



THE HYDE ELECTRICAL WORKS

The Hyde, Edgware Road, London, NW9 6HH

A significant residential led development opportunity in The Hyde, Hendon, North London.



EXECUTIVE SUMMARY

- A 1.02 hectares (2.52 acres) cleared site, previously occupied by a car showroom, warehouses and a car park.
- Planning permission for 244 residential units (apartments, houses and duplex apartments), along with 193 sq m (2,077 sq ft) GIA commercial floorspace.
- The residential accommodation comprises:
 - 159 Private Units – 9,720 sq m (104,626 sq ft) NSA
 - 77 Intermediate Units – 4,872 sq m (52,485 sq ft) NSA
 - 8 Affordable Rented houses – 886 sq m (9,537 sq ft) NSA
 - Total – 15,482 sq m (166,648 sq ft) – 244 units
- There is scope for greater massing to create additional residential units, subject to the necessary consents. CJCT Architects have prepared a feasibility study providing a further 110 units (354 total).
- Hendon rail station 800 metres to the south providing Thameslink services into central London.
- For sale freehold with vacant possession and with the benefit of the site having been cleared and remediated.



LOCATION

The Hyde Electrical Works (T.H.E.W) is located in Hendon, north west London. This part of the capital has witnessed significant regeneration and will continue to do so, with three nearby designated Areas of Opportunity and Regeneration including the Colindale Action Area to the north, and Brent Cross/Cricklewood and West Hendon Regeneration areas to the south.

The area is predominantly residential with a variety of commercial properties fronting Edgware Road (A5). Several of these are being brought forward for redevelopment to mixed-use residential led schemes. This includes the former Homebase site to the north, which is being built now, and the Sainsbury's site to the south, where St. George have had a planning permission granted for a replacement store and high density residential scheme, with buildings up to 28 storeys.. A planning application has been made for a scheme comprising 470 apartments in buildings up to 24 storeys on the site to the immediate south. Amenities can be found all along the Edgware Road (A5), including the Sainsbury's supermarket 100 metres to the south and the highly renowned Bang Bang Oriental food hall located 750 metres to the north.

Brent Cross Shopping Centre is located 1.6 km (1 miles) to the south and Hendon Town Centre is 1.3 km (0.8 miles) to the east. Brent Cross will experience significant investment in infrastructure, housing and the retail and leisure offer available in coming years. Plans are in place for extensions and improvements to the existing shopping centre and the creation of a new town centre, a new overground station and upgrades to local parks alongside further new green spaces. This investment will be a significant benefit to this part of North London.



CONNECTIVITY

The site benefits from excellent transport links offering easy access into central London. Hendon rail station, which is 800 metres (0.5 miles) to the south of the site, provides Thameslink services into the City of London (City Thameslink 25 minutes, King's Cross St. Pancras 19 minutes) and connections to the Jubilee Line at West Hampstead. Colindale and Hendon Central London Underground stations are both approximately 1.6 km (1 mile) from the site, to the north and west respectively. Both provide Northern Line services. Journey times from Hendon Central to Euston are 17 minutes, to Leicester Square 23 minutes and to Bank (27 minutes) (Source: TFL).

Numerous bus services are available along Edgware Road, providing services into central London and local destinations including Brent Cross. Junction 1 of the M1 is 1.8 km (1.1 miles) to the south where the North Circular Road (A406) can also be joined. Edgware Road (A5), is a key arterial route into Central London.

London Heathrow Airport is 17km (10.5 miles) to the south west. London Luton airport is 33km (20.5 miles) to the north and conveniently accessed via the M1.

THE SITE

The site extends to 1.02 hectares (2.52 acres). Formerly occupied by a car showroom, warehouses and a car park, it has now been cleared and remediations works have been undertaken.



PLANNING

The site is located in the jurisdiction of the London Borough of Barnet. There are no statutorily or locally listed buildings adjacent to the site and it is not located in a conservation area.

Planning permission (ref: 18/0352/FUL) was granted on 10th January 2020 for:

'Hybrid (part full/part outline) application for the phased comprehensive redevelopment of the site for a maximum of 505 residential dwellings (Use Class C3); and up to 743 sqm of flexible commercial floorspace (within Use Class A1, A2, A3, B1, D1, and D2) in buildings ranging from 3 to 17 storeys along with associated means of access, car parking, amenity space, landscaping, and other associated works and improvements. Full planning permission sought for Phase 1 comprising 1.02 hectares of the Site for 244 residential dwellings (Use Class C3); 193 sqm of flexible commercial floorspace (within Use Class A1, A2, A3, B1, D1, and D2) along with associated internal road layout and means of access, car parking, amenity space, landscaping, and other associated works and improvements. Outline planning permission sought for Phase 2 comprised 1.157 ha of the Site, with all matters reserved for up to 261 residential dwellings (Use Class C3), 550 sqm of flexible commercial; floorspace (within Use Class A1, A2, B1, D1, and D2) along with associated car parking, amenity space, landscaping, and other associated works and improvements. (The application is accompanied by an Environmental Statement) | Colindale Telephone Exchange The Hyde London NW9 6LB'

This site is part of a wider hybrid planning application for the comprehensive, phased redevelopment of the BT Telephone Exchange and Switching Centre. The site will be redeveloped in three phases and a Masterplan has been prepared for the whole site, whilst detailed planning permission has been granted for Phase 1 (the subject site).



