

Our ref: AA/Regal House

DATE AS POSTMARK

**SUBJECT TO CONTRACT**

Dear Sir/Madam

**REGAL HOUSE, 70 LONDON ROAD, TWICKENHAM TW1 3QS**

We have pleasure in enclosing herewith our marketing brochure for the high quality air-conditioned office suites we have available in Regal House which is prominently located immediately adjacent to Twickenham mainline railway station. Suite sizes range from 1,732 sq ft upwards.

The building has been comprehensively refurbished with new reception area and new air conditioning/ventilation systems having been installed. Following the recent lettings of the 6<sup>th</sup>, 7<sup>th</sup> and 9<sup>th</sup> floors rear wings, we now have the following availability:

Floor	Area Sq Ft	Area Sq m	Car Parking Spaces	Rent Per sq ft	EPC Rating
8 <sup>th</sup> Front wing	6,026	559.8	6	£36.00	A (25)
* 6 <sup>th</sup> Front – large wing	7,625	708.4	7	£36.00	A (25)
* 6 <sup>th</sup> Front – small wing	2,733	253.9	2	£36.00	A (25)
Suite F, Part 5 <sup>th</sup> – Front wing	2,281	211.9	2	£36.00	C (75)
** Suite B, 1 <sup>st</sup> Front wing	1,732 Furnished	160.9	1	£45.00	C (73)
Suite A, 1 <sup>st</sup> Front wing	3,862	358.8	3	£36.00	C (75)
1 <sup>st</sup> – Rear wing	4,862	451.7	4	£36.00	C (75)
<b>Total</b>	<b>29,121</b>	<b>2,705.4</b>	<b>25</b>	<b>--</b>	

\* The entire 6<sup>th</sup> floor front wing can be let as a single floorplate comprising 10,358 sq ft (962.3 sq m)

\*\* The 1<sup>st</sup> & 9<sup>th</sup> floor suites are being offered as fully furnished suites with fitted tea stations and partitioned meeting rooms.

The office suites are being offered on new FR&I leases for terms by arrangement.

If you require any further information, please do not hesitate to contact Andy Armiger of Cattaneo Commercial on 020 8481 4741 / 07973 207424, email: [andy@cattaneo-commercial.co.uk](mailto:andy@cattaneo-commercial.co.uk) or our joint agents Hanover Green.

Yours faithfully,

**CATTANEO COMMERCIAL**

Encl.

70 LONDON ROAD

# REGAL HOUSE

TWICKENHAM

TW1 3QS

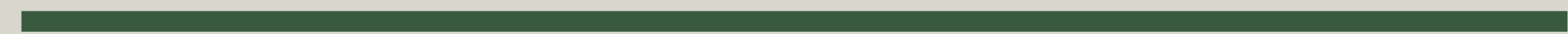


**REFRESH**

**RECYCLE**

**REDISCOVER**

**RECONNECT**



**REGAL**



# REGAL HOUSE

Akoya managed by Feldberg Capital have undertaken a comprehensive refurbishment of Twickenham's landmark office building, Regal House.

Located next to Twickenham station, Regal House has over 30,000 sq ft of sustainably refurbished fitted and part fitted space available to let.

The building is situated across the road from the famous Cabbage Patch Pub and directly adjoined to the newly opened Travelodge. With 24 hours access to Anytime Fitness gym on the first floor and café in reception, the building benefits from a full array of amenities.



[Take a tour](#)

By Akoya

FELDBERG  
CAPITAL

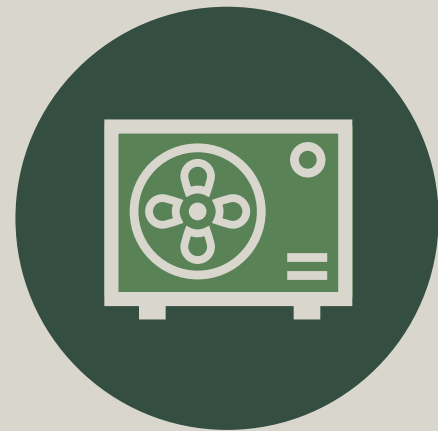




# Refresh



# Specification



New HVAC system



Plug & Play space available



Concierge reception



Sustainable refurbishment of WCs



DDA



Low embodied carbon upgrade of common parts



Secure cycle provision and showers



Onsite Cafe



External seating



Secure onsite parking



Targeting EPC: B



Targeting Airscore 'Gold'



