

Harlequin House

7 HIGH STREET | TEDDINGTON | TW11 8EE



22,104 sq ft with 33 parking spaces
on 0.4 acre town centre site
For Sale as a whole or
To Let from 1,500 sq ft

05 Description

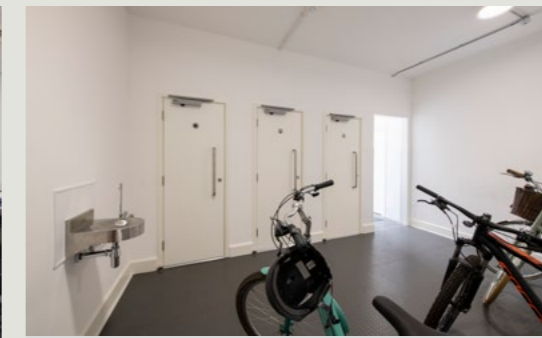
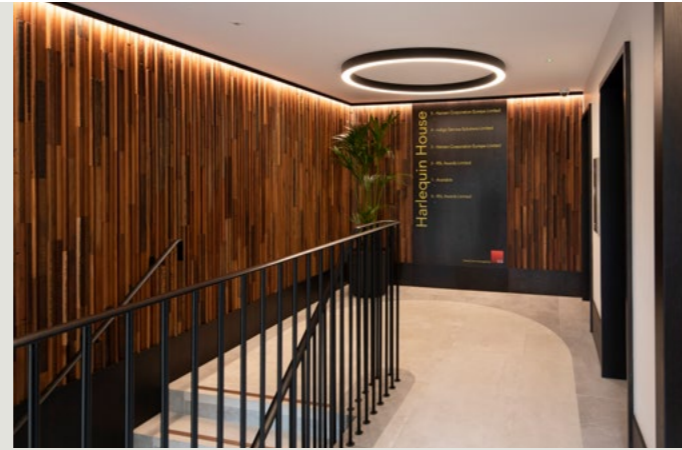
Harlequin House comprises of a modern, town centre office of 22,104 sq ft arranged over ground and 5 upper floors. The building is the tallest in the area making it highly prominent and giving it commanding views looking out over the surrounding area.

The property has excellent fundamentals, with flexible floor plates which are capable of single or multiple occupation. The floors are arranged in an 'L' shape and benefit from windows on all elevations, providing excellent levels of natural light. The ground floor also benefits from a generous floor to ceiling of 3m and the upper floors 2.4m.

The property was originally constructed in 1984 but has benefitted from several modernisations. Most recently, this has included a rolling refurbishment programme under the current owners. These works included upgrades to the reception, external areas, extensive refurbishment of the 1st floor offices and the majority of the WC's at a cost in excess of £350,000. The building has an EPC rating of B(50).

The refurbished specification provides fully open plan offices including a new ceiling mounted air conditioning system, LED lighting, new carpeting and redecoration throughout. Each floor is equipped with dedicated male and female WC's. The office floors are served by 2x 10 person passenger lifts from the recently upgraded reception.

There are 33 car parking spaces, providing an excellent ratio of 1:638 sq ft. Harlequin House also benefits from cycle storage and shower facilities in the outbuilding, as well an EV charging point in the car park.



Specification includes:



EPC rating of B(50)



Four-pipe fan coil air conditioning



LED lighting



Suspended ceilings



Male and female WC's on each floor



2x 10-person passenger lifts



33 car parking spaces, providing an excellent ratio of 1:638 sq ft



EV Charging Points

07 Floor Areas

Harlequin House was professionally measured by Lane and Frankham on an NIA & IPMS 3 basis, with the reports dated September 2022.

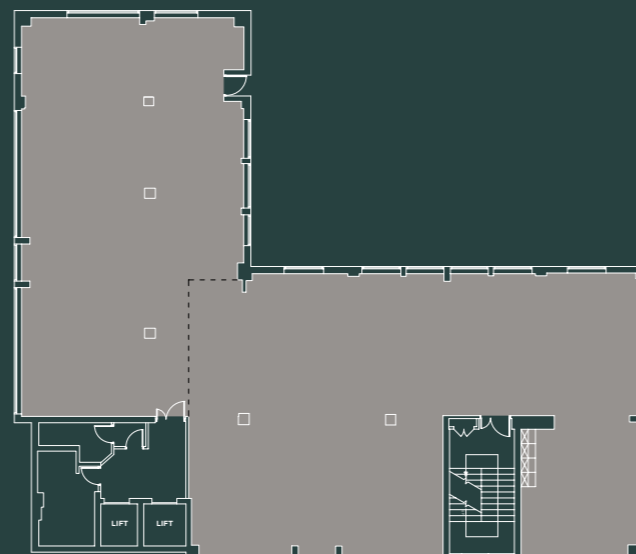
The full reports are contained with the online data room and are assignable to the purchaser upon completion.