CGI of consented scheme

PROPOSED ACCOMMODATION SCHEDULE

TENURE	TOTAL UNITS	STUDIO	1B2P	1B2P DUPLEX	2B3P	2B4P	2B4P DUPLEX	3B5P	4B6P	TOTAL NSA SQ M	TOTAL NSA SQ FT	AVERAGE UNIT NSA SQ M	AVERAGE UNIT NSA SQ FT
Private	159	27	67	0	7	42	6	9	1	9,720	104,626	61.1	658
Intermediate	77	7	21	18	7	24	0	0	0	4,876	52,485	63.3	682
Affordable Rent	8	0	0	0	0	0	0	8	0	886	9,537	110.8	1,192
Total	244	34	88	18	14	66	6	17	1	15,482	166,648	63.5	683

BLOCK SCHEDULE

BLOCK	TENURE	TOTAL UNITS	GIA SQ M	GIA SQ FT	NSA SQ M	NSA SQ FT
A	Private	90	7,892	84,949	5,452	58,685
B	Private	20	1,300	13,993	1,234	13,283
C	Private	29	2,680	28,848	1,800	19,375
D	Private	20	1,300	13,993	1,234	13,283
E	Intermediate	29	2,680	28,848	1,800	19,375
F	Intermediate	12	975	10,495	732	7,879
G	Intermediate	36	3,024	32,550	2,344	25,231
H	Affordable Rented	8	921	9,914	886	9,537
Total		244	20,772	223,590	15,482	166,648

COMMERCIAL AREA SCHEDULE

BLOCK	TOTAL UNITS	SQ M	SQ FT
A	1	193	2,077

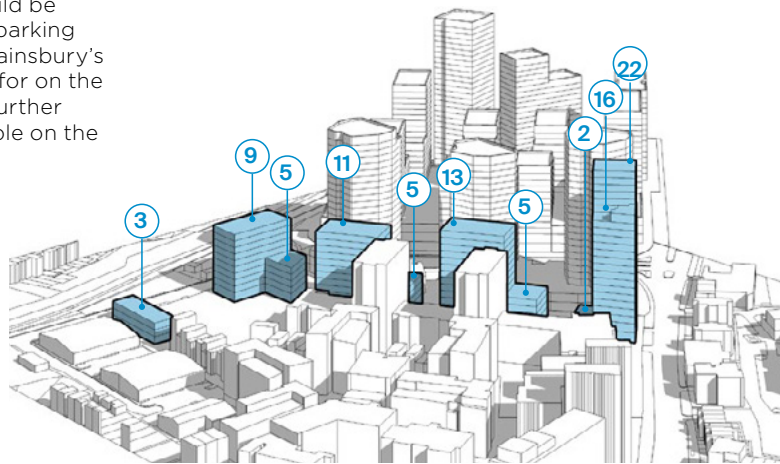
The commercial space is permitted for Use Classes A1, A2, A3, B1, D1, and D2. There are 101 proposed car parking spaces at grade and undercroft level and 370 cycle spaces.

S106/CIL

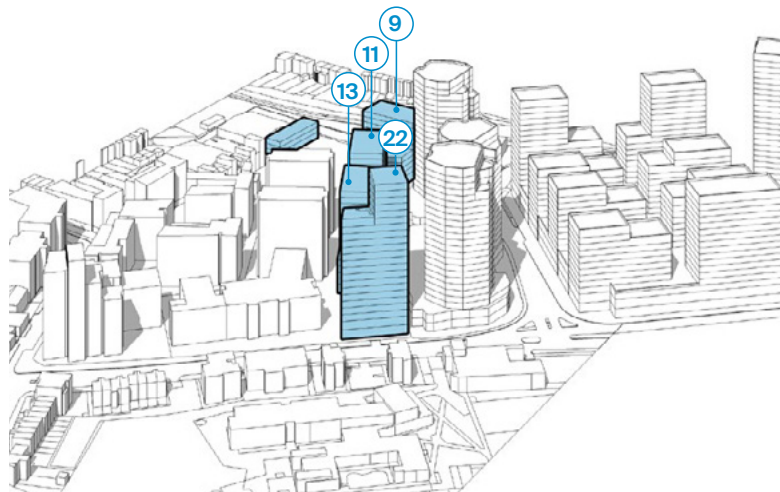
The Section 106 Agreement requires index-linked contributions of £934,688. There are further conditional contributions that may become due. It is anticipated that no CIL liability will arise for this, Phase 1 of the permission, due to the demolition credits applicable for the whole application site. Further information and the Section 106 Agreement are available on the dataroom.

