREET

FLAGSHIP ROOFTOP RESTAURANT OPPORTUNITY

AVAILABLE	GROUND	FOURTH	FIFTH	TOTAL
UNIT 8	-	5,436	700	6,136
TERRACE	-	926	1,216	2,142

QUOTING RENT
£65.00 per sq ft

RATEABLE VALUE
TBC

SERVICE CHARGE
£4.35 per sq ft

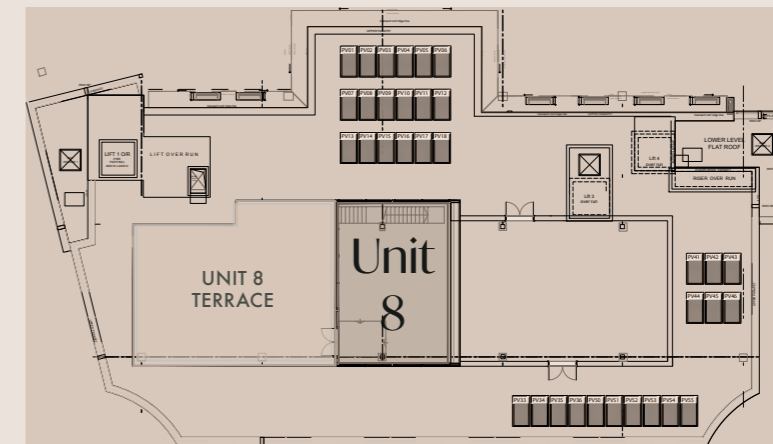
HANDOVER CONDITION
Shell with capped services

OPPORTUNITY TO SPLIT
Available Now

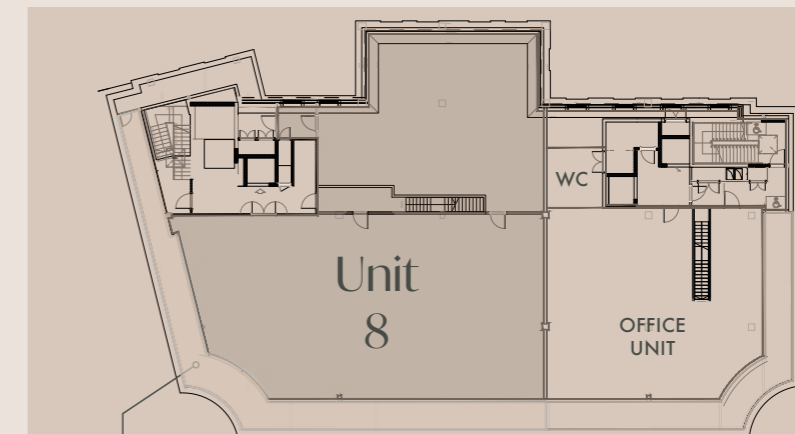
Measurements per sq ft.

Floor plans shown are not to scale and ratio may differ to other plans in this document.
All dimensions are approximate and subject to change.

Fifth



Fourth



UNIT 8 TERRACE

Ground





LEASING OPPORTUNITY

PAVED COURT

Quintessentially English Paved Court is a narrow, cobblestone pedestrian street lined with fashion boutiques, gift shops, cafés, and jewellers.

A Paved Court Apartment was also the home of Fictional Character Ted Lasso

QUOTING RENT

£POA

RATEABLE VALUE

TBC

SERVICE CHARGE

N/A

HANDOVER CONDITION

White box

Available Now

PAVED COURT

Eight boutique retail opportunities
from 503 sq ft to 1,063 sq ft

UNIT	TYPE	STATUS	BASEMENT	GROUND	FIRST	SECOND	TOTAL
2	Retail	Let	301	344	248	-	893
4	Retail	Under Offer	255	248	280	280	1,063
6	Retail	Available	186	215	215	183	799
8	Retail	Available	179	291	291	-	761
10	Retail	Let	248	226	215	-	689
12	Retail	Available	169	334	-	-	503
14	Retail	Under Offer	172	205	215	183	775
16	Retail	Available	-	-	474	463	937

KING STREET

20	Retail	Available	431	495	-	-	926
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Measurements per sq ft.

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LOCATION & LIFESTYLE A UNIQUE DESTINATION THAT INSPIRES CREATIVITY & WELL BEING



EARL'S COURT
20 min

GREEN PARK
21 min

HEATHROW
44 min

VICTORIA
31 min



M4
9 min

M25
16 min

WEST END
26 min

HEATHROW
28 min

Richmond is one of the most desirable London boroughs, located just 8 miles from Central London.



ANNUAL VISITORS
4.5 million

Richmond's main arterial road, the A316, runs to the north of the area and connects it to the M25 8 miles to the west and Putney to the East. In addition, the M4 is located 3 miles to the north east and the M3 is 6 miles to the south west.



ECONOMIC CONTRIBUTION
£469 million

Richmond has a catchment population of over 250,000 with an estimated 2.465 million within a 30-minute travel time. There is an over-representation of adults aged 25-44 and children under 14, offering excellent growth potential. The area is popular with young professionals and families due to its architecture, royal connections, and extensive parkland, boasting the largest park in London.



DEVELOPER



Sheen Lane Developments is a local privately owned property development company. Whilst specialising in the development of high quality residential led schemes, Sheen Lane has assembled a team of highly qualified professionals with expertise in construction, architecture and development, enabling the company to approach and deliver a variety of construction projects. Since formation in 2013, Sheen Lane has developed 2,300 residential units across 42 schemes with a further 2,100 in the pipeline.

sheenlane.co.uk ▶

“ We very much see ourselves as custodians for The Gosling, and look forward to attracting a vibrant and diverse tenant profile and restoring this landmark to its former glories. ”

MARTIN TYNAN, DIRECTOR, SHEEN LANE DEVELOPMENTS



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