Unit	NIA (sq ft)	NIA (sq m)
5th	3,606	335.0
4th	3,467	322.1
3rd	3,595	334.0
2nd	3,468	322.2
1st	3,599	334.4
Ground - Offices	3,335	309.8
Ground - Reception	250	23.2
Outbuilding	784	72.8
Total	22,104	2,054

TYPICAL GROUND FLOOR

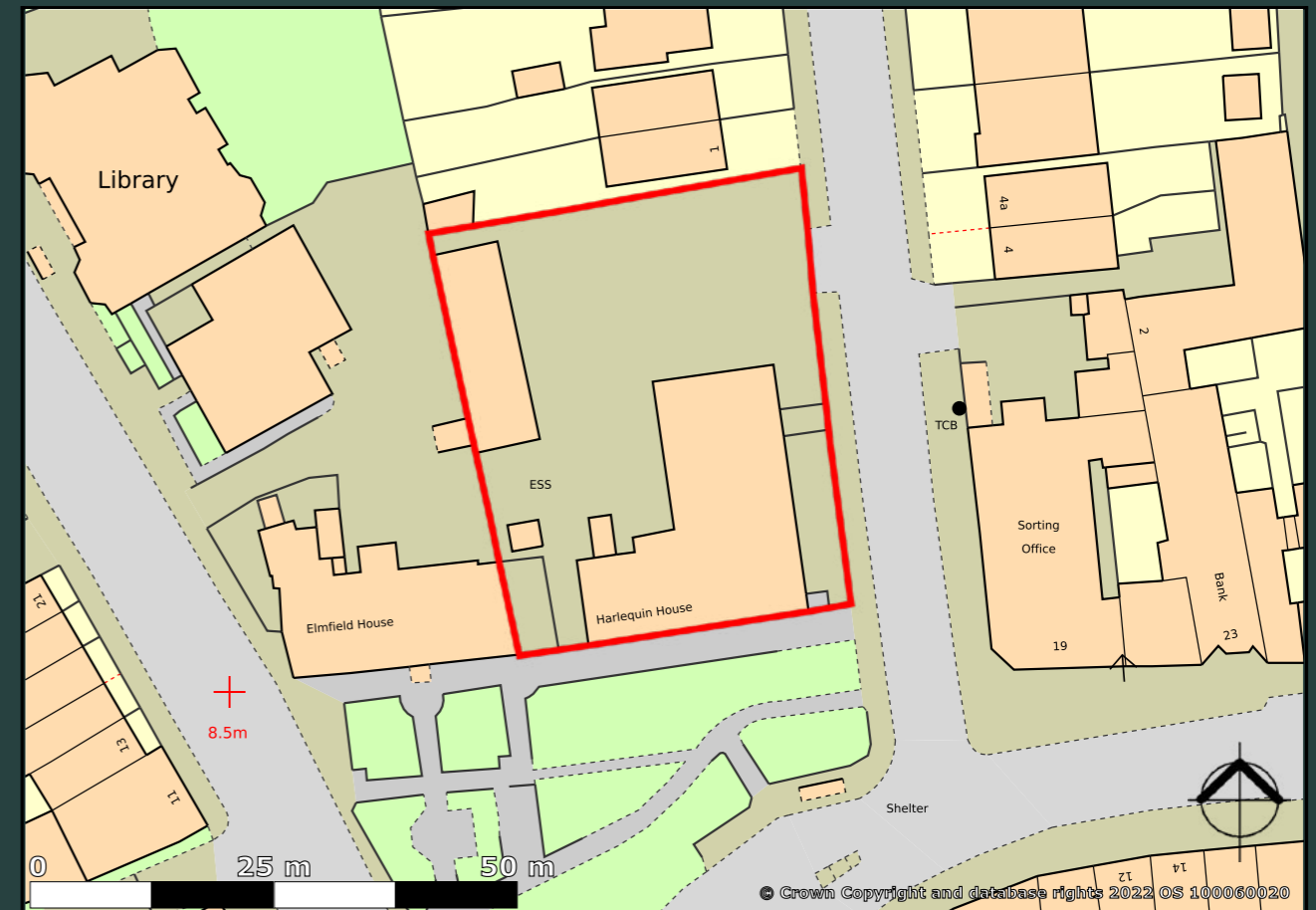


TYPICAL UPPER FLOOR



08 Tenure

The building is Freehold and sits on a total site of 0.4 acres, with very low site coverage of c. 25%