Targeting SKA rating 'Gold'



CAT B fitted space



Reception and Cafe



CAT B fitted space



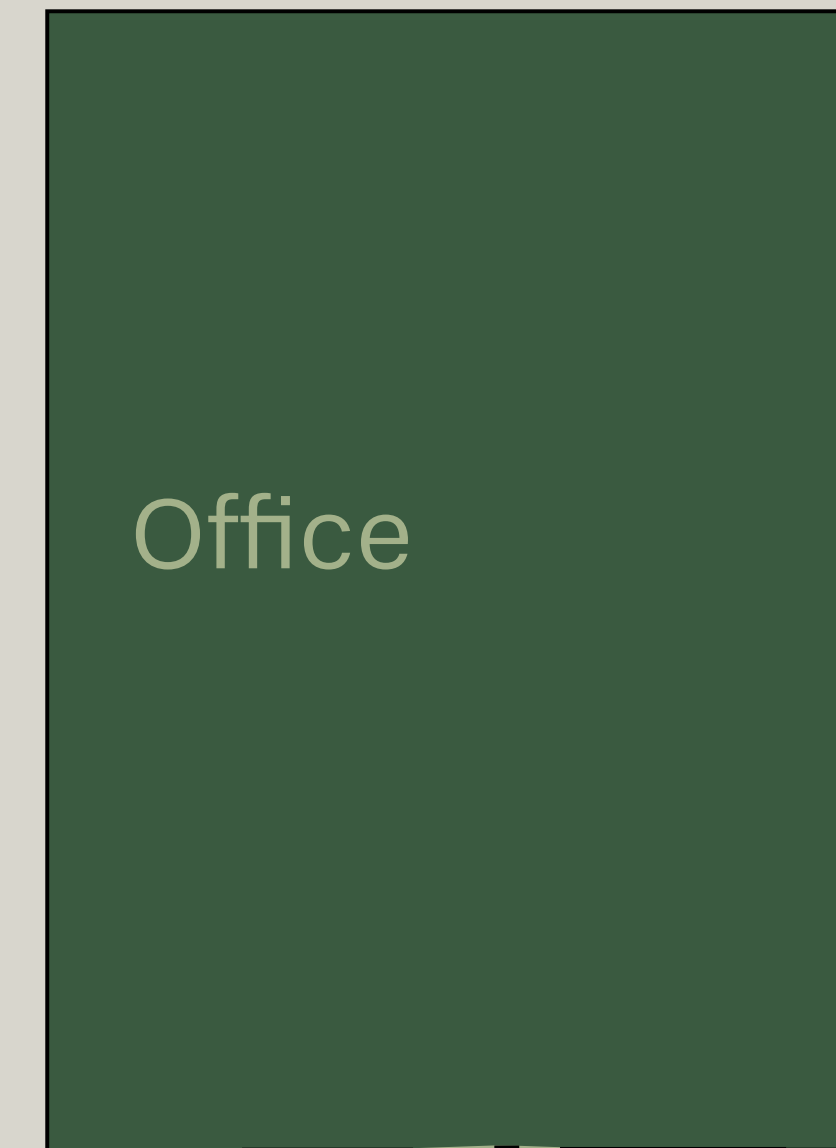
CAT B fitted space



# Availability

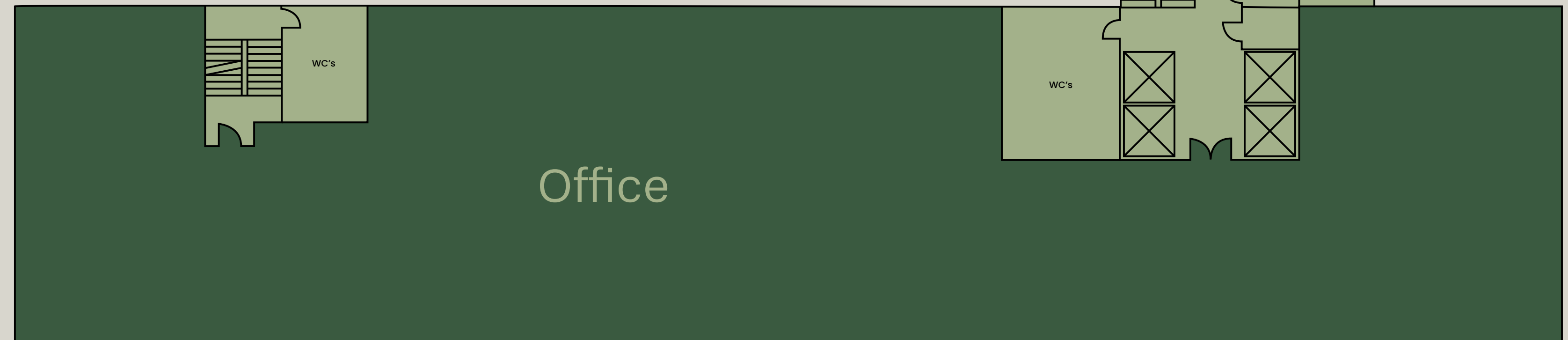
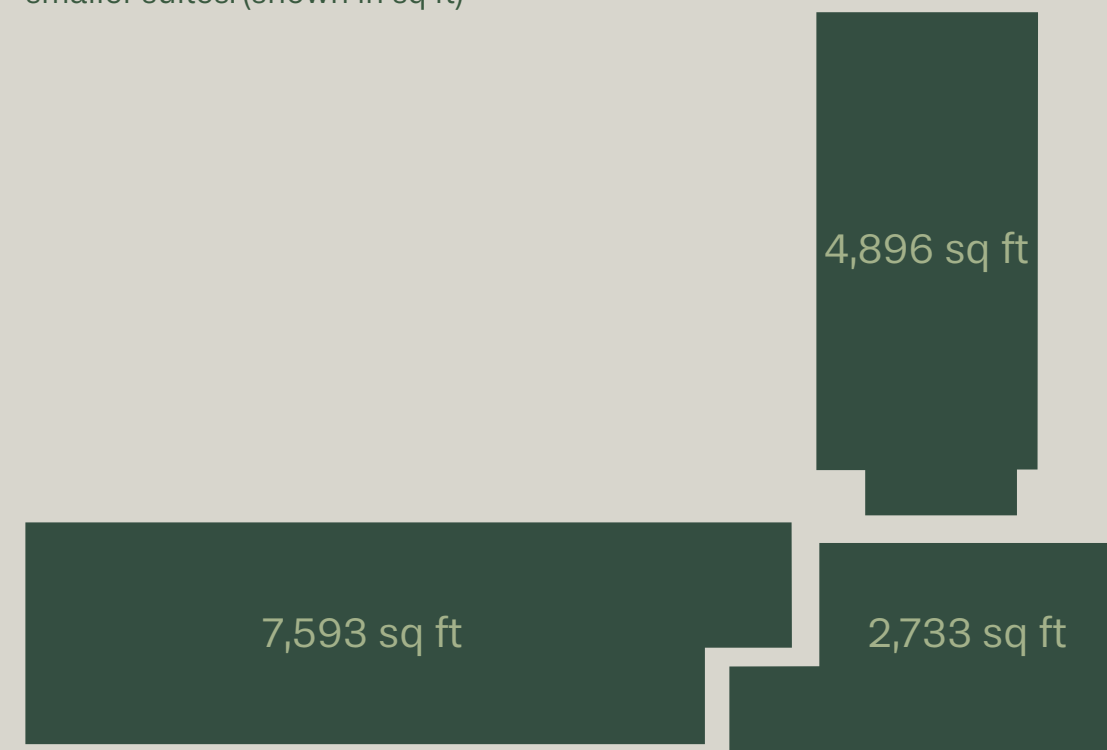
Approx. net internal areas

Floor	sq ft	sq m	
9th Rear Wing	1,267	117.7	(Furnished)
8th Front Wing	6,026	559.8	
6th Front Wing	2,733-10,358	253.9-962.3	
Suite F Part 5th Front Wing	2,281	211.9	
Suite B 1st Front Wing	1,732	160.9	(Furnished)
Suite A 1st Front Wing	3,862	358.8	
1st Rear Wing	4,862	451.7	
<b>Total</b>	<b>30,388</b>	<b>2,823.1</b>	



