

REGAL HOUSE

70 LONDON RD
TWICKENHAM
TW1 3QS

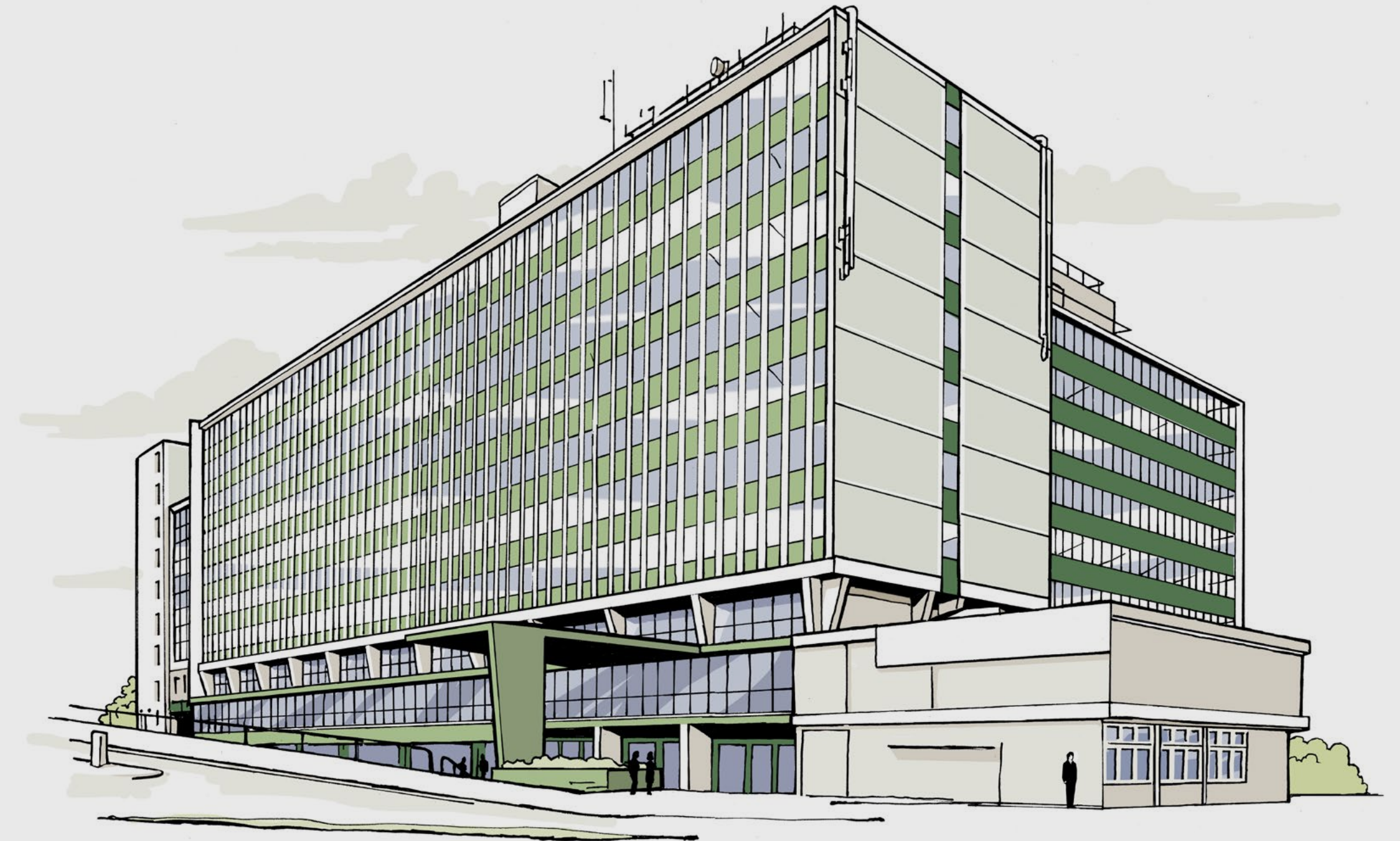
A Prime Position in Twickenham

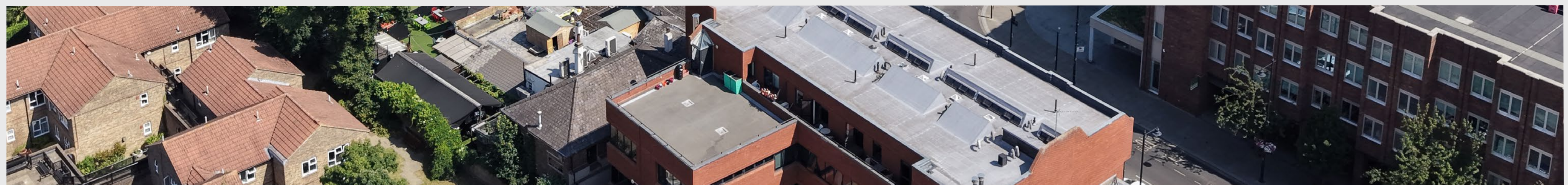
REGAL HOUSE

Akoya managed by Feldberg Capital have undertaken a comprehensive refurbishment of Twickenham's landmark office building, Regal House.

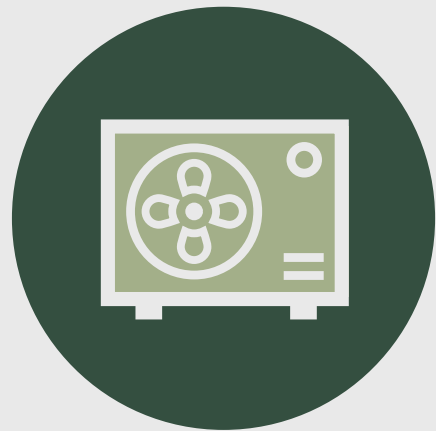
Located next to Twickenham station, Regal House has over 30,000 sq ft of sustainably, refurbished, space available to let, in Cat A, Cat A+ and fully fitted specs.