FURTHER POTENTIAL

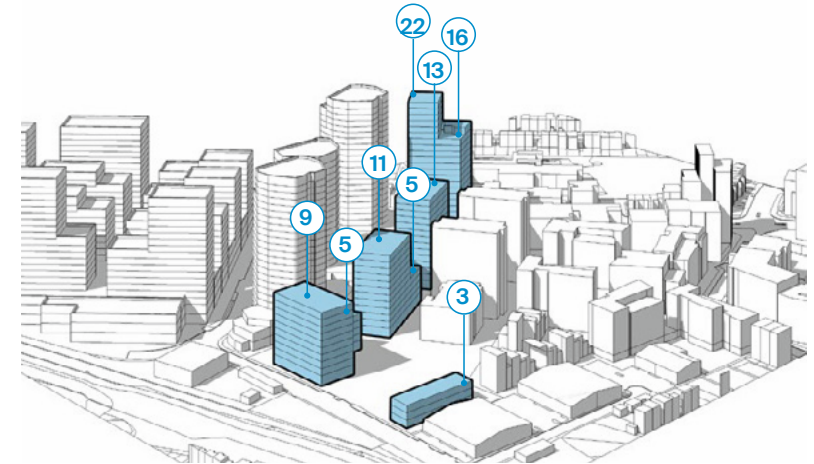
CJCT Architects have produced a feasibility study for a scheme which increases the building heights of a number of buildings to increase the total number of residential units from 244 to 354. The proposals would be consistent with the density and car parking ratios permitted in the St. George/Sainsbury's Silk Park scheme and those applied for on the site immediately south of T.H.E.W. Further details of the CJCT study are available on the online dataroom.



