



# ORIEL HOUSE

RICHMOND



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



# ORIEL HOUSE

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

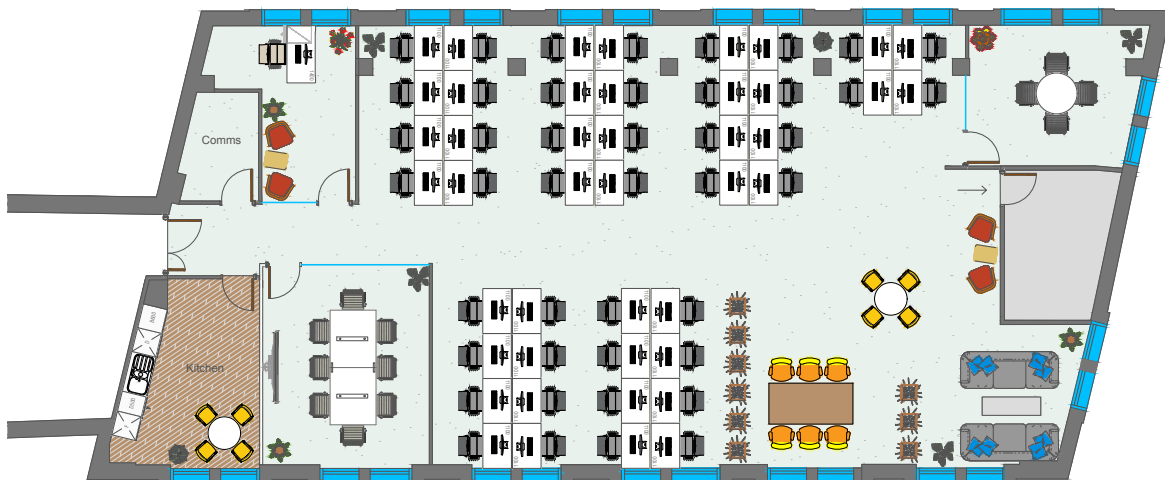
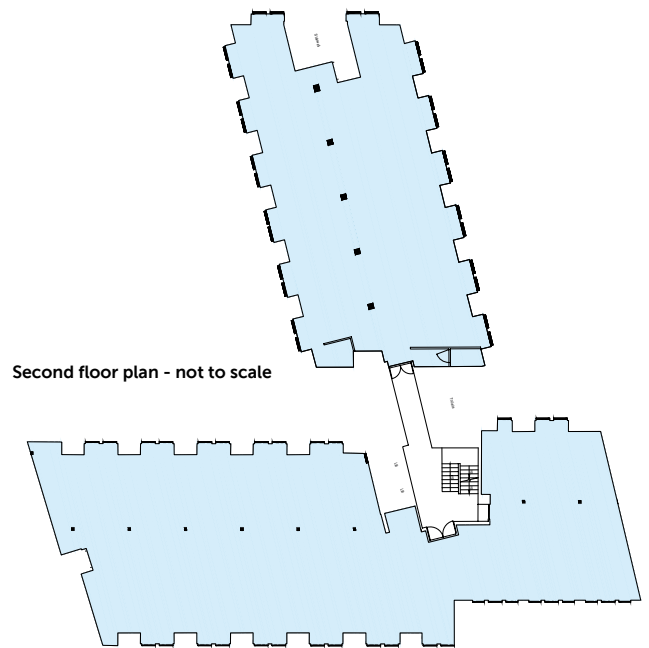