The building is situated across the road from the famous Cabbage Patch Pub and directly adjoining the Travelodge Hotel. With 24 hours access to Anytime Fitness gym on the first floor and café in reception, the building benefits from a full array of amenities.





Specification



New HVAC system



Plug & Play space available



Concierge reception



DDA



Low embodied carbon upgrade of common parts



Excellent end of journey facilities



Onsite café



EV charging points



Secure onsite parking



EPC: B



Airtscore 'Gold'



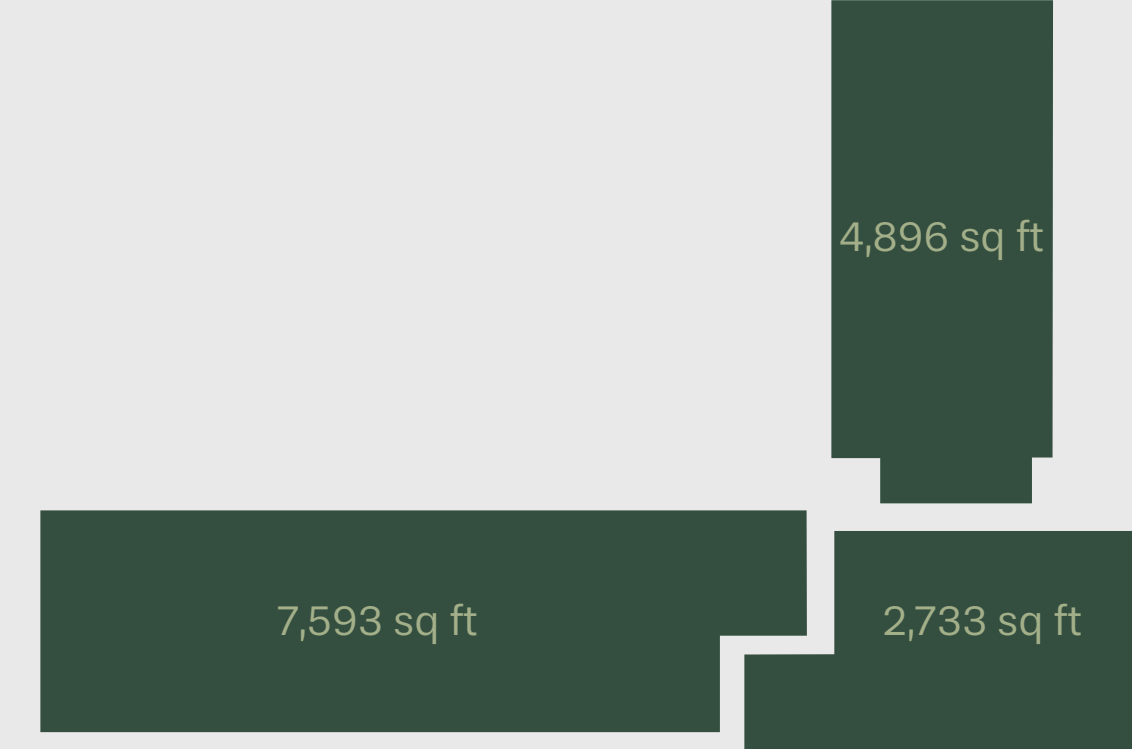
SKA rating 'Gold'

