HYDE HOUSE, THE HYDE COLINDALE, NW9 6LH



020 8866 0001

400 SQ FT – 9,714 SQ FT / 37.1 SQM – 902 SQM PROMINENT REFURBISHED OFFICE SUITES WITH PARKING – TO BE LET



LOCATION

The property is located in a prominent position on the north side of the A5 Edgware Road, opposite the junction with the A4006 Kingsbury Road. The A406 North Circular, A40, M40 and M1 Motorways are close by as are Hendon Mainline and Colindale and Kingsbury Underground Stations. There are numerous bus routes and retail facilities within walking distance.

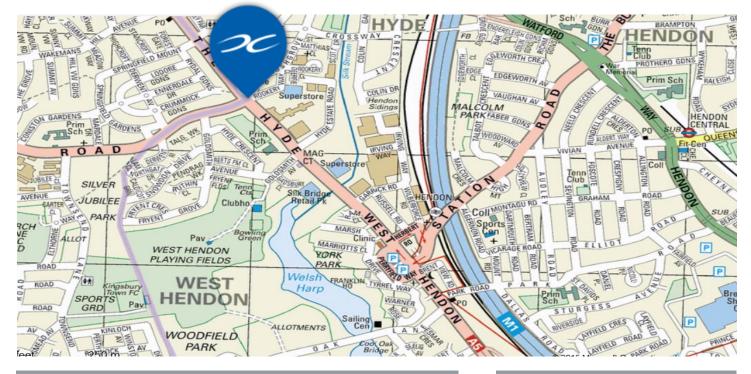
DESCRIPTION

Hyde House is a landmark, office building which has undergone a comprehensive transformation to become a five floor Premier Inn hotel with multiple office tenants over the 6 remaining upper floors. The available accommodation offers a range of options from self contained suites to entire floors.





These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.



LEASE

The suites are available by way of a new full repairing and insuring lease for a term by arrangement.

RENT

£16.00 sq ft per annum exclusive of rates and service charge. Please note VAT is applicable to both.

RATES

The rates payable are approximately £5 psf. Prospective tenants are stongly advised to reconfirm this information prior to legal commitment.

FLOOR AREA

9th Floor A 1,335 sq ft 124 sqm 9th Floor B 1,285 sq ft 119.3 sqm 7th Floor (Available from January 2018) 400 sq ft 37.1 sqm 10th Floor B 1,142 sq ft 106 sqm 11th Floor 5,630 sq ft 515.8 sqm	<u>Total</u>	<u>9,792 sq ft</u>	<u>909.7 sqm</u>
9th Floor B1,285 sq ft119.3 sqm7th Floor (Available from January 2018)400 sq ft37.1 sqm	11th Floor	5,630 sq ft	515.8 sqm
9th Floor B 1,285 sq ft 119.3 sqm 7th Floor 400 sq ft 37.1 sqm	10 th Floor B	1,142 sq ft	106 sqm
		400 sq ft	37.1 sqm
9 th Floor A 1,335 sq ft 124 sqm	9 th Floor B	1,285 sq ft	119.3 sqm
	9 th Floor A	1,335 sq ft	124 sqm

VIEWINGS

Strictly by appointment through sole letting agents -

GARY BLATT 020 8866 0001 020 8866 0001 gary@davidcharles.co.uk

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AMENITIES

- Automatic Passenger Lifts
- Central Heating
- Perimeter trunking
- 24hr Access
- Kitchenette
- EPC E
- On-site car parking
- On site security