## ACCOMMODATION

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

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



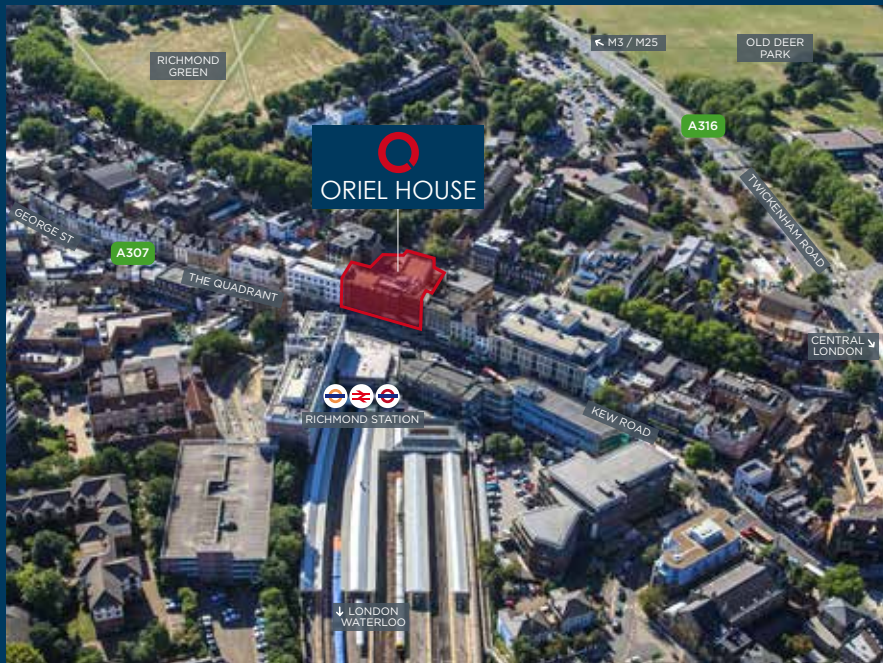
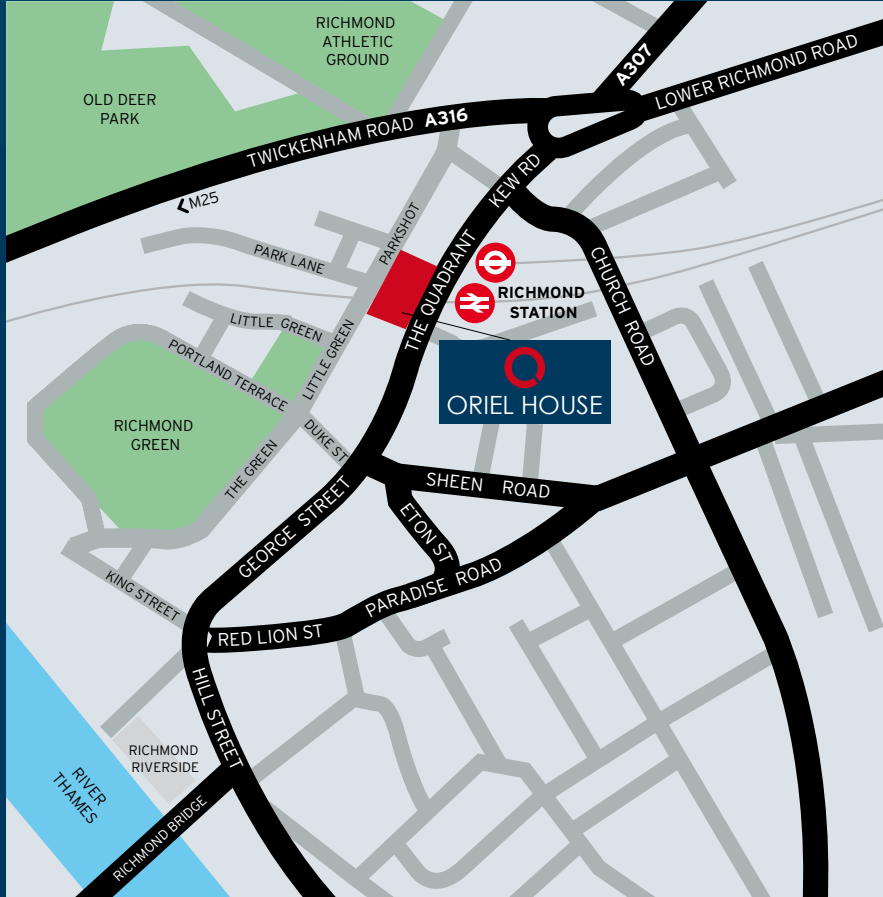


# ORIEL HOUSE

26 THE QUADRANT, RICHMOND UPON THAMES TW9 1DL

## 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:-

**020 3130 6400**  
hanovergreen.co.uk

**David Cuthbert**

t: 020 3130 6401 e: dcuthbert@hanovergreen.co.uk

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**MARTIN CAMPBELL AND COMPANY**  
**020 8940 2266**  
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