



# A space to innovate

10,000 - 71,000 sq ft of contemporary office space



one

HYDE PARK HAYES  
Building 1  
Killingdon Rd  
Navigation  
Parking &  
Staff Parking  
Bicycle  
Access

# An impressive entrance

The first thing that strikes you upon entering One Hyde Park Hayes is the scale of the reception space. At 2,000 sq ft, it makes quite a statement: a light, contemporary area that extends to the top of the building.

It's an environment that alters your perspective and prepares you for whatever lies ahead. Impressive business and visitor lounges complete the experience.

Looking for room to grow?  
One Hyde Park Hayes provides it.





You're not comfortable in the slow lane. One Hyde Park Hayes is perfectly situated for those who like to get where they're going as quickly as possible.

The Elizabeth Line ensures that the entire capital is within easy reach by public transport, while proximity to Heathrow Airport means the rest of the world is just as accessible. Your journey starts here.

**27**

minutes to  
The City



# Fast track connectivity

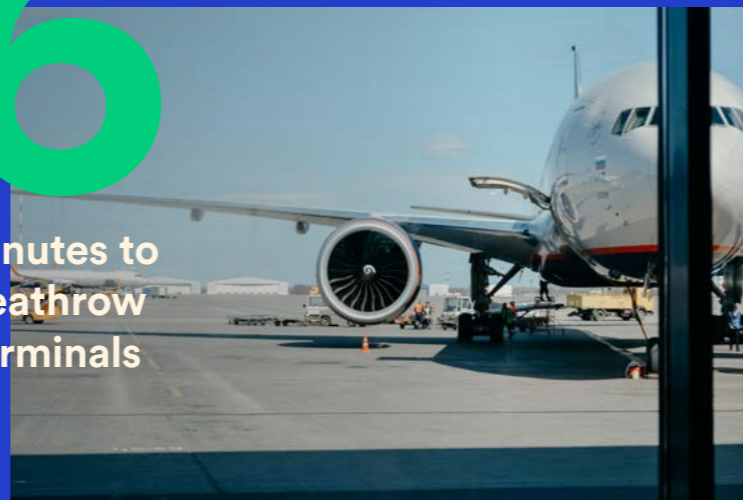
