

TO LET

**MODERN OFFICE SUITES
AVAILABLE ON FLEXIBLE TERMS**



Oriel House

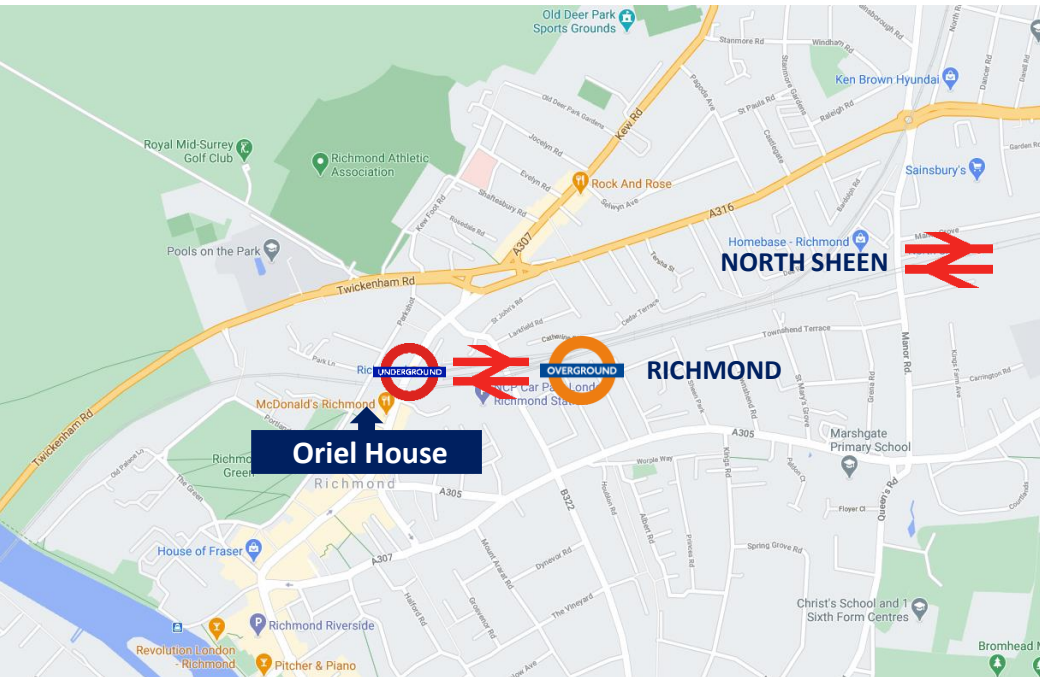
26 The Quadrant, Richmond, TW9 1DL

**161 – 2,349 Sq. Ft.
(14.95 – 218.22 Sq. m.)**

Oriel House, 26 The Quadrant, Richmond, TW9 1DL

Location

Oriel House is located opposite Richmond Station and close to Richmond Town Centre, which has an extensive range of shop, restaurants and leisure facilities available. Richmond is a very popular office location situated on the east side of Boston Manor Road (A3002), close to the Great West Road (A4).



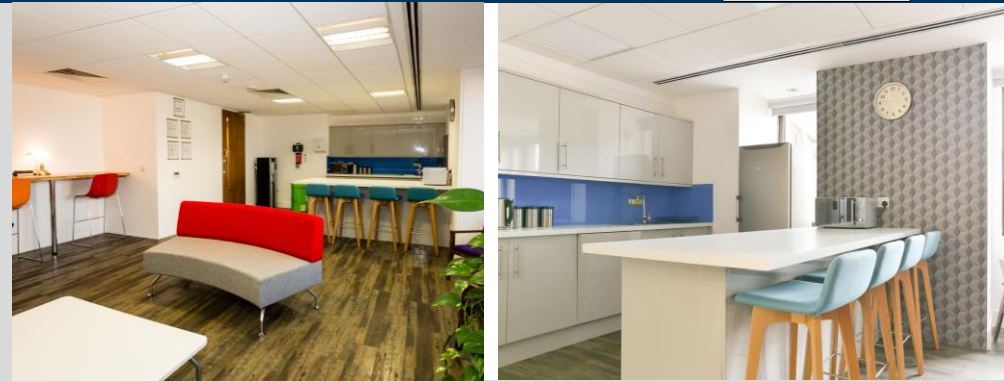
A316 – South Circular	1.5 miles
M4 – Brentford	3.4 miles
A4 – Chiswick	2.5 miles
M3 – Junction 1	6.4 miles
Richmond (British Mainline)	1 min walk
Richmond (Underground)	1 min walk
North Sheen (District / Overground)	0.9 miles
Kew Gardens (District / Overground)	1.4 miles

The Property

Oriel House is set over four floors and provides high quality serviced office accommodation, virtual offices and meeting facilities.

The property has been partitioned into several offices to suit well developed businesses, as well as smaller start-ups. All offices are air conditioned, fully furnished and benefit from external windows.

Each of the serviced offices benefits from first class IT & telecoms solutions and individual climate control settings to ensure maximum comfort.



Amenities

The property benefits from the following amenities: -

- All-inclusive pricing
- On-site team
- Meeting room
- Superfast 10gb internet
- Resilient failover solutions for business continuity
- Digital telephony
- Air conditioning
- Option for furnished and non-furnished
- Parking & cycle rack
- 24-hour monitored alarms
- Showers
- Communal space
- Lease options on request, on offices in excess of 1,500 ft².



Terms

Office suites are available on conventional leases or on all-inclusive basis, on flexible terms.

Availability and further details available from the agents.

Leases

Size: 2,000 – 7,000 sq. ft.

Rent: £50 per sq. ft.

Flexible serviced office:

5 – 20 workstations

Licence Fees: £1,577 - £5,900

Workstation rate including IT: £295 per month

Rent

£295 - £315 + VAT per work station, per calendar month.

Rental is inclusive of furniture, daily cleaning, business rates, heating, electricity and air conditioning.

Rates

Included in rent.

Service Charge

Included in the rental.



Viewing

Viewing strictly by prior appointment with the agent.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

Luke Storey
l.storey@vokins.co.uk
020 8400 8876