

WEST
SIDE



GRADE A OFFICE ACCOMMODATION
WITH LARGE FLOORPLATES
SET IN A MATURE LANDSCAPED
ENVIRONMENT ALONGSIDE
THE MAIN LINE RAILWAY AND
GRAND UNION CANAL WITH AN
ABUNDANCE OF ON-SITE PARKING



GRAND

ENTRANCE



A striking welcome awaits at this contemporary Grade A office accommodation.

Created with the discerning business occupier in mind, Westside is set in mature landscaped grounds, along the side of the Grand Union Canal, ensuring a tranquil working environment.

The location provides impressive transport links being a short walk from Apsley Railway Station, which operates a regular high speed train service to London Euston in just 30 minutes and a few minutes drive from the M25. Generous parking (1:252 sq ft) is integral to this refurbished office complex and the elegant commercial workspace is complimented by the on-site Caffè Kix and a wealth of nearby amenities including hotels, shops and restaurants.

Westside totals 185,000 sq ft. Westside Three and Four are already occupied by Epson and HSBC, Westside One is now fully let to Blackhawk Network. Westside Two has the last remaining suite of 6,923 sq ft and is now occupied by DAI Europe Ltd, Harman International Industries and Thrive Homes.



INSPIRING

INTERIOR



Walking through the fully glazed entrance, you are greeted by a bright, modern reception area.

Into the heart of the complex, a high class atrium is home to Caffè Kix, providing a serene, central space for flexible working and relaxed breakouts.

Sweeping views through the majestic interior show the remarkable remodelling that has taken place at Westside.

Six passenger lifts give access to the large floor plates. The last remaining suite is on the second floor of Westside Two and comprises 6,923 sq ft.

Elegant design brings together private office space and communal business lounge areas.

Purpose-built showers and changing facilities complement the cycle parking and landscaped garden areas, which access a canal-side footpath well used by cyclists and runners. While parking, rail and airport links ensure worldwide accessibility. Varied work hours are protected with 24 hour security.





Hot DRINKS
FIRST CLASS

TEA	SMALL	MEDIUM	LARGE
HERBAL INFUSION	1.30	1.75	2.30
HOT CHOCOLATE	1.75	2.15	2.55
CHAI LATTE	1.85	2.40	3.00

Sweeten with a Hint!

Ice DRINKS
TOP CLASS

ICED LATTE	1.50
ICED MOCHA	2.25
ICED CHOCOLATE	2.00
FRESH FRUIT	3.00
MILKSHAKE	3.00

Sweeten with a Hint!

COFFEE

AMERICANO	2.30	2.50	2.75
COFFEE LATTE	2.80	3.00	3.25
CAPPUCCINO	2.80	3.00	3.25
MOCHA	2.80	3.00	3.25
FLAT WHITE	2.30		

ESPRESSO 1.50 1.70 1.90
MACCHIATO 1.50 1.70

EXTRAS: 0.20 EACH
-> EXTRA SHOT -> STIRRED FLAVOURS
-> DAIRY MILK -> WHIPPED CREAM
-> MARSHMALLOW

SPECIALS

MORNING
8:00 - 11:00

LUNCH
SOUPS FROM 4.50
JACKET POTATO 5.25

AFTERTIME
CHAI LATTE FROM 4.50



SMARTER

WORKING

Innovative, high quality design efficiently brings together all the needs of a thriving, ambitious business.

- Fully refurbished office floors and common parts
- New on-site Caffè Kix
- New WCs, purpose built shower and changing facilities
- Business lounge area and additional Caffè Kix seating in atrium
- New entrance and canopy
- 6 passenger lifts
- 3.0m floor to ceiling height
- Minimum 175mm full access raised floors
- Metal tile suspended ceiling
- New VRF air conditioning system
- LED lighting
- Generous cycle parking and car parking (1:252 sq ft)
- 24 hour security
- EPC Rating C – 53





THRIVING

COMMUNITY



Our regular programme of events makes the most of our setting and facilities, bringing all of our tenants and businesses together in a thriving community, giving you the chance to socialise, let off steam and have some well earned fun. Community events will be regularly updated on our website:

westsidehemel.co.uk

As well as booked events we also have regular events that are run consistently which include:

- Dry Cleaning service
- Car Valet service
- Beauty therapist

Get social with us on Instagram and keep up to date with our events:

