



Prime Town Centre flexible all inclusive office suites available from 251 sq ft to 9,054 sq ft



ORIEL HOUSE IS LOCATED IN THE HEART OF RICHMOND UPON THAMES, DIRECTLY OPPOSITE RICHMOND STATION.

DESCRIPTION

Oriel House comprises a high street office building, with 21,217 sq ft of office accommodation over ground and 3 upper floors.

The office accommodation provides the flexibility to be let on a floor by floor basis or smaller suites.

AMENITIES

- Raised floors
- Air conditioning individually controlled
- Suspended ceilings and recessed lighting
- Staffed reception
- Fully fitted
- Lifts
- Alarmed suites and monitored CCTV
- Meeting room
- On-site bike storage facilities
- 10GB fibre connection





26 THE QUADRANT, RICHMOND UPON THAMES TW9 1DL

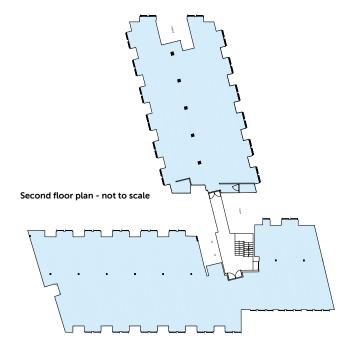


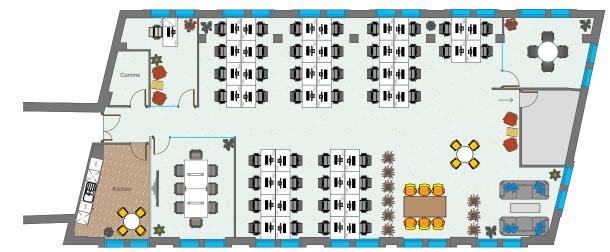
ACCOMMODATION

Ground floor	2,576 sq ft*
2nd floor front wing	2,259 sq ft
3rd floor front wing	4,219 sq ft
Total	9,054 sq ft

*This space can be split into suites from 251 sq ft.







Ground floor plan - not to scale

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LOCATION

Transport links are excellent with Richmond station directly opposite providing mainline, overground and direct line services. The A316 adjacent to Richmond also offers direct access to Central London via the A4 and the UK motorway network via the M3/M25 motorways.





TRANSPORT LINKS

By Road	Mins
M4	10
M3	12
Hammersmith	15
M25	17
London Heathrow Airport	24
Central London	31
By Rail	Mins
Clapham Junction	10
London Waterloo	19
Wimbledon	21
Windsor	34
Paddington	36
By Underground	Mins
Hammersmith	14
Earl's Court	19
London Victoria	29
Westminster	31
Green Park	32
Oxford Circus	37

TERMS

FRI leases or managed office solutions available.

VIEWINGS

Strictly by appointment via the joint sole agents:-



David Cuthbert

er Green and Martin Campbell for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of ers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good ed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of the property e employment of Hanover Green and Martin Campbell has the authority to make or give any representation or warranty whatever in relation to the property. Compiled September 2021.

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