

# Three Hyde Park Hayes

## **A distinct transformation**

From 3,640 sq ft to 15,430 sq ft of refurbished office accommodation in west London with excellent communications.

[threehydeparkhayes.com](http://threehydeparkhayes.com)



HYDE  
PARK  
LAVES

Building 3  
31 Millington Rd.

↳ Reception  
↳ Car Park

Bus stop  
WMS

# See Hyde Park Hayes in a completely new light.

With its refurbished feature reception, Three Hyde Park Hayes offers up to 15,430 sq ft of open plan offices arranged over 3 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 new Premier Inn hotel and restaurant at Hyde Park Hayes and a new Asda superstore nearby.

## 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.

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

## Specification

- New feature reception and coffee point
- 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



# Floor layout

## SCHEDULE OF AREAS

(net internal areas)

### \*3rd floor

West Wing	3,640 sq ft	338 sq m
North Wing	4,075 sq ft	378 sq m

### 2nd floor

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

### 1st floor

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

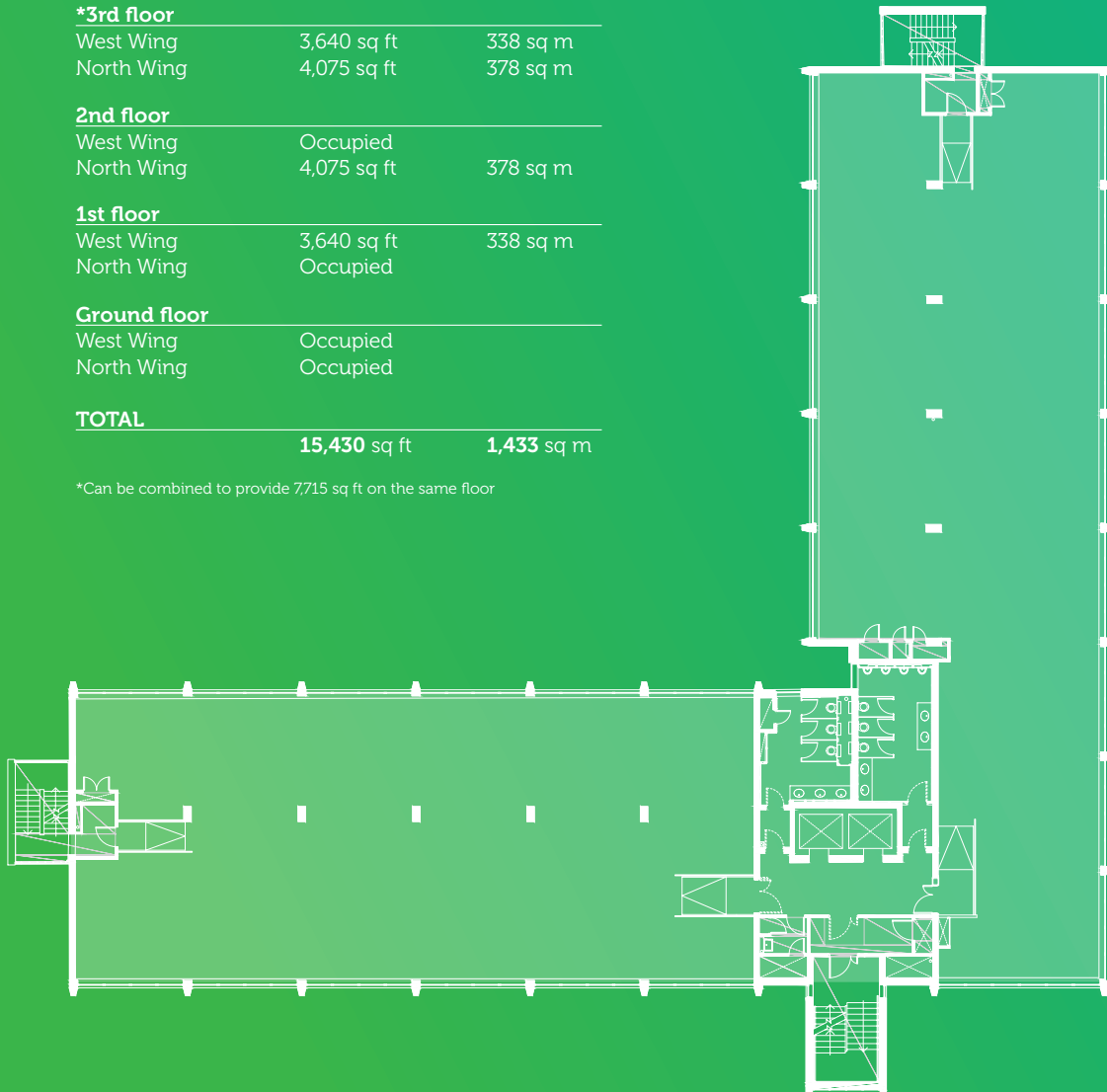
### Ground floor

West Wing	Occupied	
North Wing	Occupied	

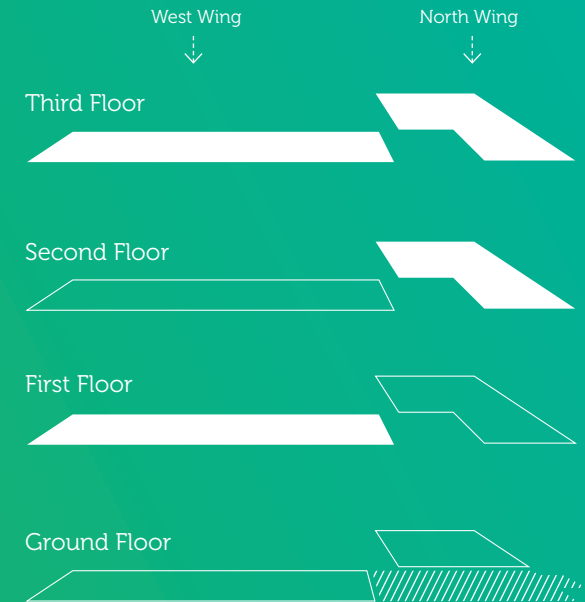
### TOTAL

	<b>15,430 sq ft</b>	<b>1,433 sq m</b>
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\*Can be combined to provide 7715 sq ft on the same floor



## ACCOMMODATION SCHEDULE



- Available space
- Occupied space
- Reception



## CONNECTIONS

- 5 minutes from M4
- 5 miles from M25
- Excellent links to central London
- Just 6 minutes away from Terminal 1 via Heathrow Connect and 21 minutes to Paddington
- Proposed Elizabeth Line connections will provide services linking Reading (34 minutes) to the West End (Bond Street 20 minutes), City (Liverpool Street 27 minutes) and Canary Wharf (34 minutes).



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

Strictly by appointment.

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