 [@westside.hemel](https://www.instagram.com/westside.hemel)

APSLEY RAILWAY STATION ▶

MAIN LINE RAILWAY ▶

TWO

THREE

FOUR

ONE

PART LET
TO
HARMAN
THRIVE
HOMES
&
DAI
EUROPE LTD

LET
EPSON
& H&BC

LET
EPSON

◀ SITE ENTRANCE

A4251 LONDON ROAD ▶

◀ GRAND UNION CANAL



NATURAL

SELECTION



Westside comprises four adjoining blocks, each laid out over four floors. The ground floors are linked together by spacious light glass atriums, which provide striking entrances and offer the ultimate in versatile working environments.

On subsequent floors, bridges link the office areas, offering dramatic views over the atriums.

Between Westside Two and Three the central atrium houses Caffè Kix as well as multiple communal seating areas which provide the ideal place for informal meetings. Caffè Kix has been designed with an industrial-chic décor and serves a variety of drinks, snacks and light meals throughout the day.

Newly installed WCs come as standard in Westside One and Two and new extensive bike storage, showers and changing facilities have been installed at the rear of the building to provide modern day occupiers with the facilities that they require.



WESTSIDE

TWO

FLOOR	NIA SQ FT	IPMS-3 SQ FT
Third Floor		LET to DAI Europe Ltd
Second Floor – Rear Suite		LET to Thrive Homes
Second Floor – Front Suite	6,923	7,155
First Floor		LET to
Ground Floor		Harman International Industries
TOTAL AVAILABLE	6,923	7,155

