

HYDE HOUSE, THE HYDE COLINDALE, NW9 6LH


david charles
property consultants

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.





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 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
7th Floor	400 sq ft	37.1 sqm
<small>(Available from January 2018)</small>		
10th Floor B	1,142 sq ft	106 sqm
11th Floor	5,630 sq ft	515.8 sqm
Total	9,792 sq ft	909.7 sqm

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

