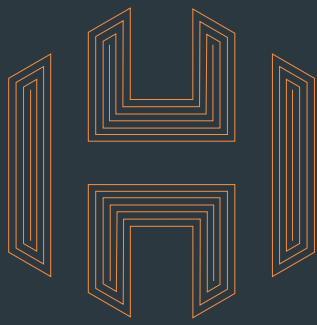


# HARLEQUIN HOUSE

TEDDINGTON TW11 8EE



REFURBISHED AIR CONDITIONED TOWN CENTRE OFFICES TO LET  
1,495 SQ FT TO 3,495 SQ FT WITH 7 PARKING SPACES  
CLOSE TO 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

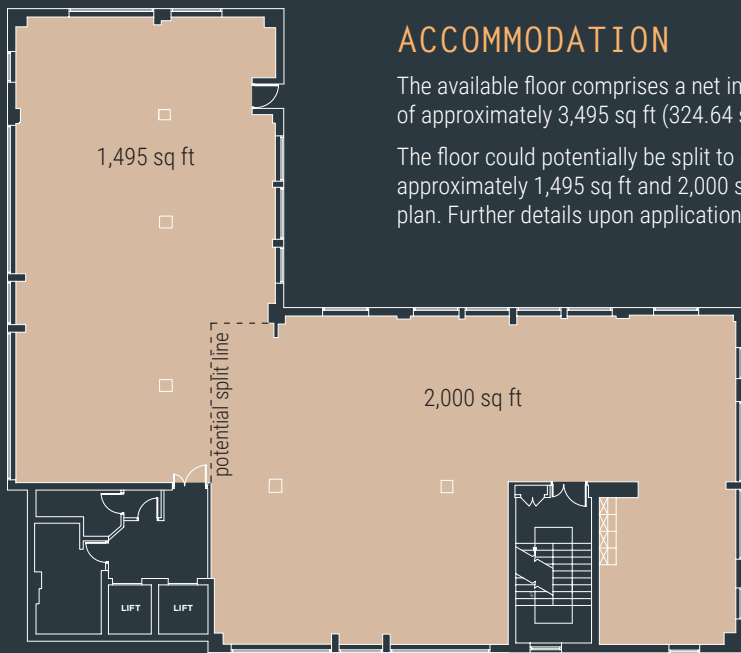
The property has been comprehensively refurbished to provide fully open plan offices to include a new ceiling mounted air conditioning system, LED lighting, new kitchenette, new carpeting and redecoration throughout. Each floor is equipped with dedicated male and female WC's with the added benefit of showers and disabled WC's on the second and fourth floors.

In addition, there is 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.





## SPACIOUS FLOORS WITH AN ABUNDANCE OF NATURAL LIGHT



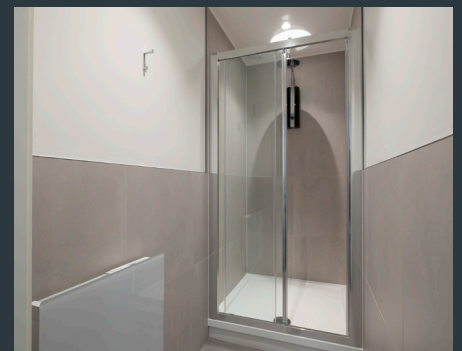
### ACCOMMODATION

The available floor comprises a net internal floor area of approximately 3,495 sq ft (324.64 sq m).

The floor could potentially be split to create suites of approximately 1,495 sq ft and 2,000 sq ft, see attached plan. Further details upon application.

### AMENITIES

- Newly refurbished
- 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
- Reception
- Entry phone system
- 7 car parking spaces to the rear
- Secure cycle store
- CCTV System






# 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	26 mins
	London Waterloo	35 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: D (94).

## RENT

Upon application.

## SERVICE CHARGE

Upon application.

## VIEWING

Strictly by appointment through the joint sole agents.

[harlequin-house.co.uk](http://harlequin-house.co.uk)

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## Consumer Protection from Unfair Trading Regulations 2008

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Compiled October 2021.