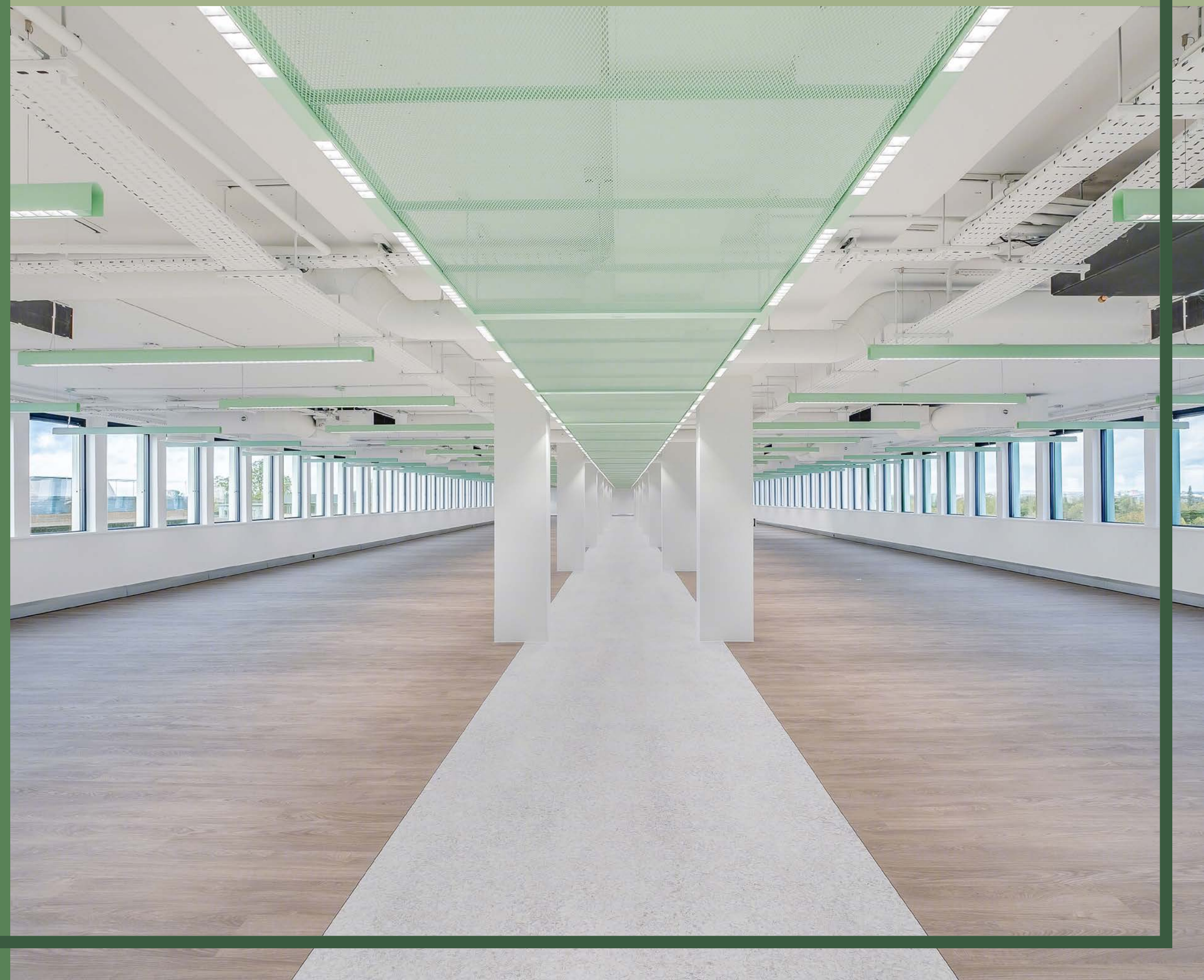
## Typical floor plate

Floorplate easily divisible to create smaller suites. (shown in sq ft)





# Recycle





# ESG, sustainability and well working

The Akoya approach is to challenge the norm in the construction and property industry by investing, building and managing assets, guided by the UN Sustainable Development Goals.

Here are just some of the examples where we have made more sustainable choices:



### Connectivity and Technology

Best-in-class connectivity through digital as well as community platforms. Reliable internet speeds.



### Natural Capital

Creating spaces that foster biodiversity, protecting water, air, earth and all living things.



### Local Community

Playing our part in the community, promoting social betterment, diversity and inclusion.



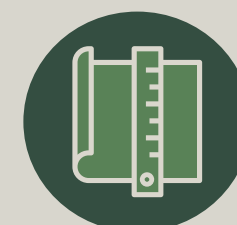
### Climate & Environment

Aiming to deliver a net zero portfolio.



### Wellbeing

Projects where air quality, temperature control, exercise amenities and natural light allow tenants to thrive.



