

LAST REMAINING SUITE

WEST SIDE TWO

APSLEY HP3 9TD

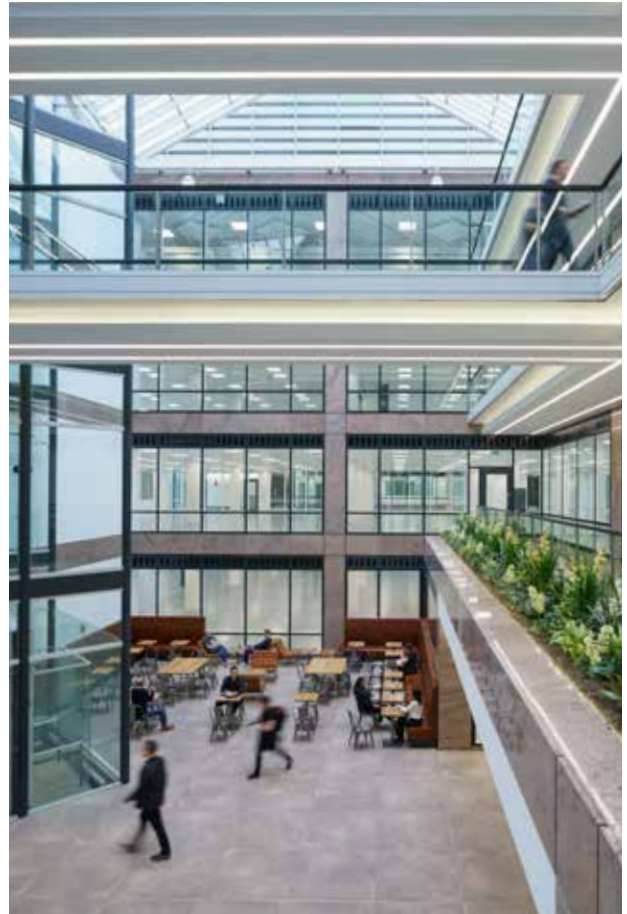
REFURBISHED SECOND FLOOR
OFFICE SUITE TO LET

6,923 SQ FT (643.18 SQ M)

WESTSIDE TWO

Westside is an established office building of 185,000 sq ft set in the heart of Apsley. The building is set in a mature landscaped environment alongside the Grand Union Canal and offers 27 on-site car parking spaces with the last remaining suite, cycle parking and an on-site café.

It is a proven business destination and superb opportunity for either a company relocation or expansion. Existing occupiers include Epson, HSBC, DAI Europe Ltd, Harman International Industries, Thrive Homes and Blackhawk Network.



A NEW TAKE



ACCOMMODATION

FLOOR	NIA SQ FT	IPMS-3 SQ FT
Second Floor – Front Suite	6,923	7,155



SPECIFICATION

- High quality open plan office accommodation
- New metal suspended ceiling
- New LED lighting
- Newly refurbished WC's
- Full access raised floors
- VRF air conditioning
- 27 car parking spaces


: FEMALE WC'S
 : MALE WC'S
 : ENTRANCE
 : LIFTS
 : ATRIUM

LOCATION





The building is situated only a short drive from Hemel Hempstead benefitting from outstanding links to London via road and only a short walk from Apsley railway station, providing a regular high-speed train service to London Euston. Heathrow and Luton airports are also both within a short drive.

COMMUTING MADE EASY

TRAIN LINKS

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

ROAD LINKS

 Town Centre Shopping	1.8 miles
 Hemel Hempstead Station	1.9 miles
 M25 Motorway	2.0 miles
 M1 Motorway	3.9 miles
 Luton Airport	13.0 miles
 Heathrow Airport	21.0 miles

Source: London Midland and AA Route planner



FIND OUT MORE



Kevin Hawthorn
khawthorn@hanovergreen.co.uk

Richard Zoers
rzoers@hanovergreen.co.uk



Trevor Church
trevor.church@brasierfreeth.com

Claire Madden
claire.madden@brasierfreeth.com



www.westsidehemel.co.uk

Misrepresentation act: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the vendor, lessor, or any person in the employment of Hanover Green or Brasier Freeth has any authority to make or give any representation or warranty whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. April 2018

Designed and produced by www.kubiakcreative.com 183016 04/18