

REGAL HOUSE, 70 LONDON ROAD, TWICKENHAM TW1 3QS - PART 7th FLOOR - TO LET

AVISON
YOUNG

****FULLY FITTED OFFICES****
4,985 SQ FT (463 sq m) approx

LOCATION

Regal House is situated in the heart of Twickenham and is adjacent to Twickenham Station, which provides a direct service to London Waterloo (23 mins) and Richmond (5 minutes), with its connections to the Underground (District line) and Overground.

The building adjoins the newly-opened Travelodge and houses the Shack 68 bar/restaurant and is well-placed for all the local restaurants, cafes and local amenities including The Cabbage Patch and The Eel Pie. In addition, the building has 24 hour Anytime Fitness gym and a café bistro in the newly refurbished reception.

DESCRIPTION

The part 7th floor has been fitted to include open plan areas, 2 private offices, meeting rooms, reception and kitchen.

ACCOMMODATION/AMENITIES

- Fully fitted
- Comfort cooling
- Perimeter trunking
- 10 Car parking spaces
- Coffee bistro and Gym on site



Partnership. Performance.

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Platinum member

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London

W1F 7FD

FLOOR	AREA	
	SQ FT	SQ M
Part 7th Floor	4,985	463

Terms: The accommodation is available on the basis of an assignment of a lease expiring October 2026. There is a tenant's break option (or rent review) in October 2021. Alternatively, a new lease may be available from the landlord – further details on request.

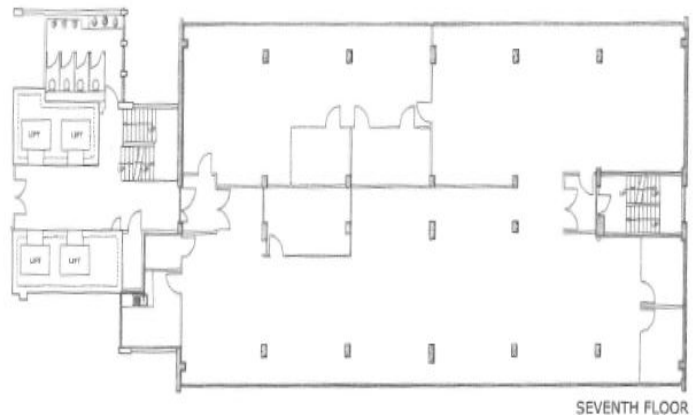
EPC Rating: C - 75

Legal Costs: Each Party to bear their own legal costs.

Passing Rent: £23.00 per sq ft.

Business Rates: £7.50 per sq ft

Service Charge: £9.90 per sq ft (est).



IMPORTANT NOTICE

Avison Young (registration number OC334 944) their clients and any joint agents give notice that:

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SUBJECT TO CONTRACT

AVISON YOUNG

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**For further information or to arrange a viewing please contact
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