**20**

minutes to  
Bond Street



**6**

minutes to  
Heathrow  
Terminals



## ELIZABETH LINE



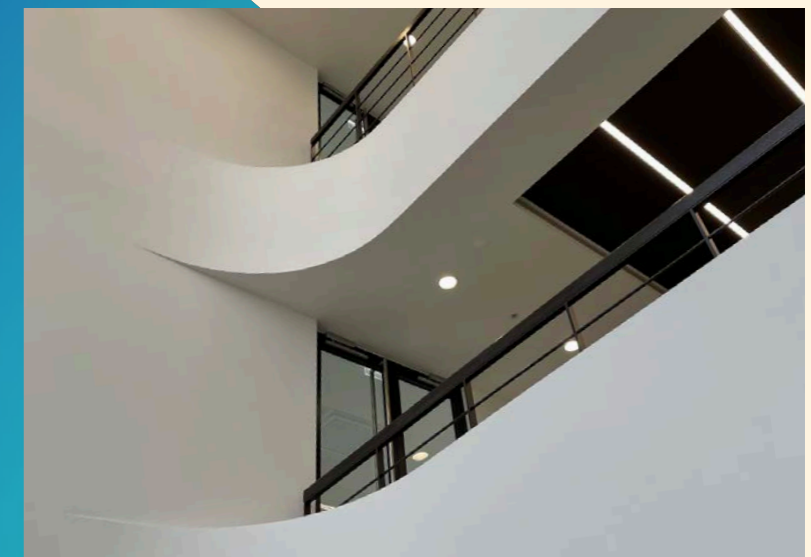
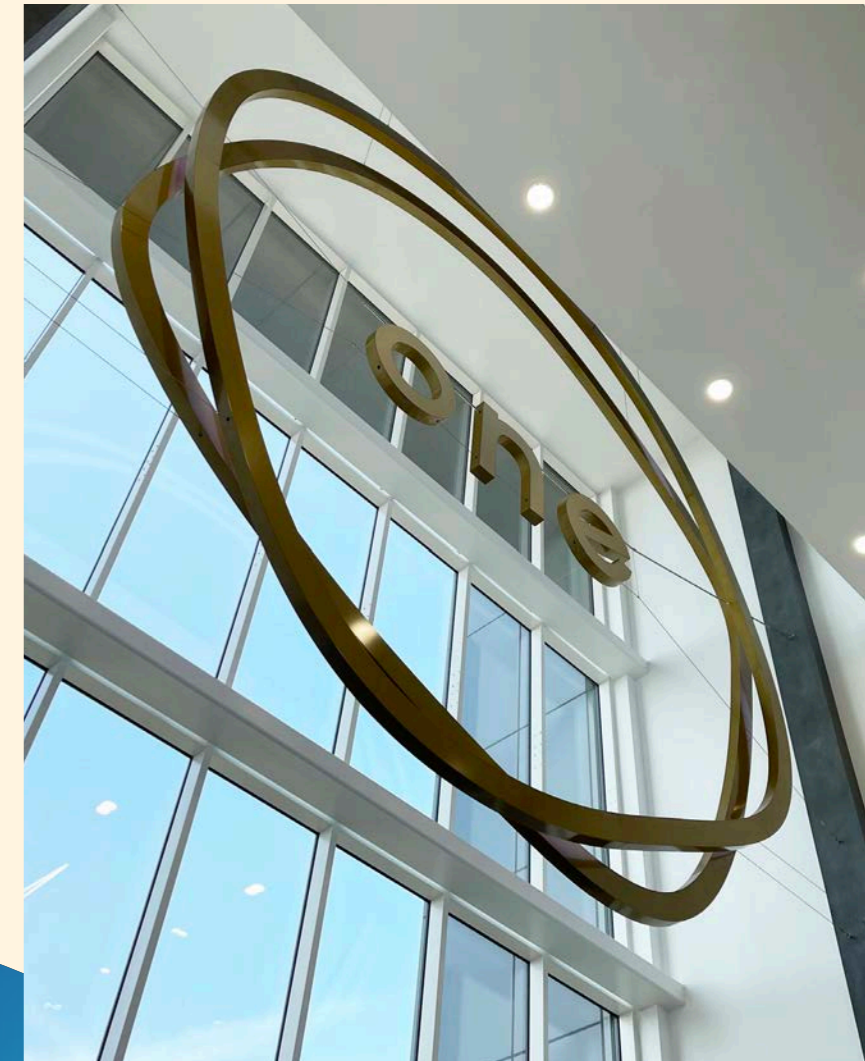
# The local area

Hayes & Harlington station – and access to the Elizabeth Line – is just a six minute walk from One Hyde Park Hayes, with all the connectivity that provides.

The building is conveniently located within a short drive of both junctions 3 and 4 of the M4 motorway.



# A smarter way of working



Work is changing, and One Hyde Park Hayes is ahead of the curve. The building is smart – as you would expect – but not only in the way it helps you work. The building app lets the occupier take control of lighting and local heating/cooling, access control and close monitoring of energy consumption.

# Flexible floor space

One Hyde park Hayes is designed with excellent natural light in mind. Distinctive glass light wells illuminate the building in every sense and on every floor. And at 20,000 to 24,000 sq ft floor plates, there's plenty of well-lit space to go round.

