

HYDE HOUSE, THE HYDE COLINDALE, NW9 6LH

**1,300 SQ FT – 6,930 SQ FT / 120.7 SQM –
643.8 SQM PROMINENT REFURBISHED
OFFICE SUITES WITH PARKING – TO BE LET**


david charles
property consultants

020 8866 0001

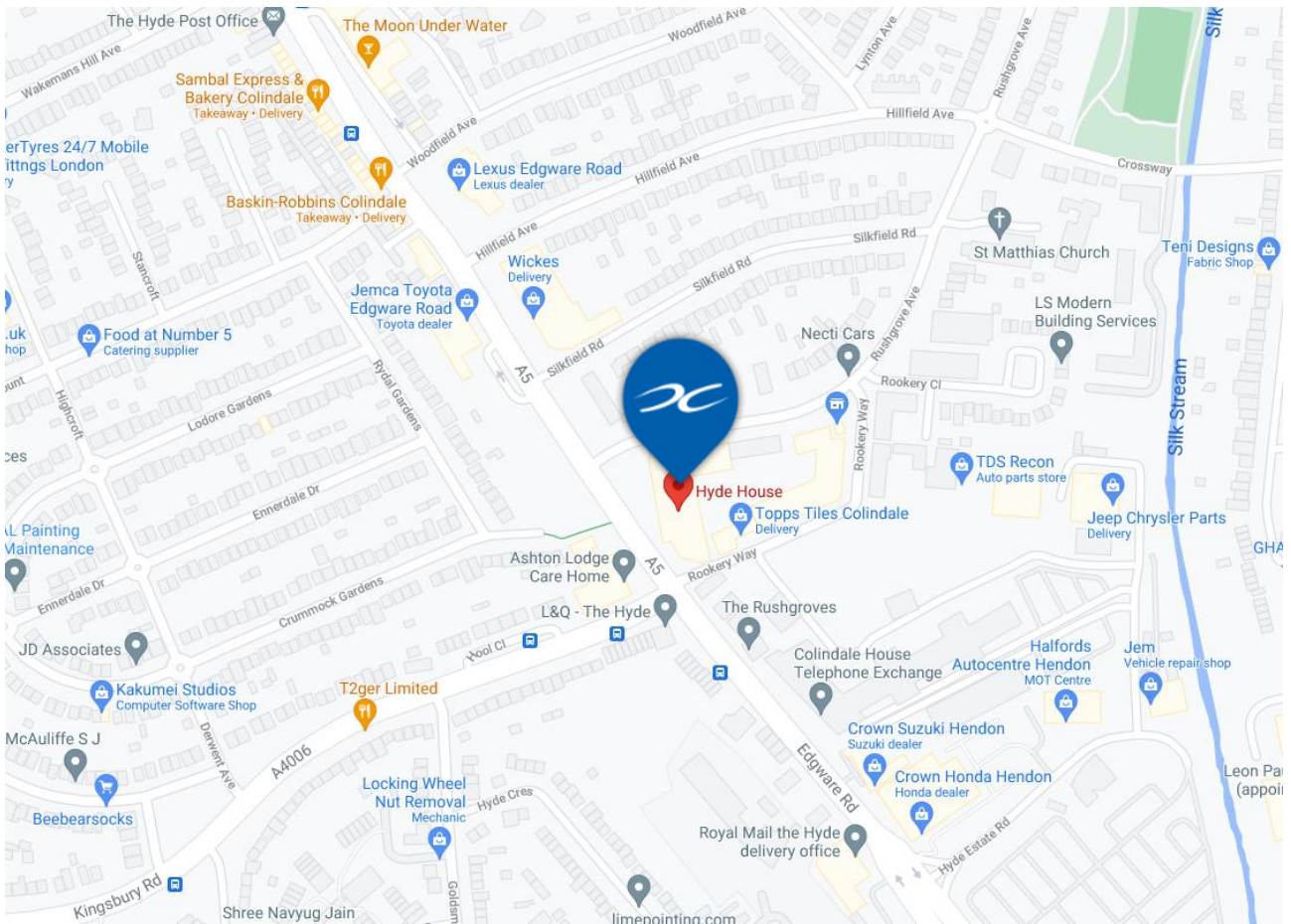


LOCATION

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.

FLOOR AREAS

11 th floor – 5,630 sq ft	523.0 sqm
10 th floor- 1,323 sq ft	133.3 sqm
7 th floor- 1,435 sq ft	123.0 sqm

RATES

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

VIEWINGS

Strictly by appointment only through sole agents:-

George Moriarty

D: 020 8429 9003

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Lily O'Donnell

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AMENITIES

- Shell and core ready for tenants fit out
- Served excellently by natural light
- Automatic passenger lifts
- 24hr access
- EPC E
- On-site parking
- On site security
- Grade A office
- Fully refurbished
- Air conditioned
- Views across Northwest London
- Strong road links to the M1 and North Circular

RENT

£16.00 per sq ft per annum exclusive of rates and service charge.

NB: 11th floor - £18.50 per sq ft per annum exclusive of rates and service charge.

Please note VAT is applicable to both.

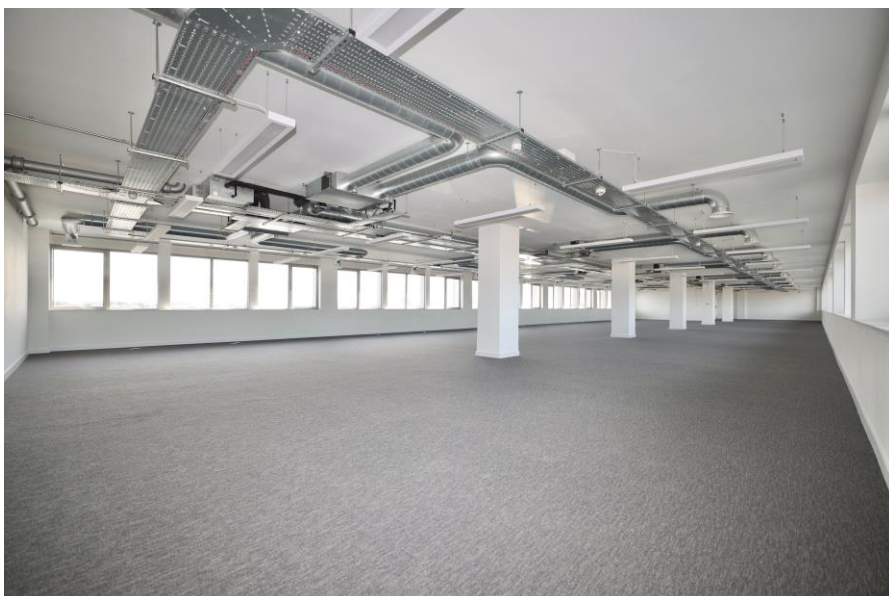
GROUND FLOOR LOBBY



11th FLOOR TOILETS



11th FLOOR



10TH FLOOR



7TH FLOOR