Availability

Approx. net internal areas

Floor	sq ft	sq m	Finish
8th Front Wing	6,026	559.8	CAT A
6th Front Wing	2,733–10,358	253.9–962.3	CAT A
5th Front Wing Suite F	2,281	211.9	CAT A
3rd Floor	10,583	983.2	CAT A
1st Front Wing Suite B	1,732	160.9	Furnished
1st Front Wing Suite A	3,862	358.8	CAT A
1st Rear Wing	4,862	451.7	CAT A
Total	39,704	3,688.6	

Floorplate easily divisible to create smaller suites. (shown in sq ft)



Typical floor plate



Furnished Floors

1st Front Wing Suite B

1,732 sq ft | 160.0 sq m

- 18x Workstations
- 1x 8 Person Meeting Room
- 1x Call Booth
- 2x Soft Seating Areas
- 1x Kitchen/Break Out Area



Office

Core



FIRST FLOOR BREAKOUT AREA



FIRST FLOOR BREAKOUT AREA



FIRST FLOOR



FIRST FLOOR
KITCHEN



FIRST FLOOR
BREAKOUT AREA



GROUND FLOOR CAFÉ

CAT A Floors



CAT A SPACE



CAT A SPACE



CAT A SPACE

ESG, Sustainability and Well Working

The Akoya approach is to challenge the norm in the construction and property industry by investing, building and managing assets, guided by the UN Sustainable Development Goals.

Here are just some of the examples where we have made more sustainable choices:



Connectivity and Technology
Best-in-class connectivity through digital as well as community platforms. Reliable internet speeds.



Natural Capital
Creating spaces that foster biodiversity, protecting water, air, earth and all living things.



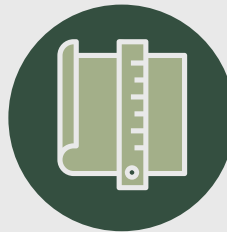
Local Community
Playing our part in the community, promoting social betterment, diversity and inclusion.



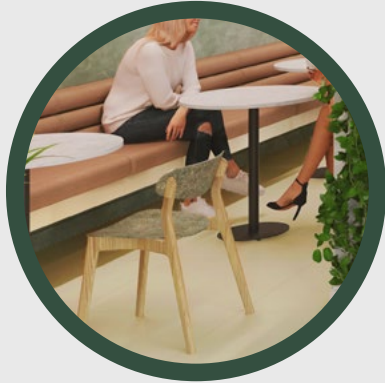
Climate & Environment
Aiming to deliver a net zero portfolio.



Wellbeing
Projects where air quality, temperature control, exercise amenities and natural light allow tenants to thrive.



Design
Breathing new life into existing buildings, by repurposing and reimagining.