# Amenities

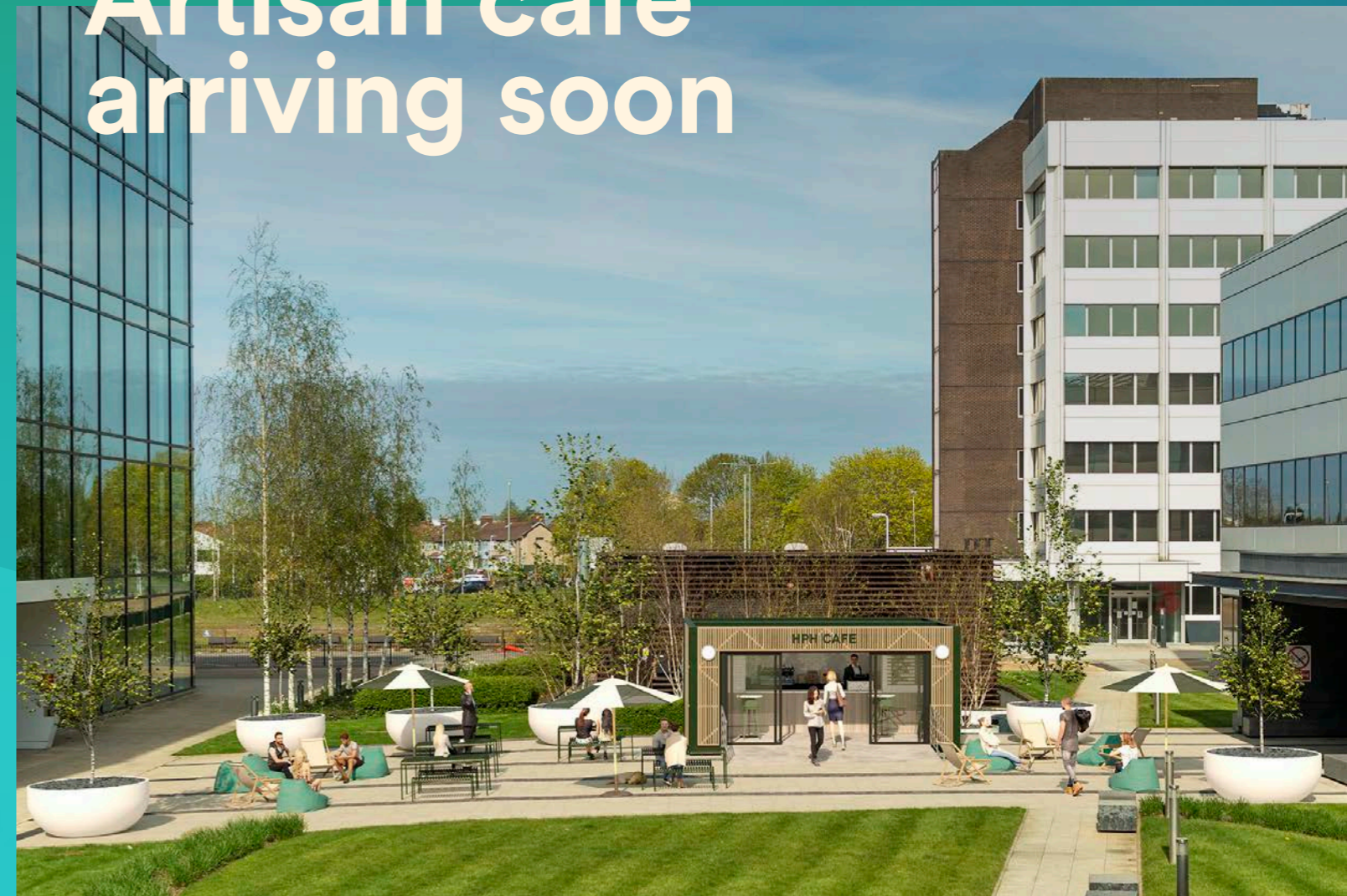
Office spaces are communities, and it's up to you how yours takes shape. Permission has been granted for an architect-designed artisan café located in the heart of the park, and there is ample space for amenities such as a state-of-the-art gym. The building also offers a new

cycle store with 80 spaces, excellent showers and gym-style changing facilities. The expansive roof terrace provides valuable outdoor space for reflection and, if you wish, a rooftop bar.

