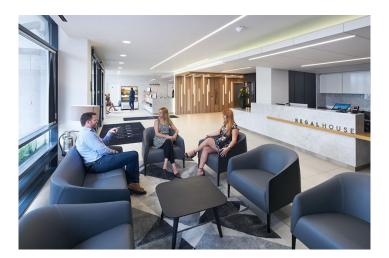
# PRESTIGIOUS OFFICE SUITE IN LANDMARK BUILDING 500 - 1,800 SQ FT (46.5 - 167.2 SQ M) APPROX





This prominent building situated adjacent to the Station in Central Twickenham has evolved to provide modern, comfort cooled contemporary offices with the benefit of a Building Manager, Concierge reception, in-house bistro and shower facilities.





REGAL HOUSE, 5TH FLOOR, 70 LONDON ROAD, TWICKENHAM TW1 3QS



### LOCATION

Twickenham town centre provides excellent shopping facilities with Waitrose, Marks & Spencer (food), Costa and Caffe Nero together with a wide range of café restaurants and bars.

#### **COMMUNICATIONS**

By Rail	Fastest Journey Time	By Road	Miles
London Waterloo	23 mins	Heathrow Airport	9
Clapham Jct	12 mins	M3 - Jct 1	5.5
Staines	13 mins	M4 - Jct 2	4.2
Reading	56 mins	M25 - Jct 12	10

## ACCOMMODATION

The offices are situated on the fifth floor fronting on the Arragon Road and are in an open plan format. Our Client can be flexible on the size of the suite and can range from 500 to 1,800 sq ft. Full terms on

application.

#### **AMENITIES**

- Excellent natural light
- Comfort cooling & heating
- Perimeter Trunking
- Suspended ceiling incorporating LED lighting
- Boardroom facilities
- Large kitchen breakout area
- Fully furnished (if required)
- Car parking available
- 24 hour manned reception/security
- Fully accessible phone system
- Secure bike racks

For further information or to arrange an inspection please contact sole agents:

DAVID KEATES 020 8481 4751 david@cattaneo-commercial.co.uk

CATTANEO COMMERCIAL LTD 19-23 High Street Kingston upon Thames Surrey KT1 1LL www.cattaneo-commercial.co.uk



#### TERMS

Available on a new lease, subject to a break option after one year.

#### RENT

£52.50 per sq ft, fully inclusive of rent, business rates, service charge and utilities.

### VAT

We have been advised the premises are elected for VAT.

## EPC

D (93)





# MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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