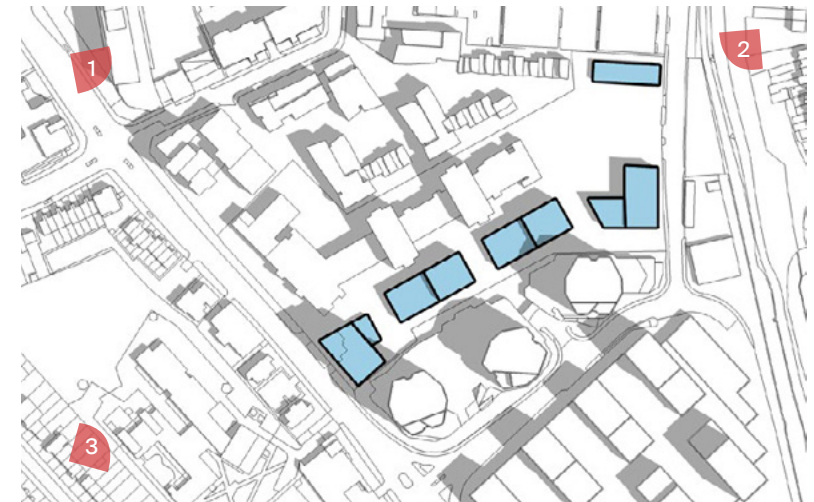
View 1



View 3

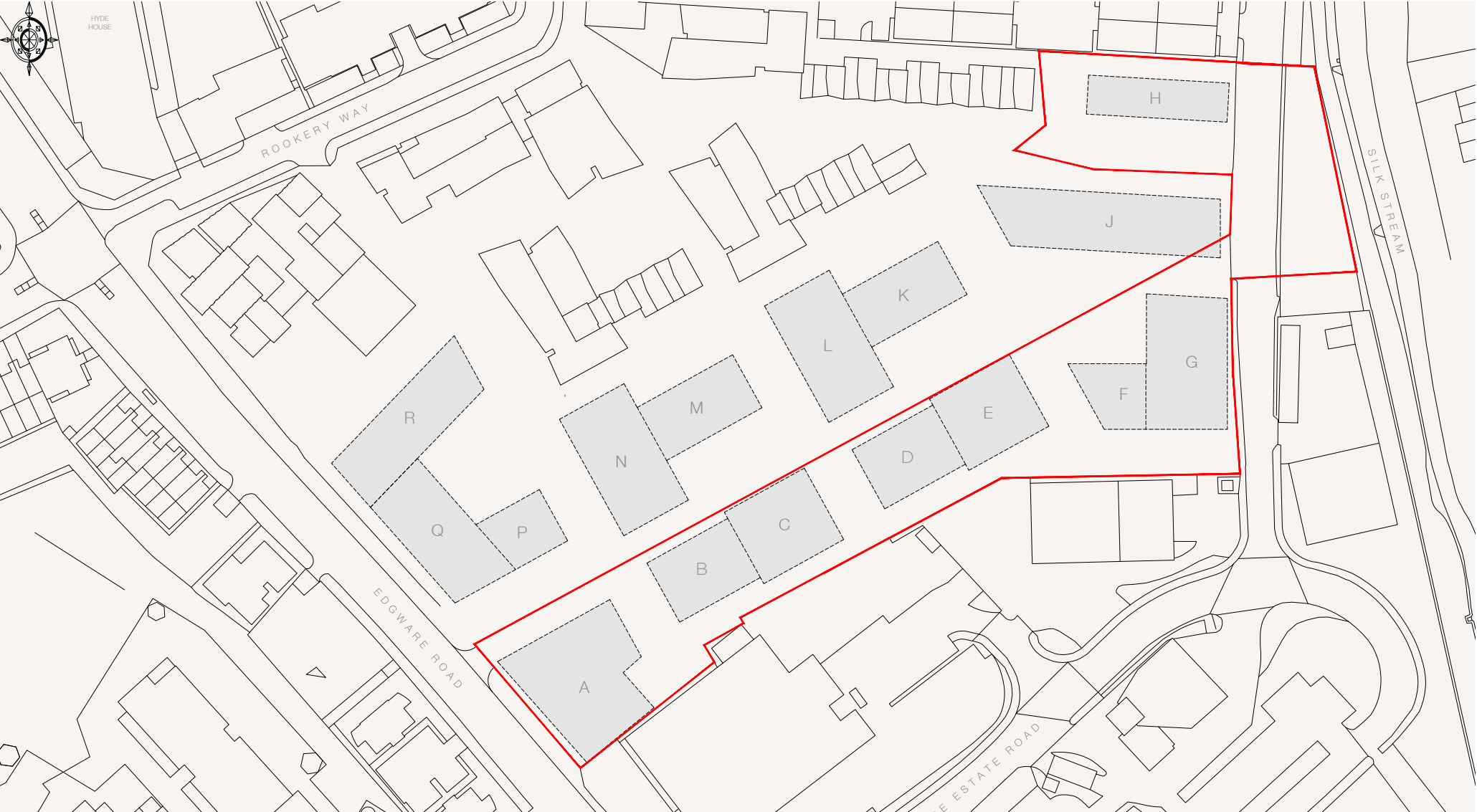


View 2