### Design

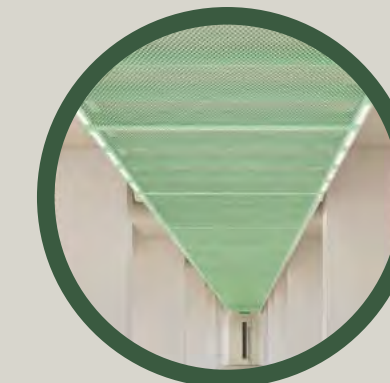
Breathing new life into existing buildings, by repurposing and reimagining.



Chair base and back made from recycled coffee and table top made from recycled suits



Worktop made from recycled yoghurt pots



Reused rafts from One New Change where landlord was sending to landfill



The refurbishment of Regal House has achieved a SKA rating of Gold. This means that sustainability has been considered in every choice throughout the project.





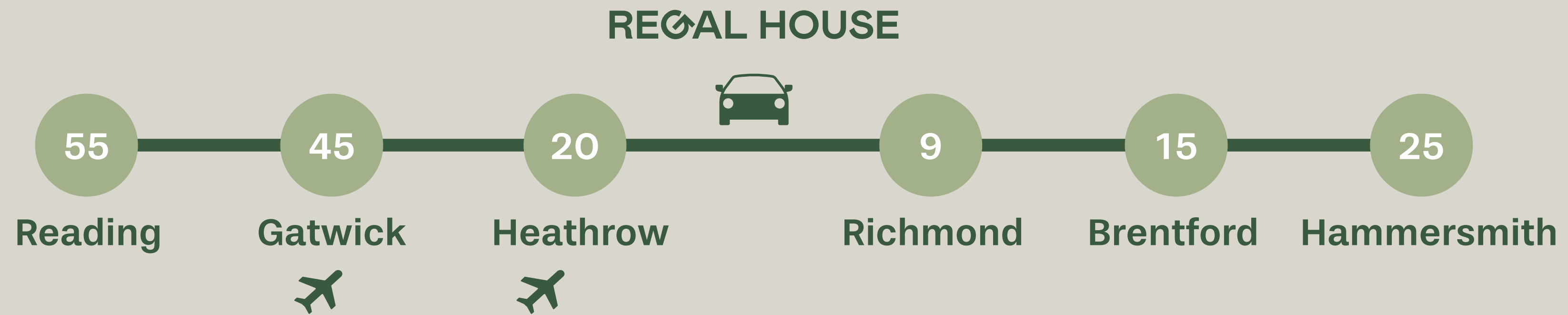
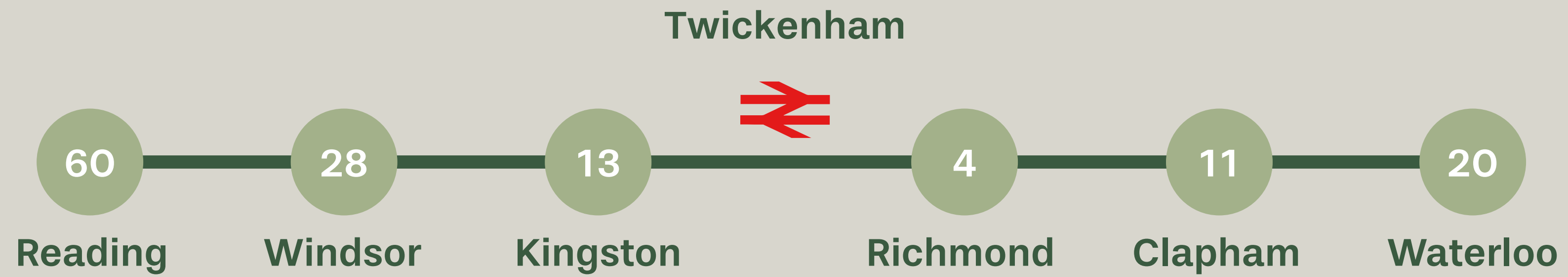
CAT A space