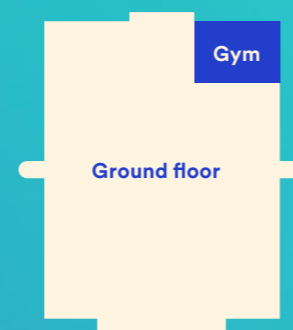
## Opportunity for rooftop bar



## Artisan cafe arriving soon



## Area for gym



Changing rooms and lockers



Showers



Heathrow Airport

M4



Multistorey Car Park -  
700 spaces

Rackspace

Building  
2

# Hyde Park Hayes

UB3 4AZ



# Schedule of areas

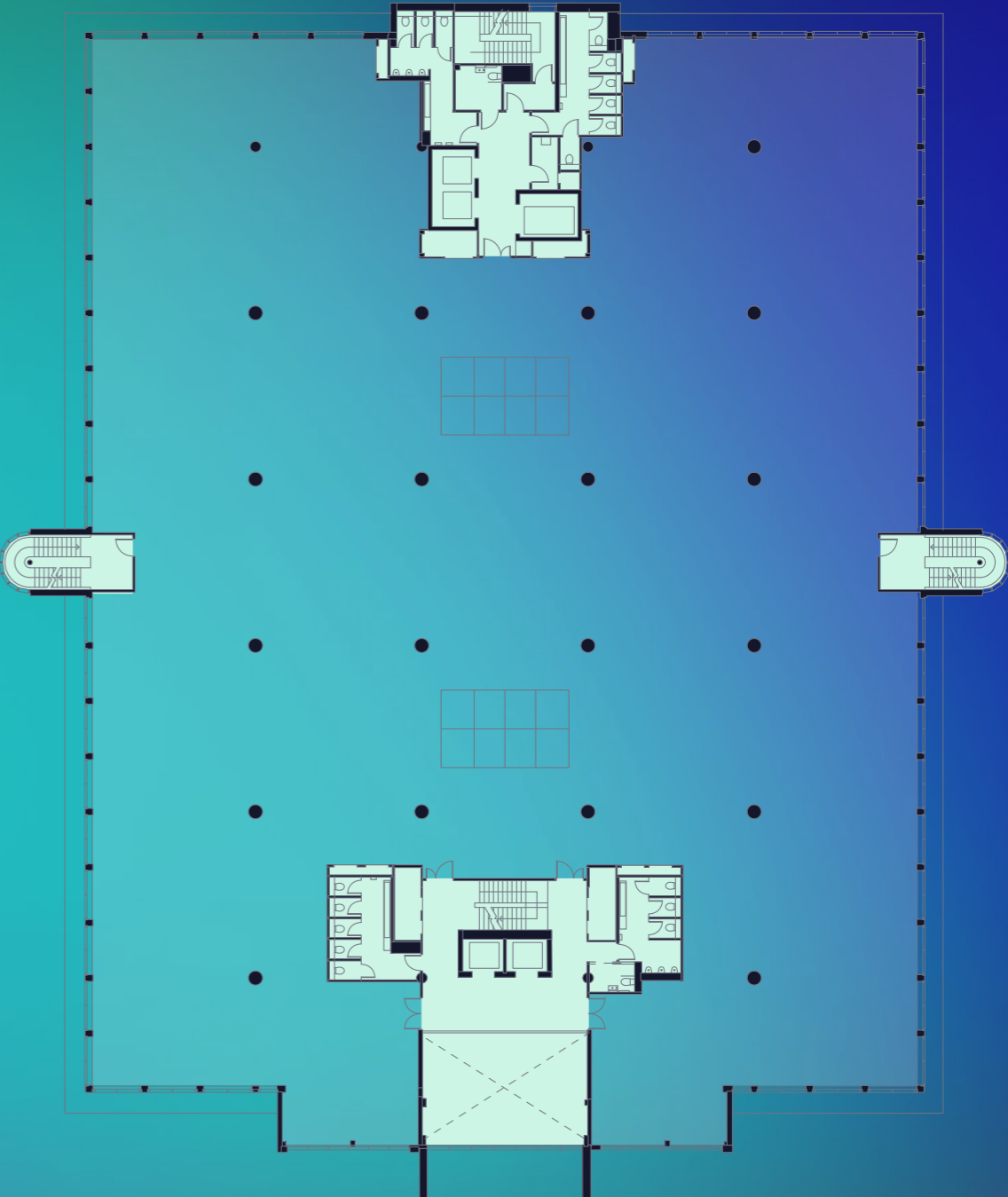
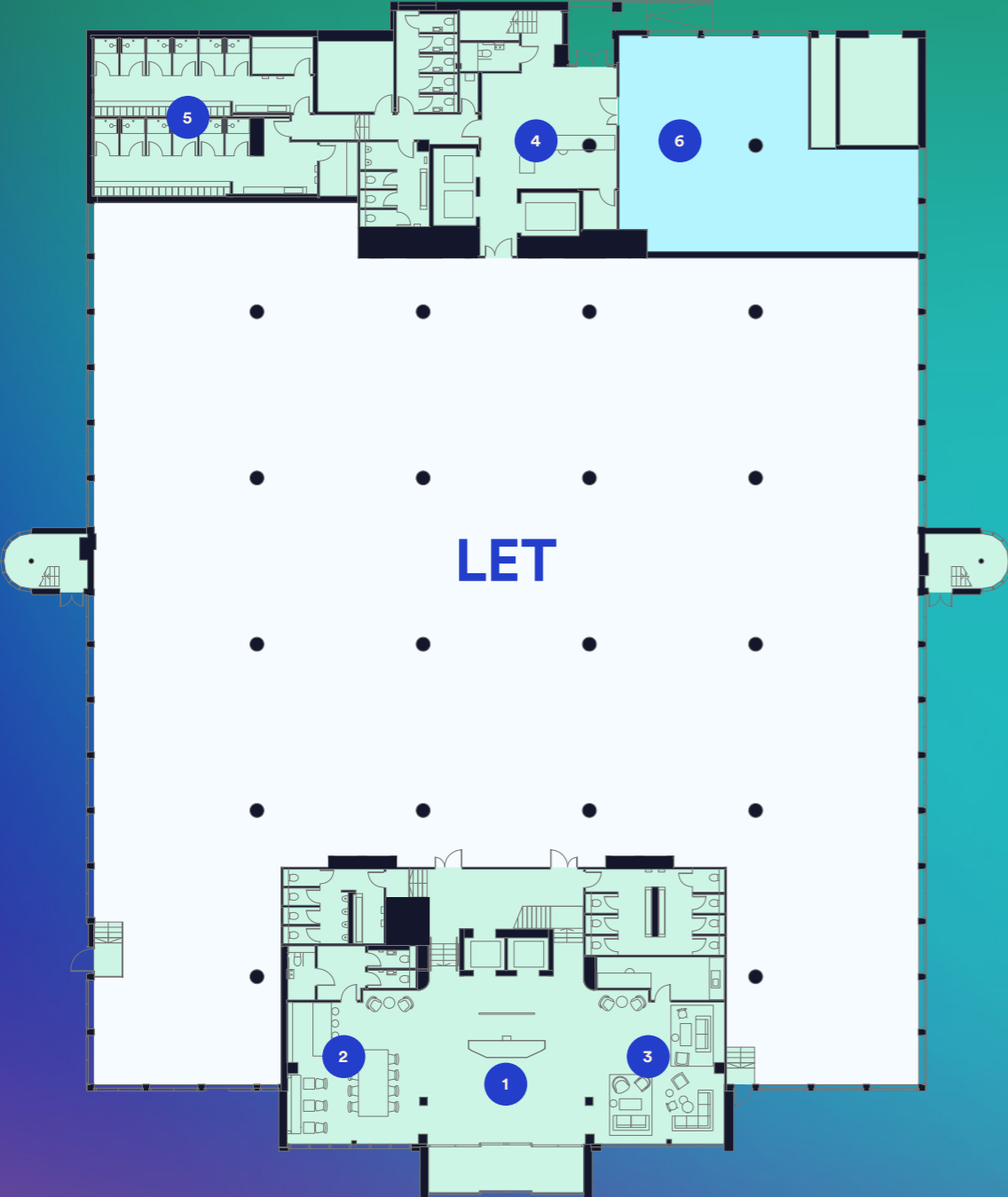
Higher or lower? There's no wrong answer. Take your pick from four floors of welcoming, flexible space, capable of division from 10,000 sq ft.

