

Our ref: AGA/Is/Harlequin House

DATE AS POSTMARK

REVISED RENT**SUBJECT TO CONTRACT**

Dear Sir/Madam

HARLEQUIN HOUSE, 7 HIGH STREET, TEDDINGTON, SURREY TW11 8EE

We have pleasure in enclosing herewith the marketing brochure for air conditioned offices currently available in this prominent self-contained town centre office building within only 200 meters of Teddington mainline rail station.

As a result of a recent letting of the 1st Floor to JP Dunn Construction we now have the remaining following floors:

Floor	Sq Ft	Sq M	Parking	Business Rates (2024/25)
5 th floor	3,601	335	6	RV £67,500 / RP £36,855
3 rd floor	3,591	334	5	RV £66,500 / RP £36,309
Ground floor	3,285	305	5	RV £54,500 / RP £29,757
Total	10,477	974	16	

The 3 floors already benefit from ceiling mounted air conditioning, suspended ceilings, existing partitioned offices, meeting rooms and kitchens with the ground floor benefiting from a higher than average floor to ceiling height and its own toilet facilities. Each suite also has on site parking.

The common parts have been refurbished and provide good quality toilets as well as shower facilities and secure cycle storage.

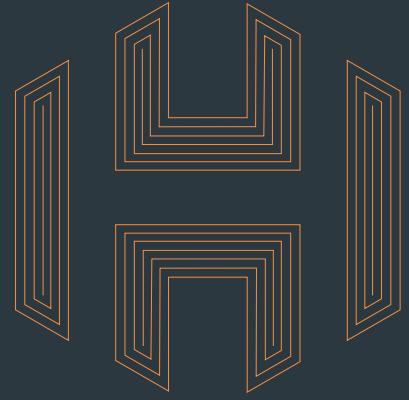
The offices are available to let on new full repairing and insuring lease(s) for terms to be agreed at a competitive rent of £29.50 per sq ft, plus VAT.

If you require any further information or wish to arrange to inspect the premises, then please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8481 4741 or at andy@cattaneo-commercial.co.uk or Tim Wilkinson on 020 8481 4745 or at tim@cattaneo-commercial.co.uk. or our joint agents Lewis & Co.

Yours faithfully,

*Cattaneo Commercial***CATTANEO COMMERCIAL**

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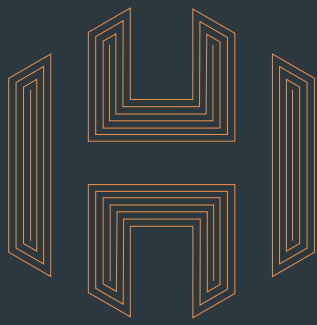
HARLEQUIN HOUSE

TEDDINGTON TW11 8EE



AIR CONDITIONED TOWN CENTRE OFFICES TO LET

FLOORS FROM 3,285 SQ FT UP TO 10,477 SQ FT
ALL WITH GOOD ON SITE PARKING, CLOSE TO STATION
AND AN ABUNDANCE OF LEISURE & RETAIL AMENITIES



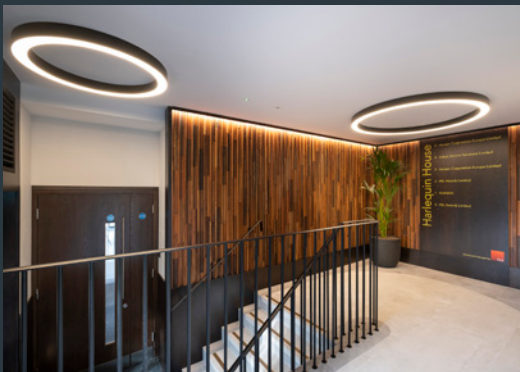
HARLEQUIN HOUSE

7 HIGH STREET
TEDDINGTON TW11 8EE

HIGH QUALITY FLEXIBLE OFFICES WITH ON SITE PARKING, CYCLE STORAGE AND SHOWERS

Harlequin House offers a range of good quality air conditioned office floors, some open plan some already benefitting from existing partitioning. All have kitchenettes installed and benefit from excellent natural light and are served by two passenger lifts. The common parts have recently been refurbished with a new quality main entrance with the added benefit of showers and disabled WC's.