Chair base and back made from recycled coffee and table top made from recycled suits



Worktop made from recycled yoghurt pots



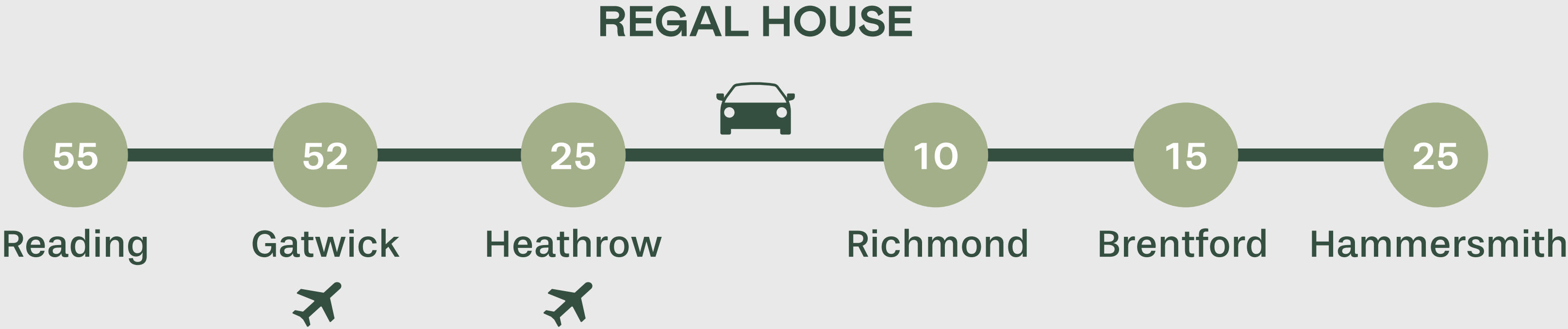
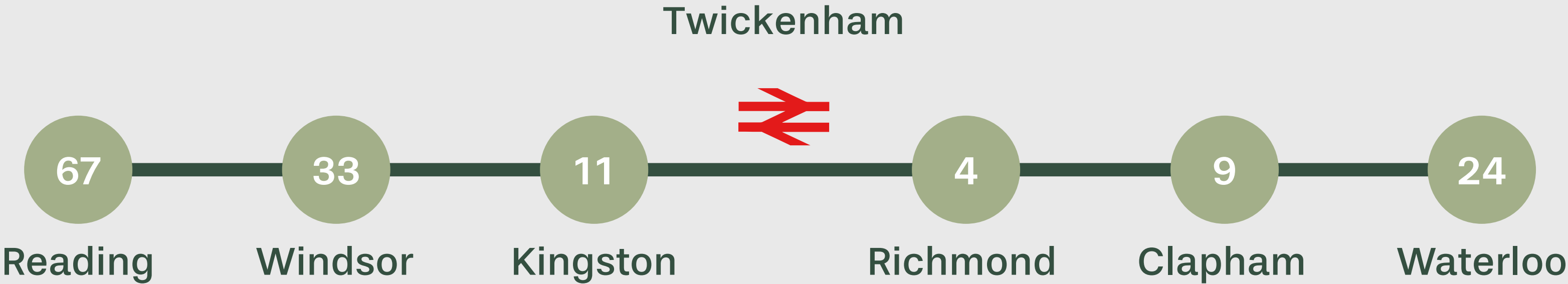
Reused rafts from One New Change where landlord was sending to landfill

