

**Building
three**

A distinct transformation

From 3,640 sq ft to 19,070 sq ft of refurbished office accommodation in west London with excellent communications.

hydeparkhayes.com

An impressive newly
refurbished property



See Hyde Park Hayes in a completely new light.

With its newly refurbished feature reception, Building 3 at Hyde Park Hayes offers up to 19,070 sq ft of open plan offices arranged over 4 floors in wings from 3,640 sq ft.

Business community

Hayes is enjoying a revival of its past success attracting major businesses and significant investment in new commercial and residential developments as well as a proposed new hotel at Hyde Park Hayes.

Excellent links

Hayes is known for its aviation connections, right on the doorstep of London Heathrow Airport.

The airport and central London already benefit from excellent rail connections including the Heathrow Connect service and this will be further enhanced when the Elizabeth Line (Crossrail) opens in 2018.

There are excellent road links via the M4 and M25 motorways for travelling in, out and around London.

On your doorstep

Travel 2 minutes by car from the property and you'll find Lake Farm Country Park, an expanse of green belt land approximately 60 acres in size fringed by trees and the Grand Union Canal.

Just 10 minutes by car you'll find the recently built Lombardy Shopping Park, home to well-known brands such as Next, Next Home, Costa, Mothercare, TK Maxx, JD Sports and Sainsbury's.

The town centre itself offers a pedestrianised high street with banks, restaurants, coffee shops and retail outlets.

Specification

- Multi-let building
- New feature reception
- New male and female WC's
- LED lighting
- Air conditioning
- Suspended ceilings with metal tiles
- Raised floors
- Two passenger lifts
- Parking 1:350 sq ft





Typical Floor layout

SCHEDULE OF AREAS

(net internal areas)

Ground floor

West Wing	Occupied	
North Wing	Occupied	

1st floor

West Wing	3,640 sq ft	338 sq m
North Wing	Occupied	

2nd floor

West Wing	Occupied	
North Wing	4,075 sq ft	378 sq m

3rd floor

Combined Wings	7,715 sq ft*	717 sq m
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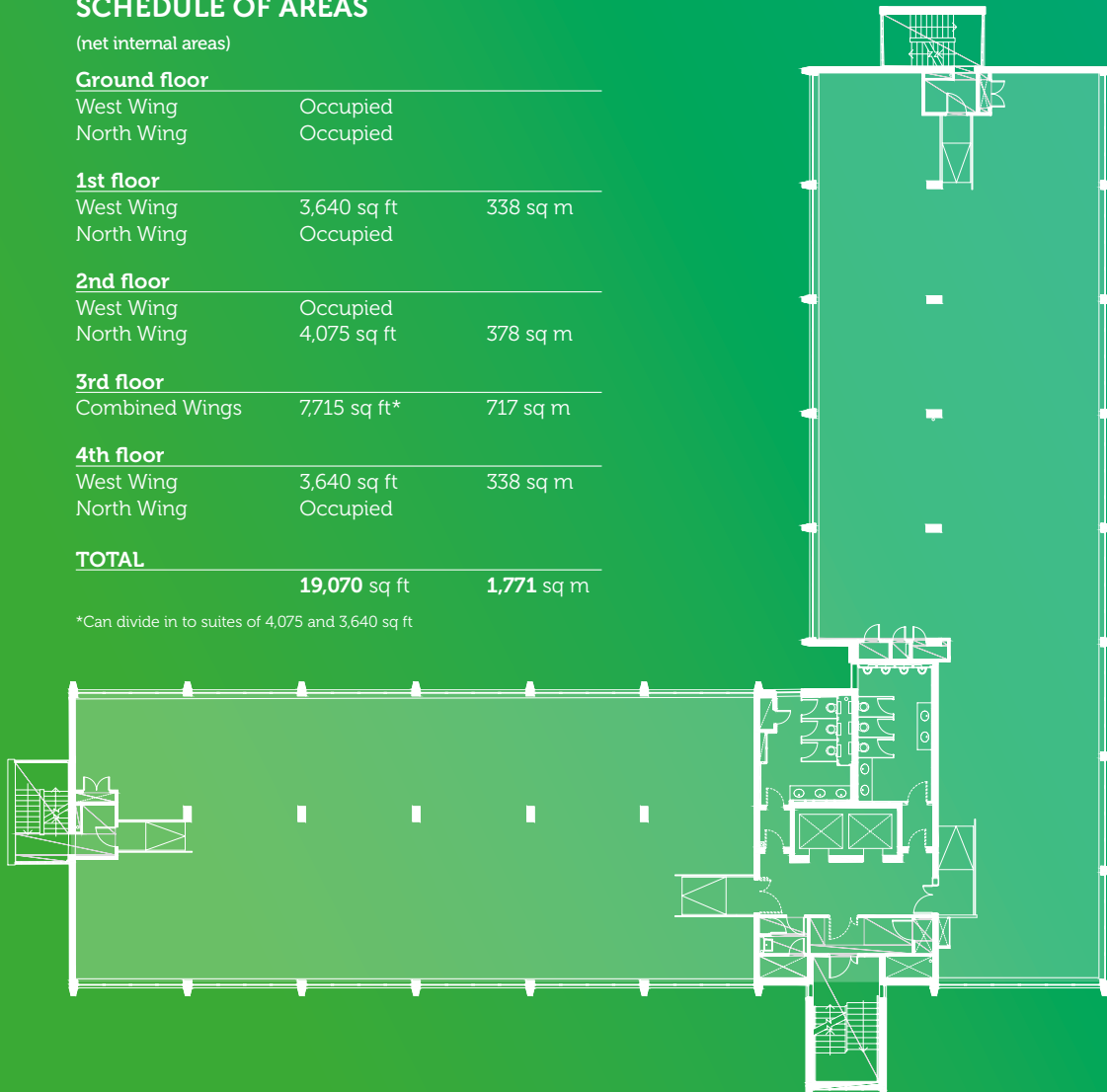
4th floor