|                       |                     |                   |
|-----------------------|---------------------|-------------------|
| <b>Third</b>          | 23,625 sq ft        | 2,195 sq m        |
| <b>Second</b>         | 23,620 sq ft        | 2,194 sq m        |
| <b>First</b>          | 24,051 sq ft        | 2,234 sq m        |
| <b>Ground</b>         | LET                 | LET               |
| <b>Total</b>          | <b>71,296 sq ft</b> | <b>6,623 sq m</b> |
| <b>Reception</b>      | 2,096 sq ft         | 195 sq m          |
| <b>Rear Reception</b> | 491 sq ft           | 46 sq m           |
| <b>Roof Terrace</b>   | 3,000 sq ft         | 279 sq m          |

# Ground Floor

# First Floor

24,051 sq ft  
2,234 sq m

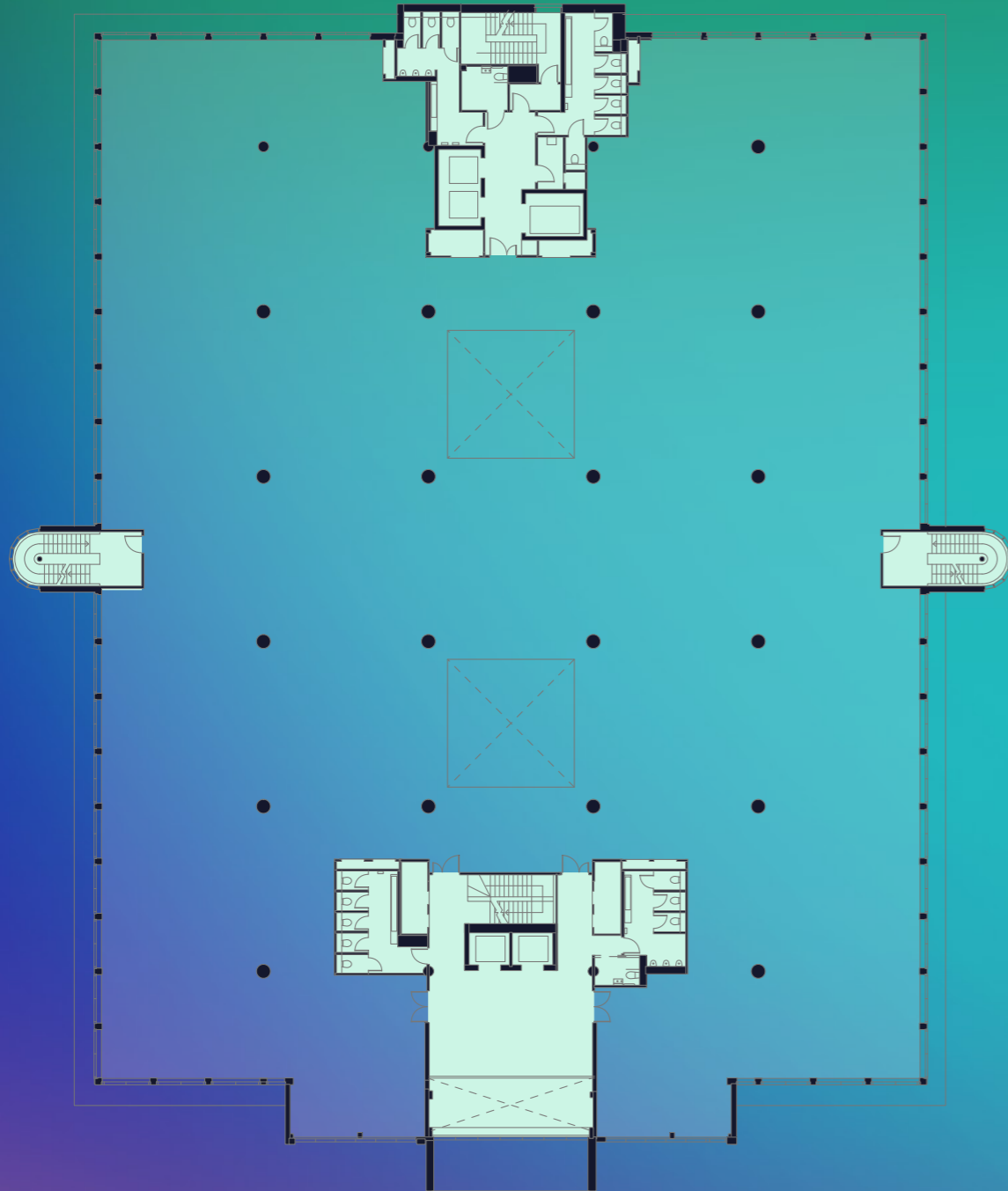


- LET Space
- Communal Space/Core
- Proposed Gym Area
- 1 Main Reception
- 2 Business Lounge
- 3 Visitor Lounge
- 4 Rear Reception
- 5 Showers & Changing Rooms
- 6 Proposed Gym

