



# WEST SIDE

LONDON ROAD, APSLEY,  
HEMEL HEMPSTEAD, HP3 9TD

30 MINS FROM EUSTON  
PRIME GRADE A, SINGLE FLOOR  
FULLY FITTED OFFICES

11,500 sq ft – 1,070 sqm





## Location

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. Being a few minutes drive from the M25 offers easy access to both Heathrow & Luton airports. With generous onsite parking (1:252 sq ft). Onsite Caffè Kix, is complimented by nearby amenities including hotels, shops and restaurants.



## Amenities

  
GOOD  
NATURAL LIGHT

  
2 PASSENGER  
LIFTS

  
SHOWER  
FACILITIES

  
FIBRE INTERNET  
CONNECTION

  
45 PARKING  
SPACES

  
RAISED  
FLOORS

  
FULLY FITTED  
PLUG & PLAY

  
MANNED  
RECEPTION

  
LARGE  
BOARDROOM

  
VRF AIR  
CONDITIONING

  
SECURE SERVER  
ROOM

  
24 HOUR  
ACCESS



## Accommodation

The stunning fully glazed entrance, creates a bright, modern reception with an impressive high class 4 storey atrium. This has been achieved by the extensive remodelling and refurbishment that has recently taken place at Westside. With 2 passenger lifts, purpose-built showers and changing facilities complement the cycle parking and landscaped garden areas with 24 hour onsite security. Comprising entire 3rd floor grade A offices totalling 11,500 sq ft. The available office floor has recently been

refurbished with full VRF air conditioning, floor to ceiling windows (3m floor to ceiling) which provides fantastic natural light on all aspects. These modern offices provide large open plan areas to accommodate up to 120+ desks plus a boardroom room, 5 meeting rooms, 4 private offices, a secure server room and a large Kitchen/break-out area. It benefits from having PIR LED lights, fibre internet lines and 45 parking spaces onsite. The furniture is available on terms to be agreed.



## Lease

The offices are available by way of a new full repairing and insuring sublease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

## Approximate Costs

### Floor Area

11,500 SQ FT 1,070 SQM

### Rent

£293,250 £25.50 SQ FT

### Business Rates Payable 2019/20

£67,100 £5.80 SQ FT

### Service Charge

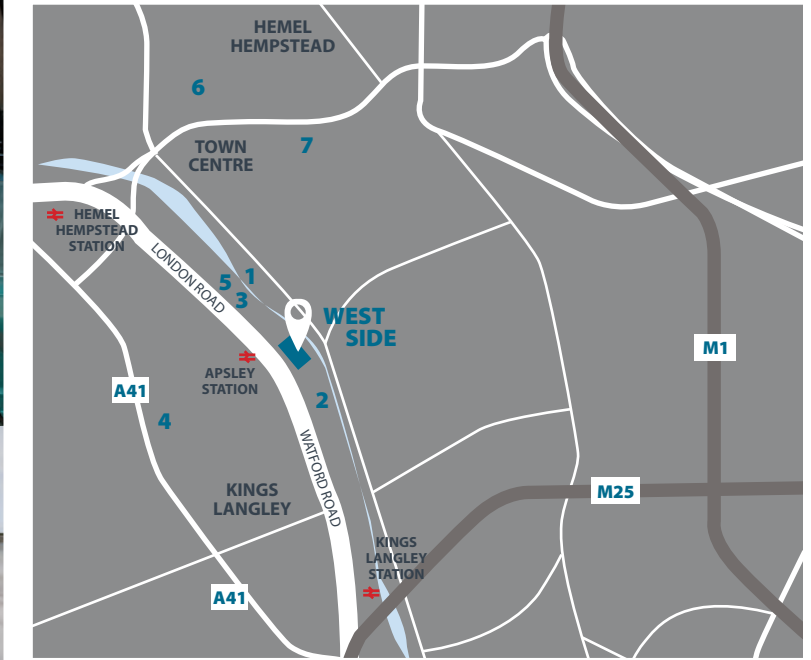
£58,500 £5.10 SQ FT

### Total Inclusive Cost Per Annum/ Per Month

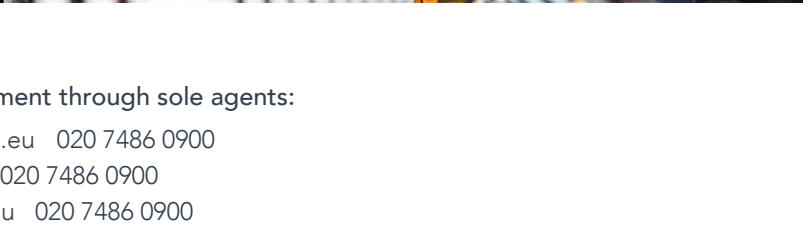
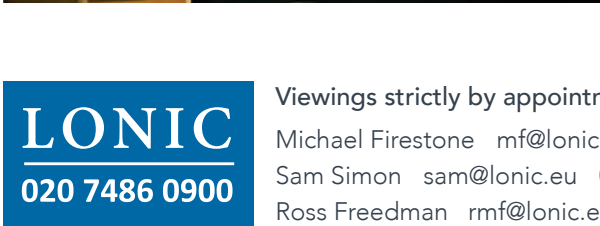
£418,850 £34,900

## Floor Plan





- 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



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