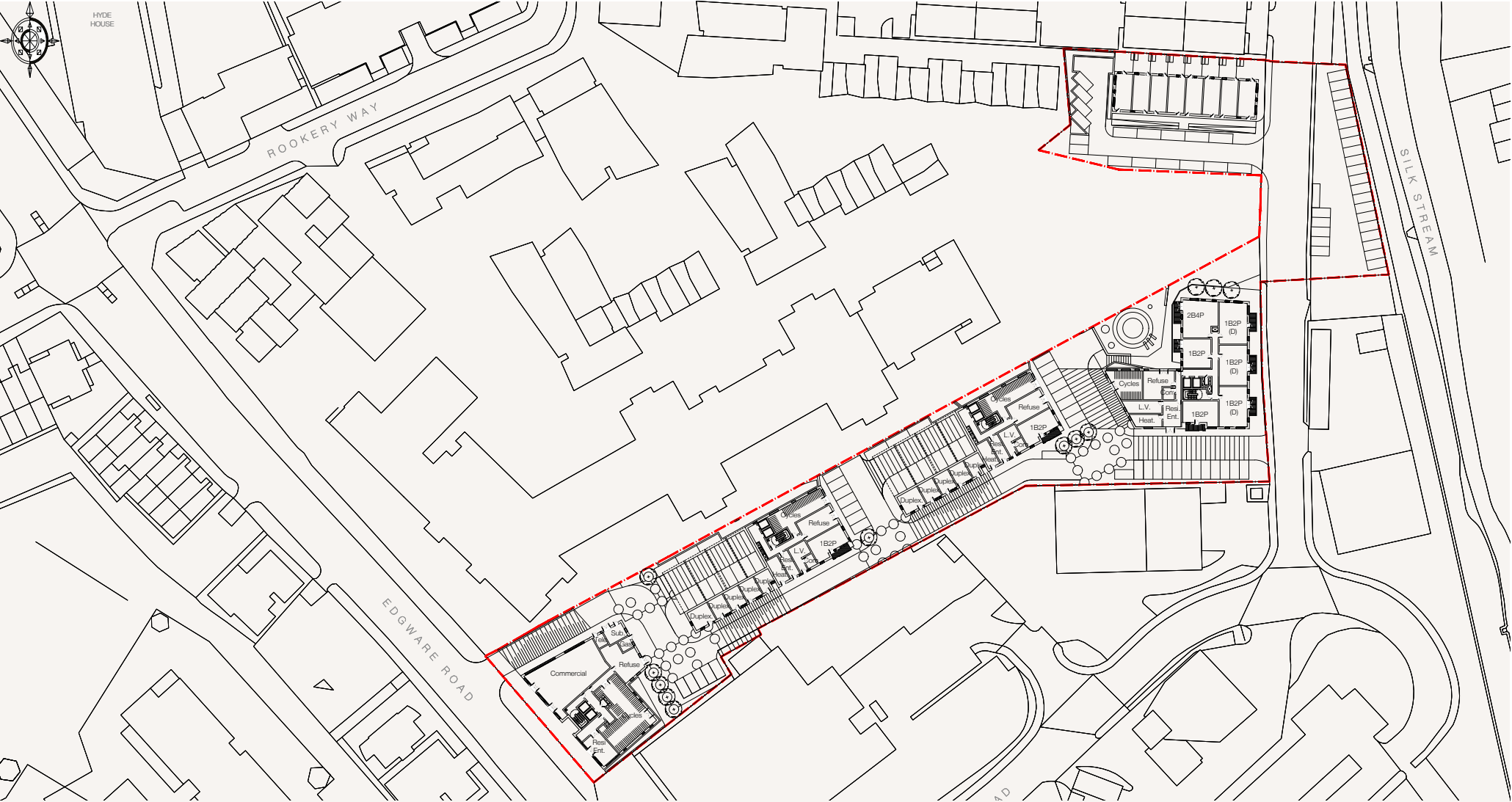


View Key

PROPOSED BLOCK PLAN



PROPOSED GROUND FLOOR PLAN



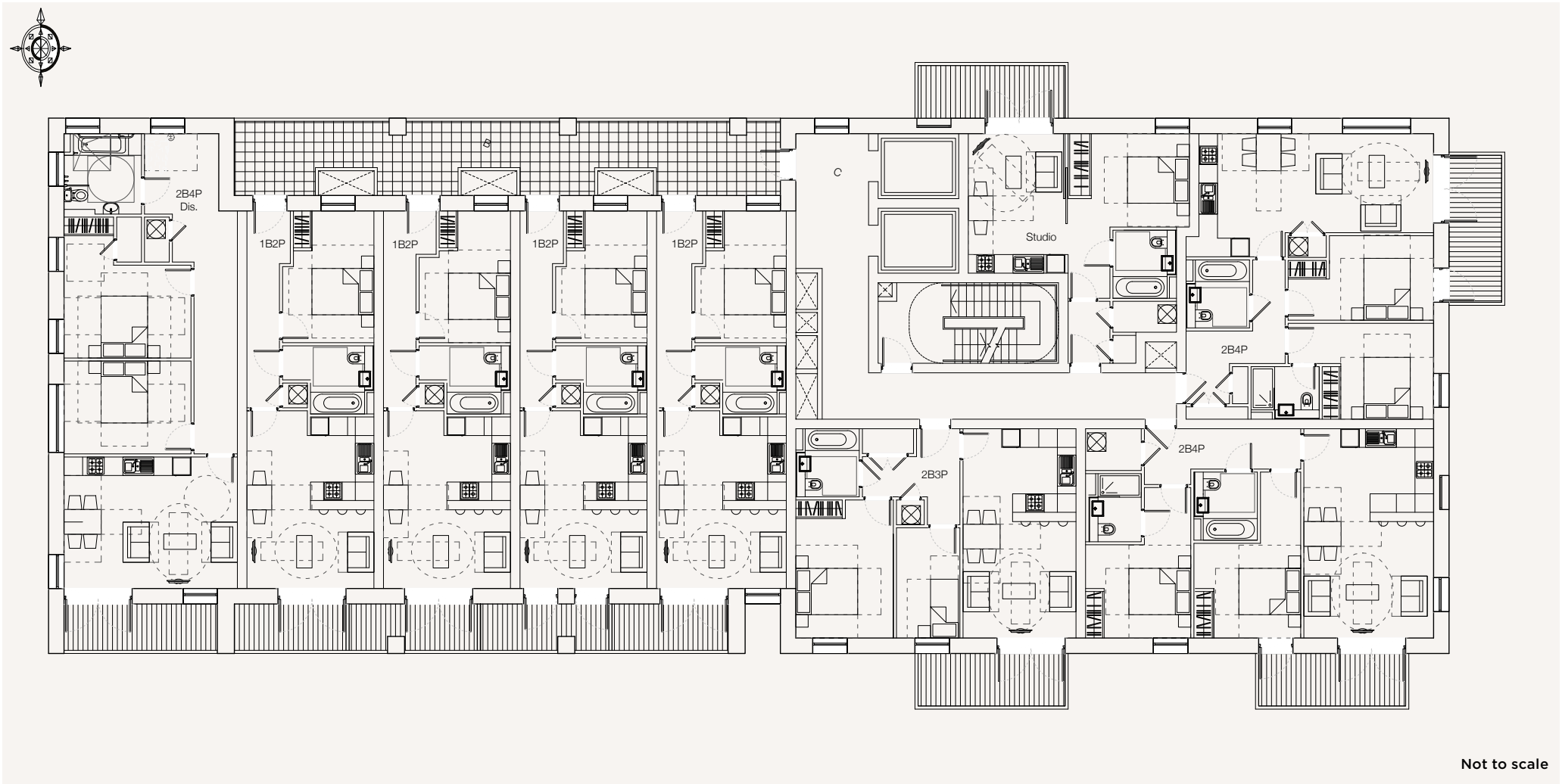
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EXAMPLE FLOORPLATE
PROPOSED 12TH - 14TH
FLOOR
- BUILDING A