- Available Space
- Communal Space/Core

# Second Floor

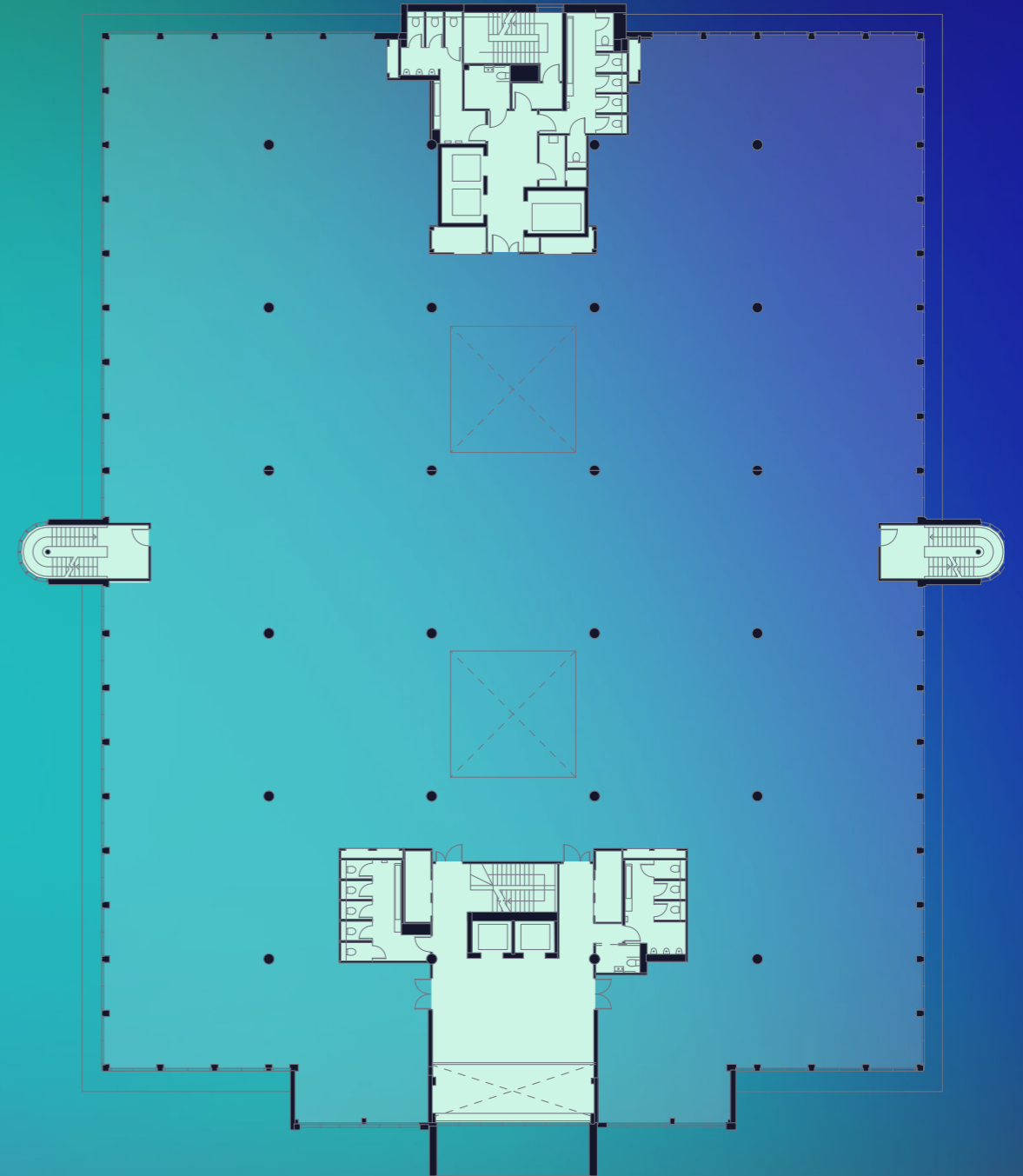
23,620 sq ft  
2,194 sq m



- Available Space
- Communal Space/Core

# Third Floor

23,625 sq ft  
2,195 sq m



- Available Space
- Communal Space/Core

# Well equipped



Full new VRF air conditioning installation



Smart-enabled building with bespoke app for tenants



All new WCs and 12 male and female showers with drying rooms



New raised floors to office areas



5 new lifts including goods lift in new rear reception



High speed connectivity with capacity of up to 1GB



New metal suspended ceilings with integrated LED lighting



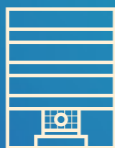
Occupational density designed for 1:8 sq m



Car parking ratio of 1:299 sq ft



Secure cycle store for 80 cycles



Prestige full height reception with feature lighting



Onsite facility and security teams



# Getting the balance right

Concerned about carbon? Cycle in or charge your electric car. Control lighting and air conditioning from an app; there's no need for default settings at One Hyde Park Hayes.

Ample outdoor seating makes provision for fresh air and fresh thinking, while indoors, the building's very good BREEAM will save you fretting over your energy consumption. Don't sweat... we've got this.



3,000 sq ft  
roof terrace

**BREEAM**<sup>®</sup>

BREEAM Very  
Good



EPC B  
(32)



CGI of proposed roof top bar

## Connect with us

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Floorplans are for indicative purposes only and not to scale.  
All CGIs are for indicative purposes only and are subject to change.

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Design by Mammal | mammaldesign.com

**HYDE  
PARK  
HAYES**

[onehydeparkhayes.com](http://onehydeparkhayes.com)  
UB3 4AZ