West Wing	3,640 sq ft	338 sq m
North Wing	Occupied	

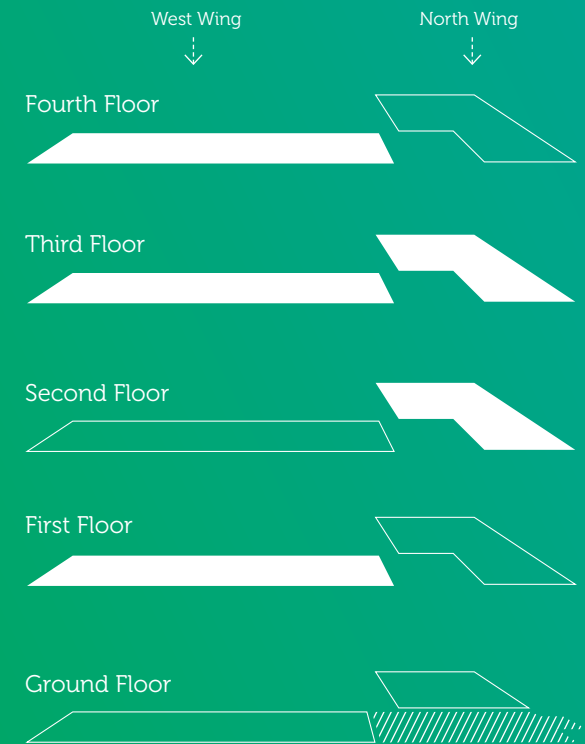
TOTAL

19,070 sq ft	1,771 sq m
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*Can divide in to suites of 4,075 and 3,640 sq ft