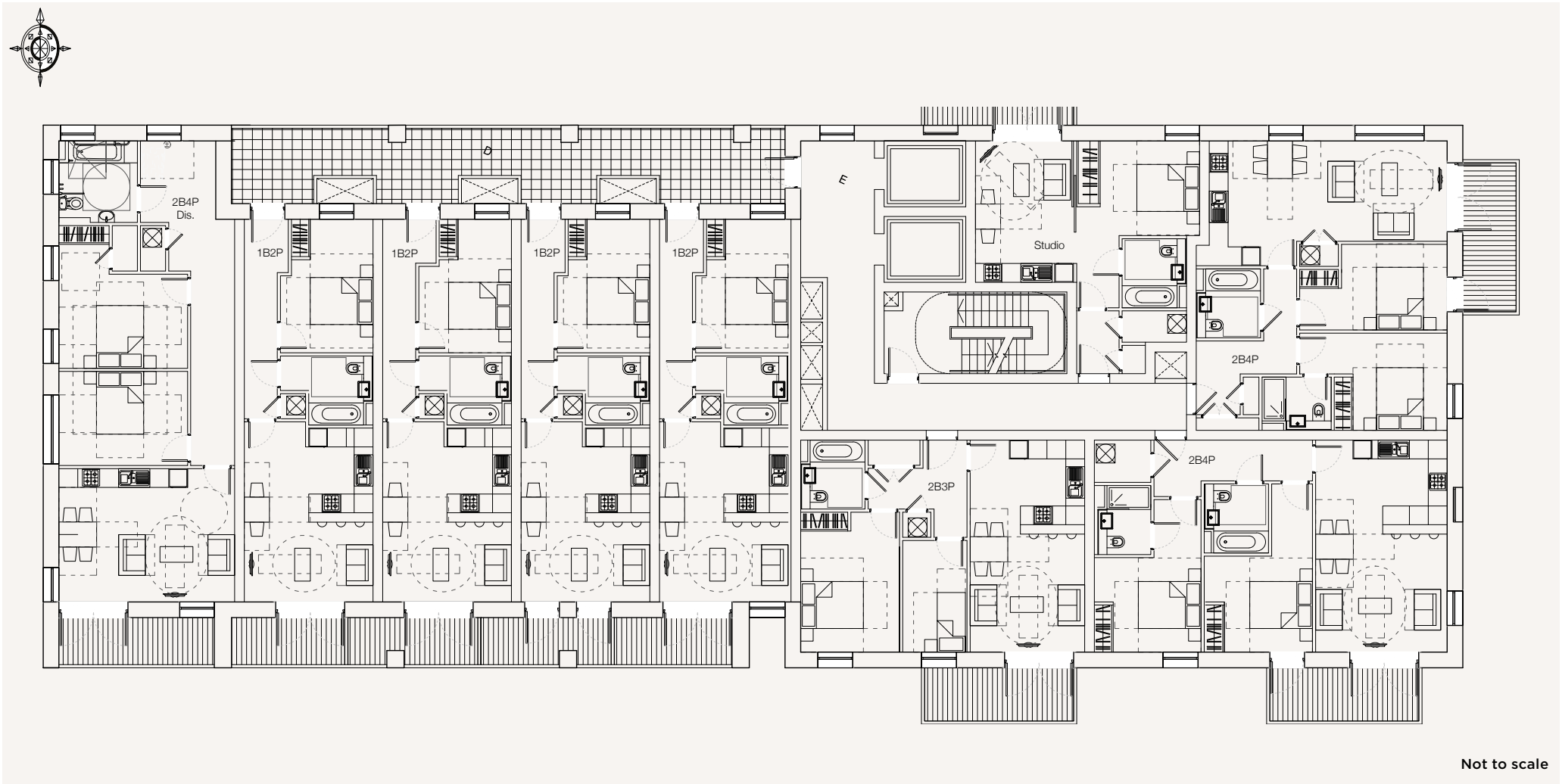


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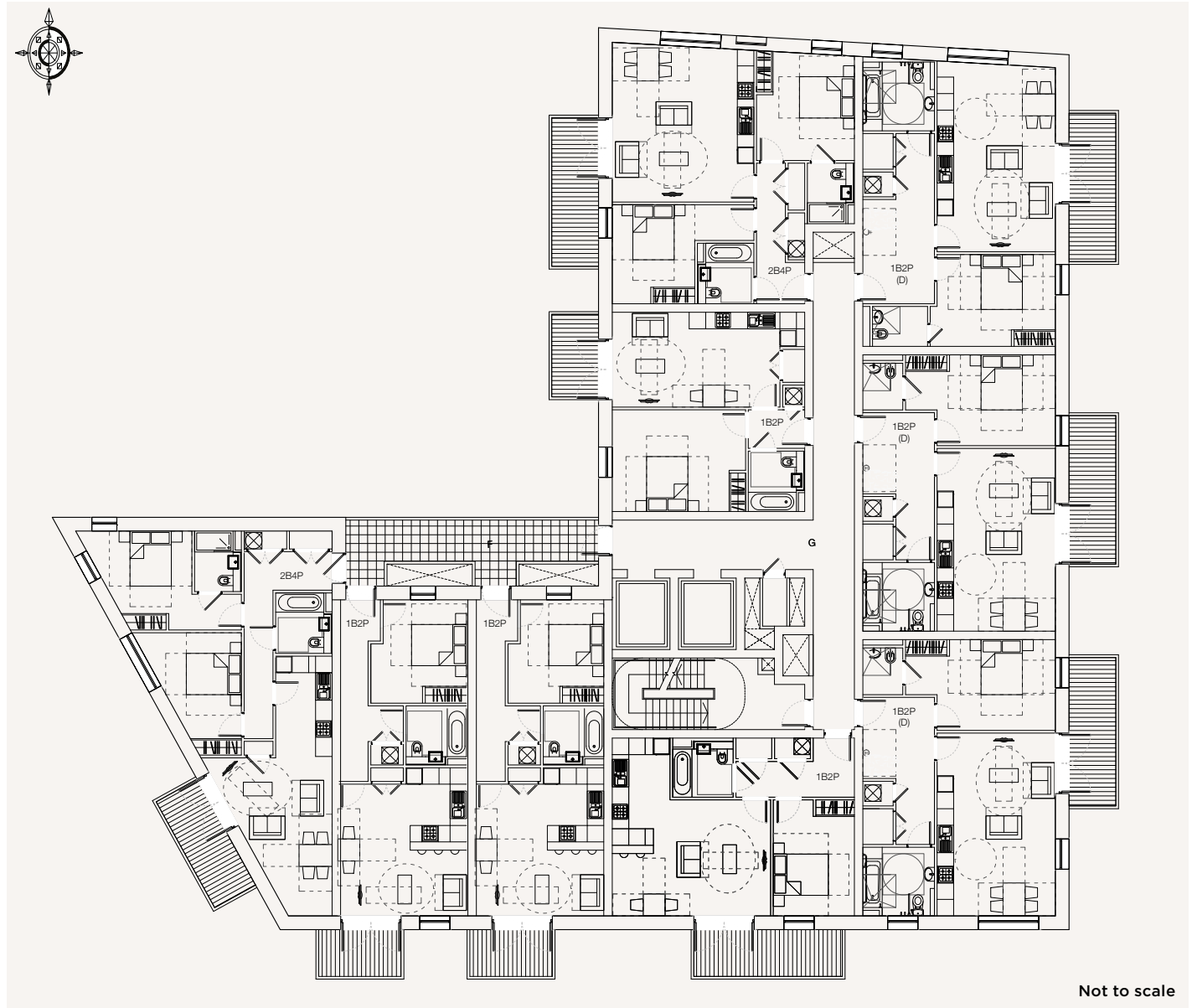
EXAMPLE FLOORPLATE
PROPOSED 2ND - 4TH FLOOR
- BUILDINGS B & C