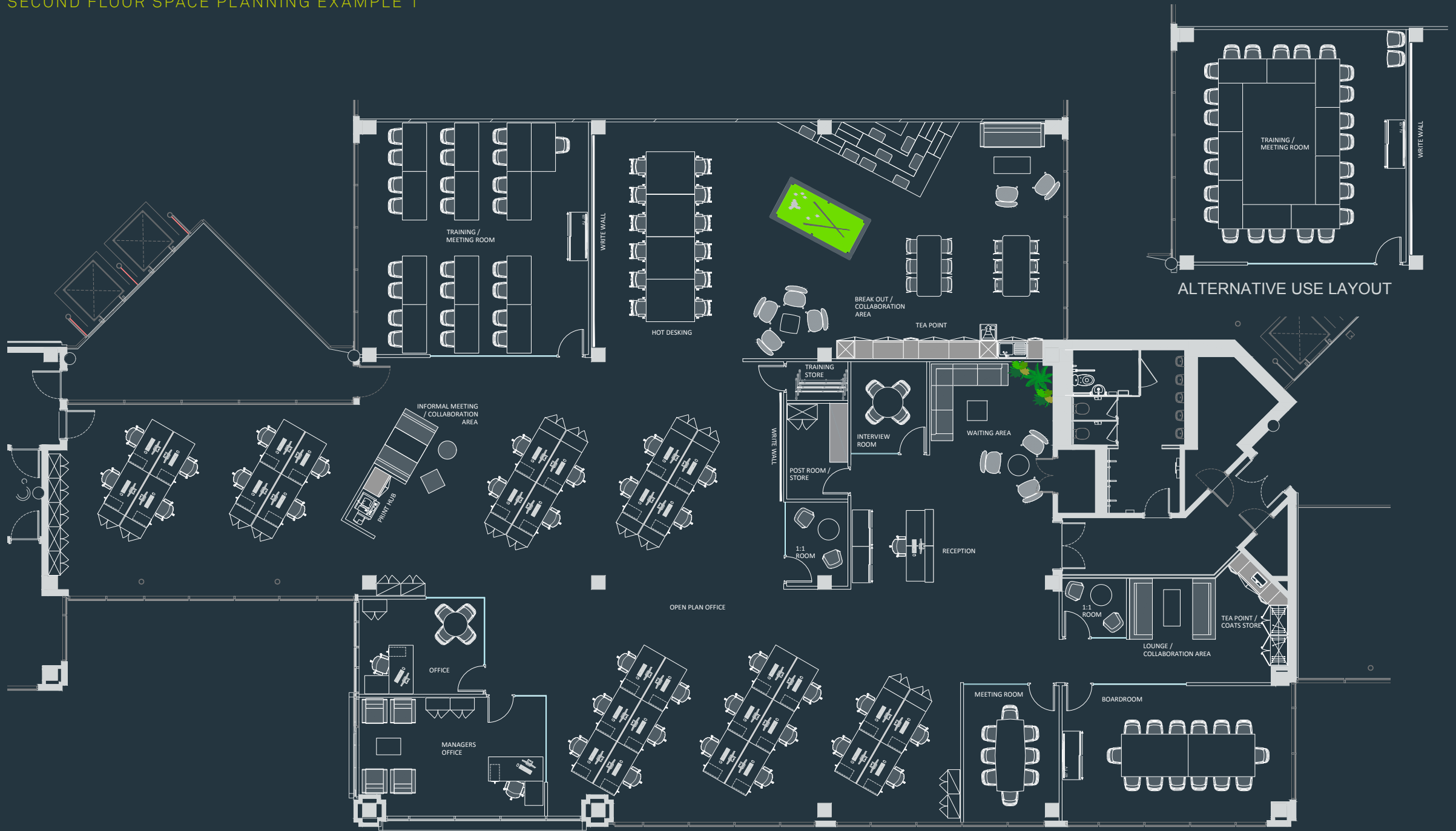


SECOND FLOOR



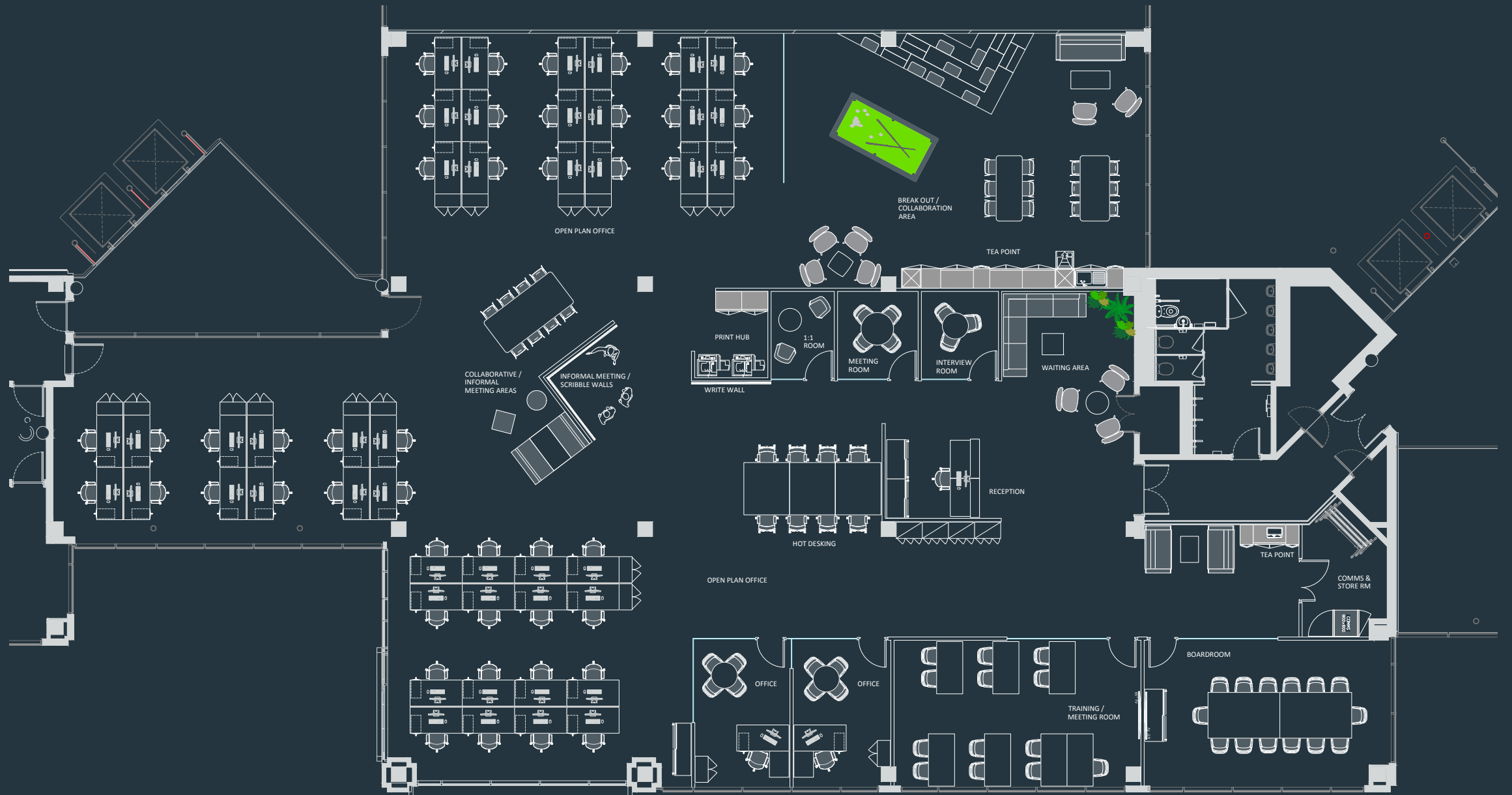
👤 : FEMALE WC'S 👤 : MALE WC'S ☕ : CAFFÈ KIX ▲ : ENTRANCE ⬆️ : LIFTS 👤 : RECEPTION 📁 : BUSINESS LOUNGE 🏠 : ATRIUM