ACCOMMODATION SCHEDULE



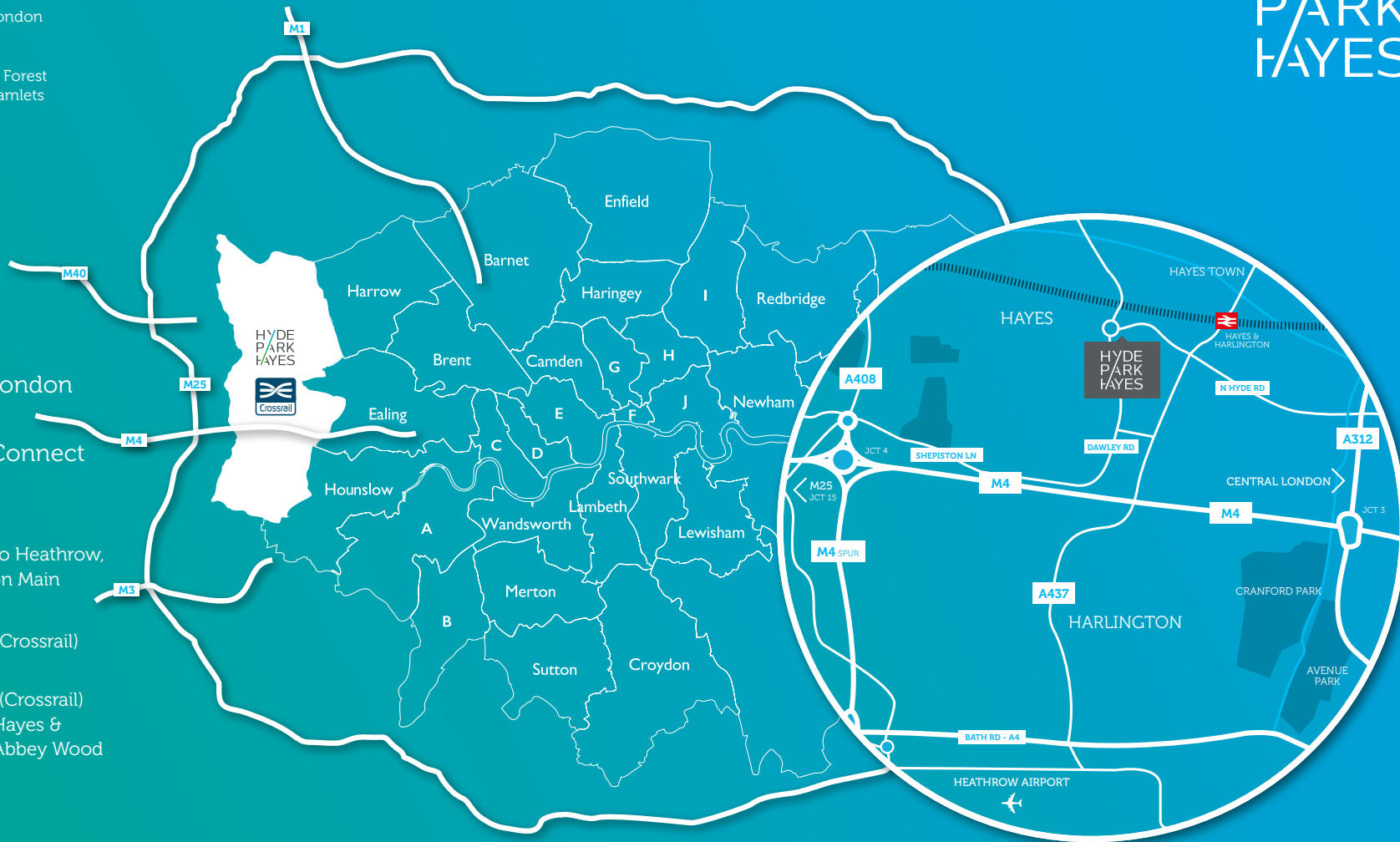
- Available space
- Occupied space
- Reception

KEY TO CENTRAL REGIONS

A Richmond & Thames	F City of London
B Kingston Upon Thames	G Islington
C Hammersmith & Fulham	H Hackney
D Kensington & Chelsea	I Waltham Forest
E Westminster	J Tower Hamlets

CONNECTIONS

- 5 minutes from M4
- 5 miles from M25
- Excellent links to central London
- Just 6 minutes away from Terminal 1 via Heathrow Connect
- Elizabeth Line (Crossrail) connections - 2018
 - May 2018 services commence to Heathrow, initially running from Paddington Main Line station.
 - December 2018 Elizabeth Line (Crossrail) services start in central London
 - December 2019: Elizabeth Line (Crossrail) services start running through Hayes & Harlington from Shenfield and Abbey Wood to Reading and Heathrow.



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fetchagency.com

For more information on the property or to arrange a viewing please contact either of the joint letting agents.

Strictly by appointment.

Property postcode
UB3 4AZ

bray fox smith brayfoxsmith.com
020 7629 5456

Richard Harding
ddi: 020 3362 4349
richardharding@brayfoxsmith.com

Farino Cole
REAL ESTATE
020 8181 1010
farinocole.com

Damian Farino
ddi: 020 8181 1011
damian@farinocole.com