HYDE HOUSE, THE HYDE COLINDALE, NW9 6LH



020 8866 0001

957 SQ FT - 10,271 SQ FT / 88.9SQM - 954 SQM
PROMINENT REFURBISHED OFFICE SUITES WITH PARKING - TO BE LET



LOCATION

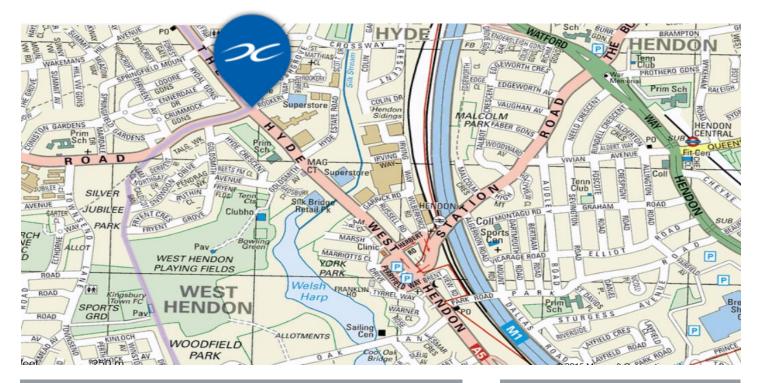
The property is located in a prominent position on the north side of the A5 Edgware Road, opposite the junction with the A4006 Kingsbury Road. The A406 North Circular, A40, M40 and M1 Motorways are close by as are Hendon Mainline and Colindale and Kingsbury Underground Stations. There are numerous bus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







LEASE

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

RENT

£15.00 sq ft per annum exclusive of rates and service charge. Please note VAT is applicable to both.

RATES

The rates payable are approximately £4 psf. Prospective tenants are stongly advised to reconfirm this information prior to legal commitment.

| FLOOR AREA | | |
|--------------------------|---------------------|----------------|
| 9 th Floor A | 1,335 sq ft | 124 sqm |
| 9th Floor B | 1,285 sq ft | 119.3 sqm |
| 10 th Floor A | 957 sq ft | 88.9 sqm |
| 10 th Floor B | 1,142 sq ft | 106 sqm |
| 11th Floor | 5,552 sq ft | 515.8 sqm |
| <u>Total</u> | <u>10,271 sq ft</u> | <u>954 sqm</u> |

VIEWINGS

Strictly by appointment through sole letting agents -

GARY BLATT 020 8866 0001 020 8866 0001 gary@davidcharles.co.uk GEORGE MORIARTY 020 8866 0001 george@davidcharles.co.uk

AMENITIES

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