SECOND FLOOR SPACE PLANNING EXAMPLE 1



ALTERNATIVE USE LAYOUT

SECOND FLOOR SPACE PLANNING EXAMPLE 2



PERFECTLY

PLACED

The space you need, in the place you want.

Convenience triumphs when stepping outside Westside, with an enviable array of amenities on the doorstep from hotels and restaurants, to shops and sports centres.

1. Apsley Marina with Papermill Pub and other restaurants
2. Red Lion Pub
3. Holiday Inn Express
4. Shendish Manor Hotel & Golf Course
5. Apsley Mills Retail Park including Sainsbury's, Homebase, Currys, Argos, Carpet Right and Wren
6. Marlowes Shopping Centre: Debenhams, TK Maxx, Marks & Spencer, Wilkinson, Primark, New Look, NEXT, H&M and Boots
7. Jarman Park: The Snow Centre and Extreme Sports Centre, Tesco Extra, Cineworld Cinema and many restaurants



Marlowes Shopping Centre



Shendish Manor Hotel & Golf Course



Grand Union Canal



Apsley Marina



A41

TO M1 ▶

07

06

04

▶ APSLEY RAILWAY STATION ▶

03

05

01

WESTSIDE

▶ A4251 LONDON ROAD ▶

▶ MAIN LINE RAILWAY ▶

◀ GRAND UNION CANAL

02

TO M25 ▼

WELL

CONNECTED



Forward-thinking businesses appreciate the outstanding transport links provided at Westside.

Situated in the heart of Apsley, Westside is just a short drive from Hemel Hempstead. Excellently connected to London via both rail and road, there is generous parking provision and a railway station a short stroll away. Heathrow and Luton airports are both within easy reach, making this site ideal for national and international business.



2 miles to M25 Motorway

ROAD LINKS

Town Centre Shopping	1.8 miles
M25 Motorway	2.0 miles
M1 Motorway	3.9 miles



0.4 miles to Apsley Station

TRAIN LINKS

Apsley Railway Station	0.4 miles
– To Watford	8 mins
– To Euston	30 mins
Hemel Hempstead Station	1.9 miles



13 miles to Luton Airport

AIRPORT LINKS

Luton Airport	13.0 miles
Heathrow Airport	21.0 miles

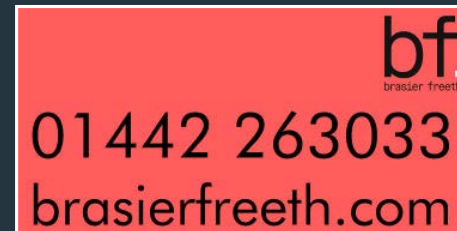


EXCELLENT SERVICE



Kevin Hawthorn
khawthorn@hanovergreen.co.uk

Richard Zoers
rzoers@hanovergreen.co.uk



Tim Howlings
tim.howlings@brasierfreeth.com

Claire Madden
claire.madden@brasierfreeth.com

ROEBUCK
ASSET MANAGEMENT

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November 2022

☑ Designed and produced by www.kubiakcreative.com 225304 11-22

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SIDE

APSLEY HP3 9TD

westsidehemel.co.uk