

# HYDE HOUSE, THE HYDE COLINDALE, NW9 6LH

  
david charles  
property consultants

**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 strongly 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
10th Floor A	957 sq ft	88.9 sqm
10th Floor B	1,142 sq ft	106 sqm
11th Floor	5,552 sq ft	515.8 sqm
<b>Total</b>	<b><u>10,271 sq ft</u></b>	<b><u>954 sqm</u></b>

### VIEWINGS

Strictly by appointment through sole letting agents -

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### AMENITIES

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