In addition, there is a new secure indoor heated cycle storage facility located to the rear of the building with shower, changing area, and WC included together with a water bottle refill station and comprehensive bike tool kit and pump for use by all tenants.



AMENITIES

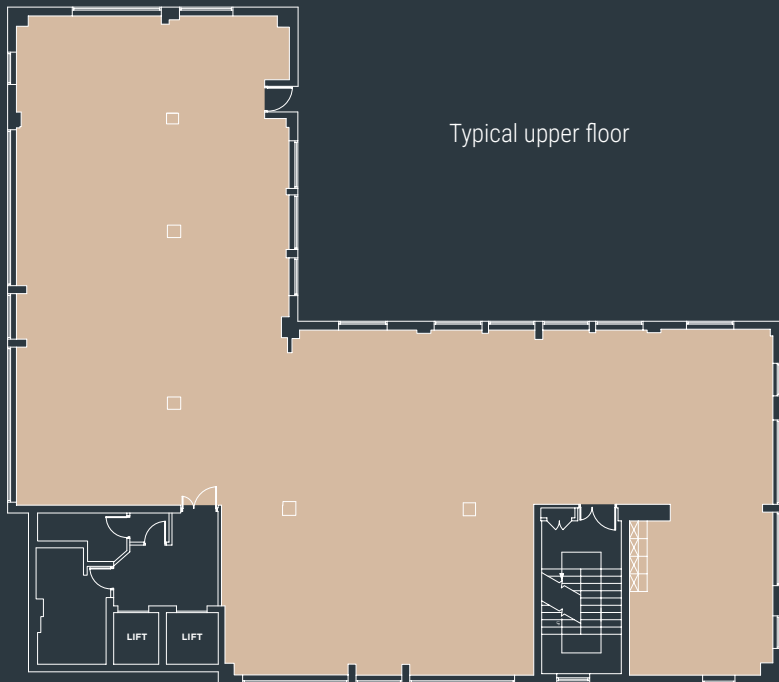
- Newly refurbished reception
- New recessed LED lighting
- Air conditioning
- New carpeting
- Suspended ceilings
- Perimeter trunking
- 2 x 8 person passenger lifts
- New male, female and disabled WC's
- Secondary glazing
- New showers
- Entry phone system
- Good on site parking to the rear
- EV charging points
- Secure cycle store
- CCTV System



SPACIOUS FLOORS WITH AN
ABUNDANCE OF NATURAL LIGHT

ACCOMMODATION (NIA)

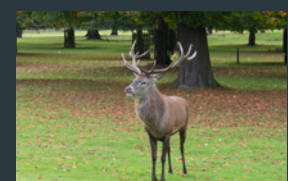
FLOOR	SQ FT	SQ M	PARKING
Fifth	3,601	335	6
Third	3,591	334	5
Ground	3,285	305	5
Total	10,477	974	16



A PROMINENT POSITION AMONGST TEDDINGTON'S MANY LEISURE AND RETAIL AMENITIES

Harlequin House is prominently situated in Teddington Town Centre, on the junction of the High Street and Elmfield Avenue. Teddington is approximately 12 miles to the south west of central London and approximately 5 miles from Junction 1 of the M3 which provides access to the M25 and motorway network.

The location is well served by Broad Street and High Street retail outlets including M&S Food and Tesco Metro with numerous restaurants, cafes and pubs. Bushy Park and attractive stretches of the River Thames at Teddington Lock are nearby. A Travelodge hotel is situated opposite the building and Teddington railway station is within approximately 400 metres providing regular services to London Waterloo with journey times from 35 minutes. Heathrow Airport is approximately 9 miles from the property.



COMMUNICATIONS	
M3 (J1)	5 miles
M4 (J1)	6 miles
M25 (J10)	10 miles
Central London	12 miles
Richmond	10 mins
Clapham Junction	25 mins
London Waterloo	34 mins
Heathrow Airport	8 miles
Gatwick Airport	25 miles



TENURE

The offices are available on a new FRI lease for a term to be agreed.

EPC

Rating: B (50).

RENT

Upon application.

SERVICE CHARGE

Upon application.

VIEWING

Strictly by appointment through the joint agents.

Owned & managed by



harlequin-house.co.uk

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Consumer Protection from Unfair Trading Regulations 2008

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