Harlequin House

Situation



Bushy Park



High Street



Travelodge



Budgens

Gosia's



Teddington Library



Teddington Station

500m/ 2 minutes walk

Richmond and Twickenham

To the River

Harlequin House is prominently situated in Teddington town centre, on the junction of the High Street and Elmfield Avenue, within the town's main office core. The location is well served by Broad Street and High Street retail outlets including M&S Food and Tesco Metro with numerous restaurants, cafés and pubs in addition to a number of independent stores and boutiques.

03 Location

Teddington: An eclectic mix of cafés, restaurants & independent shops



Teddington is a town in the London Borough of Richmond upon Thames in south-west London, approximately 9 miles from Central London, 1.5 miles to the south of Twickenham and 2.1 miles north-west of Kingston upon Thames.

The area benefits from an eclectic mix of cafés, restaurants and independent shops, a thriving office market and it was voted the 'Best Place to Live in London' by The Sunday Times.

The town benefits from excellent multi-modal transport connections, with fast and easy access to the M3 (1.5 miles), M25 (8.2 miles) & A3 (3.5 miles) motorways, a direct train service to and from London Waterloo (taking 33 minutes) and being located close to Heathrow Airport (4.8 miles).

Teddington named best place to live in London

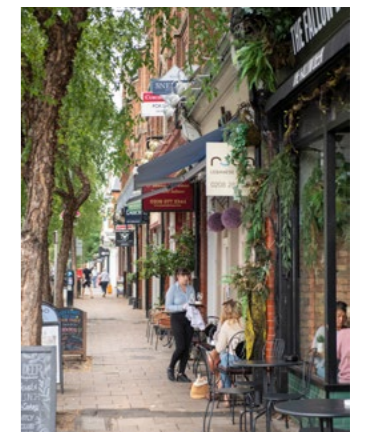
TW11 has a High Street that nails the sweet spot between practical and aspirational, with unbeatable options for outdoor exercise



Teddington is a vibrant, leafy suburb on the north bank of the River Thames. The town's main shopping area runs west from Teddington lock to the Memorial Hospital with the High Street consisting largely of independents. Within a short walk of Harlequin House there is an abundant mix of cafés, restaurants and bars.

Bushy Park is the second largest of London's Royal parks with 1,100 acres. The park has fishing and model boating ponds, horse rides, wildlife conservation areas and herds of red and fallow deer.