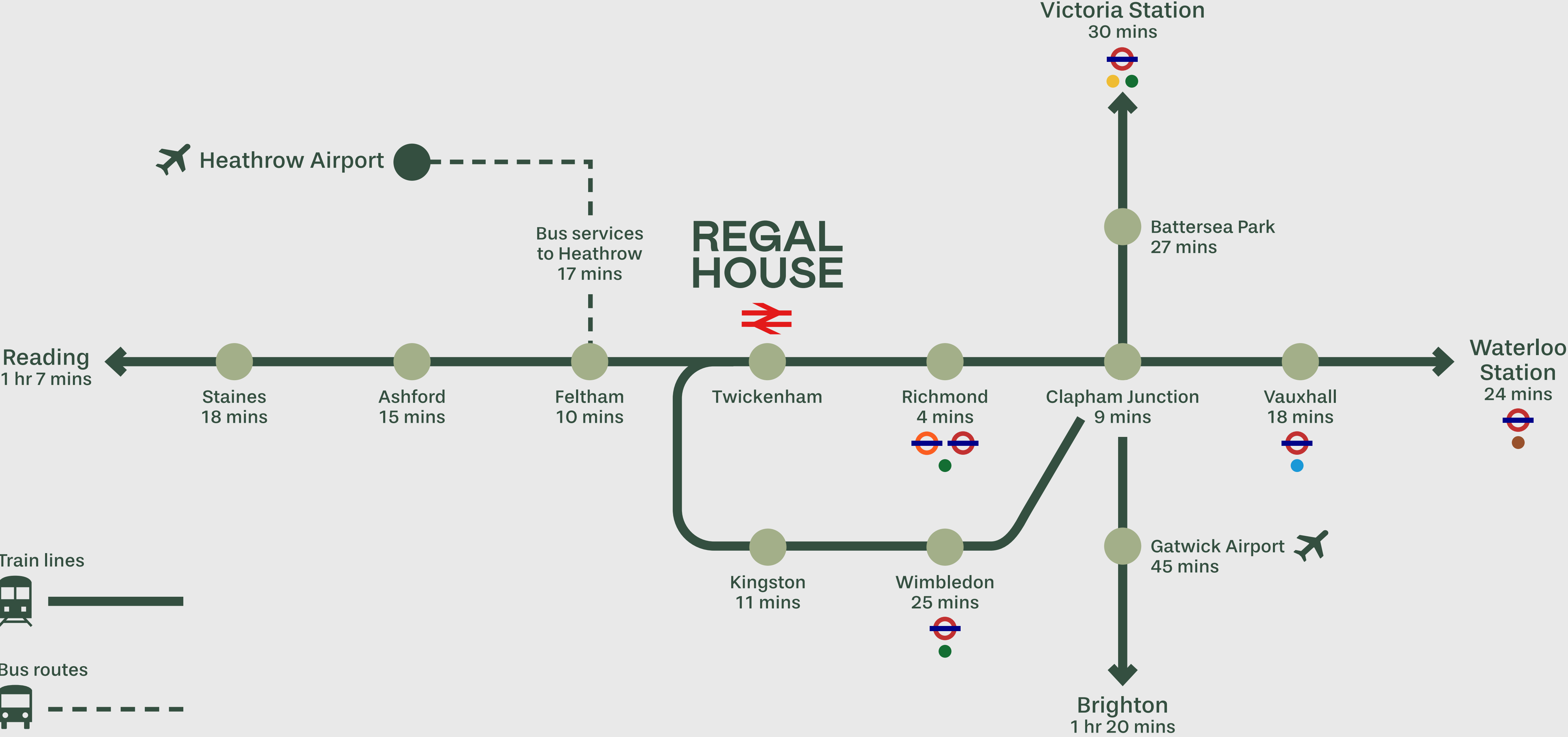


The refurbishment of Regal House has achieved a SKA rating of Gold. This means that sustainability has been considered in every choice throughout the project.

Getting Around
is Easy to Handle

Destinations in Minutes





A Winning Location



Twickenham
Station

Richmond
4 mins by train

REGAL
HOUSE

← Heathrow Airport
27 mins bus/train

← Twickenham Stadium
15 mins walk





Food & Drink

- 1. The Shack 68
- 2. Urban Baristas
- 3. Esquires Coffee
- 4. Barmy Arms
- 5. The Fox
- 6. The Press Room
- 7. The Crane Tap
- 8. Water Lane Coffee
- 9. The George
- 10. Megan's on King Street
- 11. Starbucks
- 12. GAIL's
- 13. Waitrose
- 14. The Cabbage Patch

Fitness

- 15. Anytime Fitness
- 16. PureGYM
- 17. Blitz CrossFit
- 18. Move Physio
- 19. The Shredquarters

Hotel

- 20. Travelodge

For more information please contact one of our agents:



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REGAL HOUSE

By Akoya



Developed and
managed by



akoyalondon.com/regalhouse

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