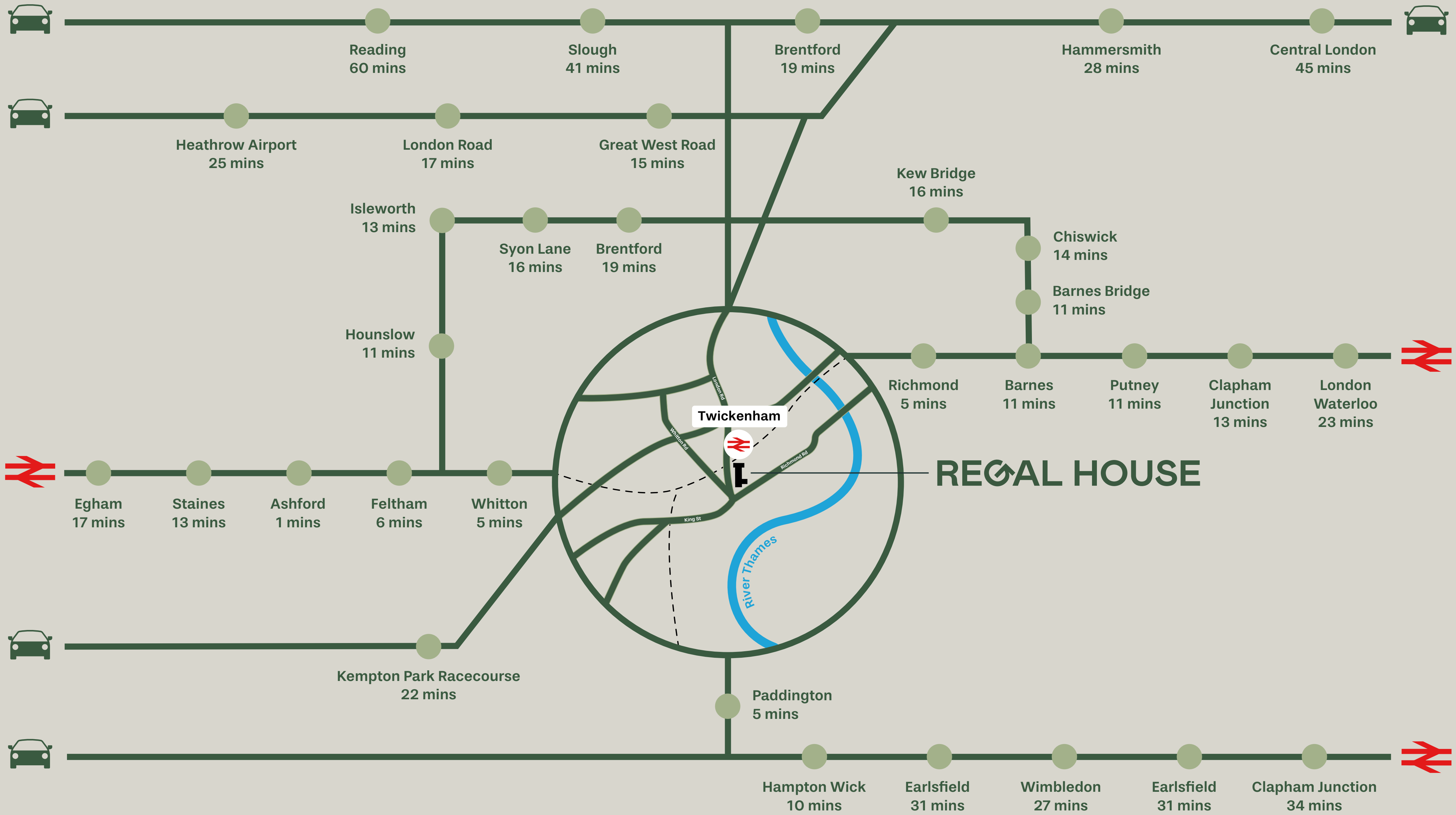
# Reconnect



# Destinations in minutes



CONNECTIONS



Twickenham

REGAL HOUSE

River Thames



# Rediscover







## Food & Drink

1. The Shack 68
2. Harris + Hoole
3. Esquires Coffee
4. Barmy Arms
5. The Fox
6. The Press Room
7. The Crane Tap
8. Water Lane Coffee
9. George
10. KOKORO
11. Starbucks
12. GAIL's
13. Waitrose
14. The Cabbage Patch

## Fitness

15. PureGYM
16. Anytime Fitness
17. Blitz CrossFit
18. Joe's Reformer Pilates
19. The Yoga Bar
20. Move Physio
21. The Shredquarters

## Hotel

22. Travelodge

# For more information please contact one of our agents:



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# REGAL HOUSE

## By Akoya

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Developed and  
managed by



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