



DRONE FOOTAGE



ENTIRE TOP FLOOR
WITH VIEWS ACROSS LONDON
5,630 SQ FT • 523 SQ M



Air Conditioned
Refurbished Office

TO LET



HYDE HOUSE
THE HYDE | COLINDALE | LONDON | NW9 6LH

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 office tenants over the 6 remaining upper floors. The available accommodation comprises of the entire 11th floor which has stunning views of Central and North West London. The floor at present is completely open plan.





AMENITIES

- Served excellently by natural light
- Automatic Passenger Lifts
- 24hr Access
- EPC E
- On-site car parking
- On-site security
- Grade A office
- Fully refurbished
- Air conditioning
- Views of Central and North West London
- Strong road links to the M1 and North Circular



H HYDE HOUSE

LEASE

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

RENT

£20.00 sq ft per annum exclusive of VAT, rates and service charge.

BUSINESS RATES

The rates payable for the floor are approximately £4 psf. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.



david charles
property consultants **020 8866 0001**

VIEWINGS

Strictly by appointment through sole letting agents;

Gary Blatt - 020 8866 0001
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