

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

TO LET
ON FLEXIBLE TERMS



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**



020 8546 2166
www.cattaneo-commercial.co.uk

LOCATION

Twickenham town centre provides excellent shopping facilities with Waitrose, Marks & Spencer (food), Costa and Caffè 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

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)



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



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cattaneo Commercial for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.