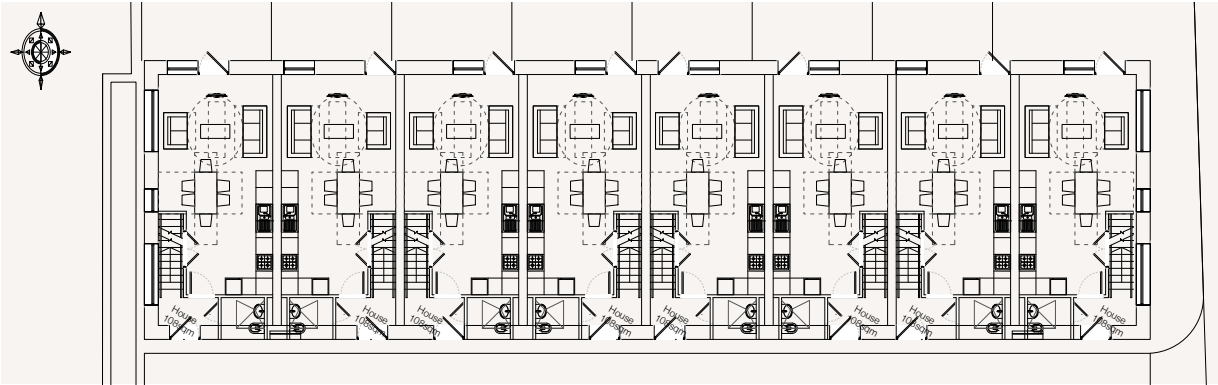
EXAMPLE FLOORPLATE
PROPOSED 2ND - 4TH FLOOR
- BUILDINGS D & E



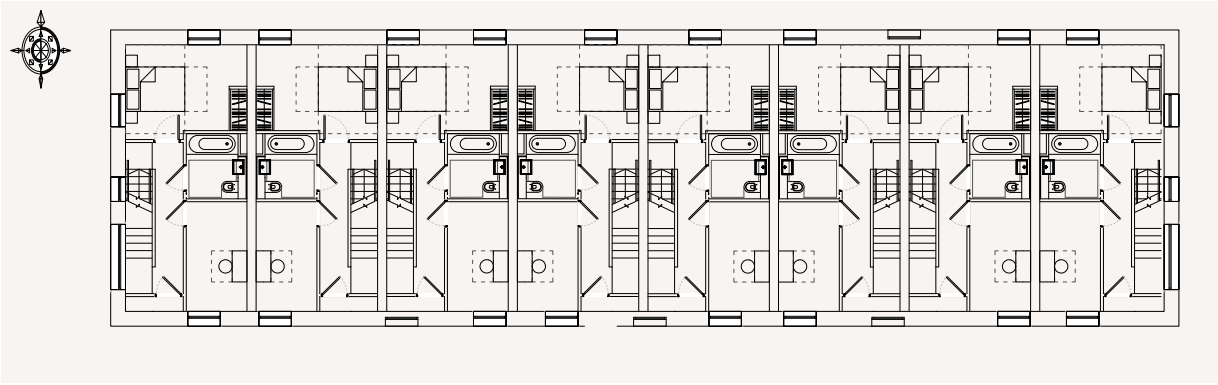
EXAMPLE FLOORPLATE
PROPOSED 3RD FLOOR
- BUILDINGS F & G



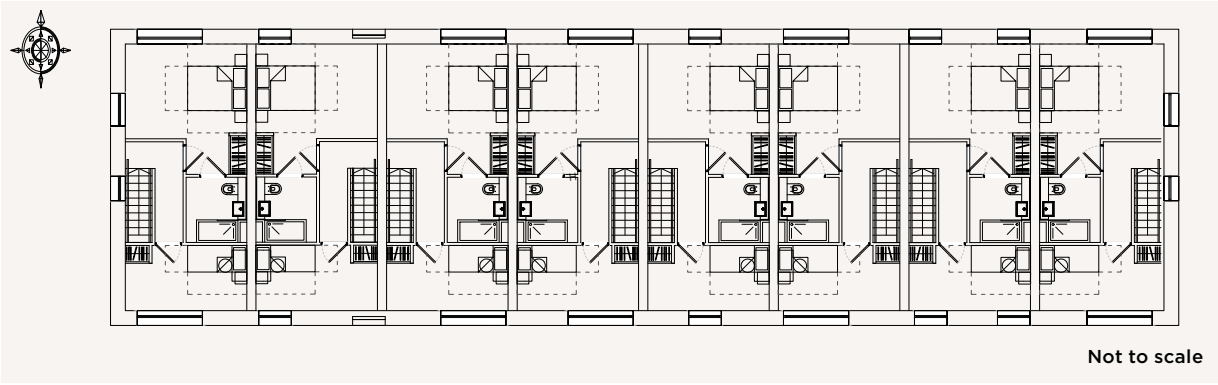
BUILDING H
PROPOSED GROUND FLOOR



PROPOSED 1ST FLOOR



PROPOSED 2ND FLOOR



Not to scale



Site boundary for indicative purposes only
Photo taken February 2021

METHOD OF SALE

The property is for sale by way of informal tender (unless sold prior).

VAT

The property is elected for VAT.

VIEWINGS

The site can be viewed from the public highway.

CONTACT

For further information please contact:

Sean Cooper

scooper@savills.com
020 7409 9948

Darren Arnold

darnold@savills.com
020 7409 9926

Hamish Weir

hamish.weir@savills.com
020 7330 8668

FURTHER INFORMATION

Further information relating to the site and proposed development is available via the dataroom below. This includes a detailed technical pack, ground investigation surveys and reports related to the demolition and remediation undertaken on the site to date.

www.savills.com/thehydenw9



On the instructions of Telereal Trillium

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