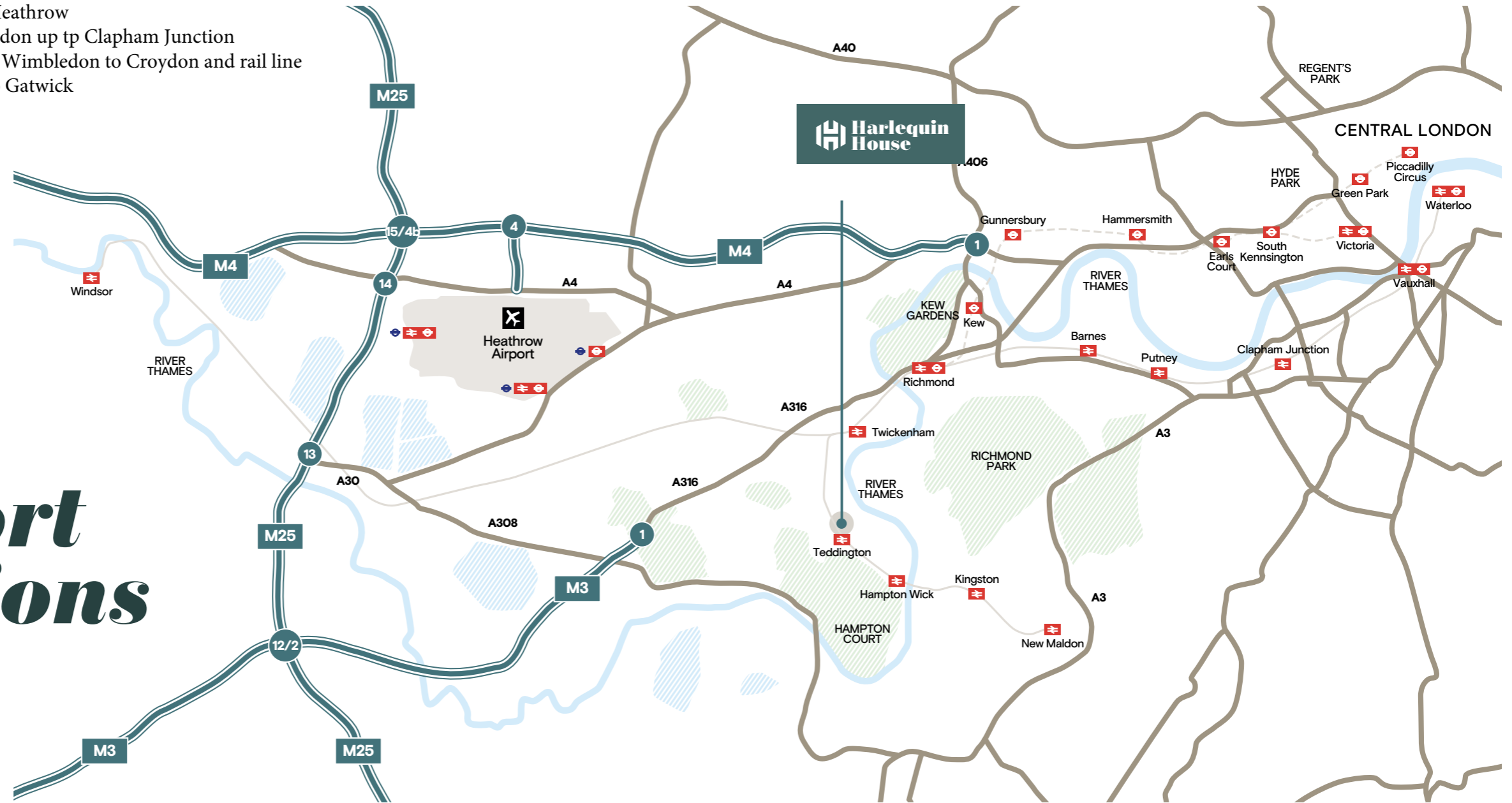
The town and is well placed for access to a wide variety of local attractions including Twickenham Rugby Stadium, Hampton Court Palace and Kew Gardens. There are three hotels in including the Lensbury Club and there are extensive fitness and sporting facilities, including golf clubs, tennis courts and gym which provides invaluable wellbeing and amenity facilities for workers based at Harlequin House.



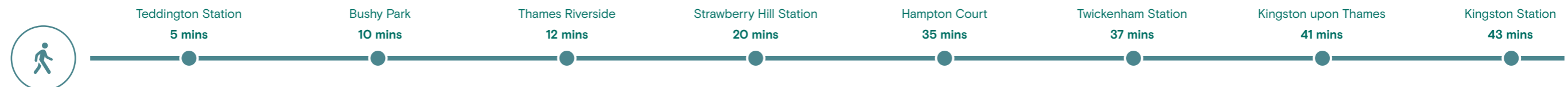
extend the rail lines to show Feltham/Heathrow to Wimbledon up tp Clapham Junction tram from Wimbledon to Croydon and rail line Victoria to Gatwick

03 Location

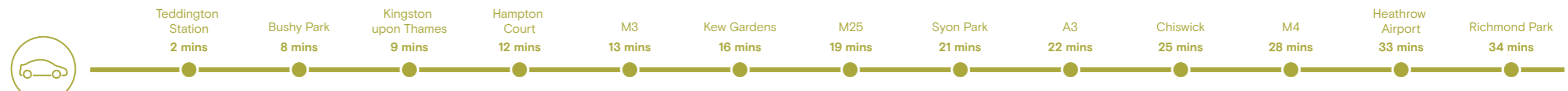
Transport connections



Travel Times



From Harlequin House



From Harlequin House



From Teddington Station

Add Wimbledon on the above

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

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Compiled October April 2024