



# Regal House, 70 London Road, Twickenham TW1 3QS

**High Quality Serviced Offices** 

# TO LET

Area: 43 - 1,205 sq ft (112M<sup>2</sup>) | Rent: ROA |



Business Lounge Modern lounges and break-out areas Cafe
On-s
On-s
Cafe
On-s
O



Meeting Rooms x3 meeting rooms

Parking Car parking

### LOCATION:

Twickenham is located within the affluent south western quarter of Greater London and benefits from excellent transport links in and out of London via National Rail lines to Waterloo in around 20 minutes and the M3 motorway via the A316. The imposing office building is situated immediately adjacent to Twickenham Station.

## www.stirlingshaw.co.uk

Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or relenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VALT. In respect of any transaction. 4. All information and correspondence is Subject To Contract



# Regal House, 70 London Road, Twickenham TW1 3QS

#### **DESCRIPTION:**

High-specification serviced offices, with flexible terms offered and a full range of in-house facilities and services including: WIFI, private meeting rooms, modern lounges and break-out areas. The building offers 93 private offices, 34 dedicated desks, reception services, lift access, car parking, secure bike lock-up and WC/shower facilities.

#### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Offices up to	1,205	112
TOTAL	<b>1,205</b> sqft	<b>112</b> sqm

34 Dedicated desks

24/7 security onsite

Car parking

#### AMENITIES:

- 93 Private offices
- Lounge & break out area
- On site cafe

LEASE: Highly flexible lease terms offered.

RENT:	ROA	VAT:	ТВС
SERVICE CHARGE:	Upon application.	RATES PAYABLE:	All-inclusive.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

#### CONTACT:



Julius de Mattos 07969 395767 jdemattos@stirlingshaw.co.uk



Andy Shaw 07498 854767 ashaw@stirlingshaw.co.uk



### www.stirlingshaw.co.uk

Misrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VALT. In respect of any transaction. 4. All information and correspondence is Subject To Contract