

WEST
SIDE

WEST SIDE

APSLEY HP3 9TD

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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 minute's 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 195,000 sq ft. Westside Three and Four are already occupied by Epson and HSBC, with opportunities now available for Westside One and Two to join DAI Europe Ltd who have recently taken the top floor of Westside Two.



WEST SIDE	
Epson (UK) Limited	4
Epson Europe	4
HSBC	3
DAI Europe Ltd	2









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, offering suite sizes from 11,362 to 83,585 sq ft (1,055 to 7,765 sq m), ideal for company expansion or a new self-contained HQ.

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.



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





Hot DRINKS

TEA	1.80	2.25	2.50
HERBAL INFUSION	1.70	1.95	1.80
HOT CHOCOLATE	1.75	2.10	2.50
CHAI LATTE	1.85	2.40	2.80

Sweeten with a Hint!

Hot DRINKS

ICED LATTE	2.00
ICED MOCHA	2.20
ICED CHOCOLATE	2.10
FRAPPUCCINO	2.30
MILKSHAKE	2.50

Sweeten with a Hint!

COFFEE

AMERICANO	1.50	1.80	2.10
CAFFE LATTE	1.60	2.00	2.30
CAPPUCCINO	1.50	1.80	2.10
MOCO	1.60	2.00	2.30
FLAT WHITE	1.50	1.80	2.10

ESPRESSO: 1.20, 1.50, 1.80
MACCHIATO: 1.30, 1.60, 1.90
CYPRUS: 1.50, 1.80, 2.10
EXTRAS: 0.20 each
-> EXTRA SWEET: +0.10
-> EXTRA MILK: +0.10
-> WHIPPED CREAM: +0.10
-> PASTRY: +0.10

SPECIALS

MORNING	8.00 - 11.00
LUNCH	12.00 - 2.00
ANYTIME	2.00 - 6.00





APSLEY RAILWAY STATION ▶

MAIN LINE RAILWAY ▶

A4251 LONDON ROAD ▶

ONE

TWO

THREE

FOUR

◀ SITE ENTRANCE

◀ GRAND UNION CANAL

NATURAL SELECTION



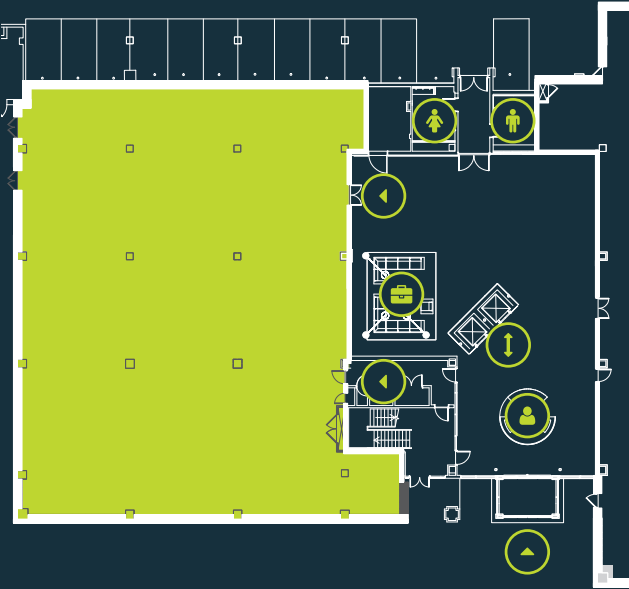
Westside comprises four adjoining blocks, each laid out over four floors. The ground floors are linked together by spacious light glass atriums, which provide striking entrances and offer the ultimate in versatile working environments.

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.

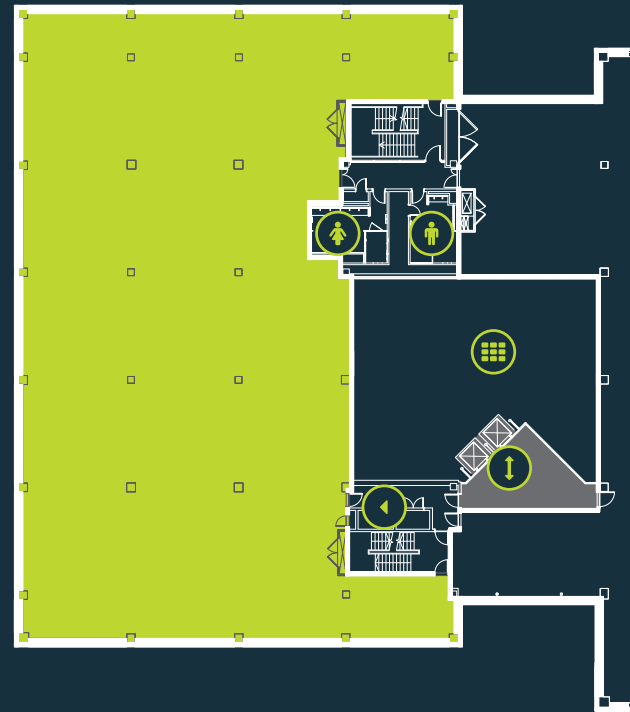
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



♀ : FEMALE WC'S ♂ : MALE WC'S ▲ : ENTRANCE ⬆ : LIFTS 👤 : RECEPTION 📁 : BUSINESS LOUNGE 🏢 : ATRIUM

THIRD FLOOR



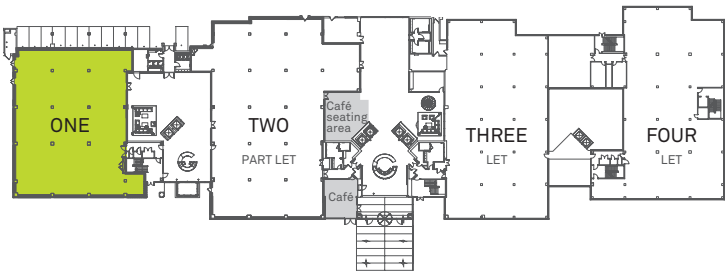
WESTSIDE ONE

FLOOR	NIA SQ FT	IPMS-3 SQ FT
Third Floor	11,497	11,826
Second Floor	11,475	11,826
First Floor	11,040	11,376
Ground Floor	7,625	7,832
TOTAL	41,637	42,860

UNDER OFFER



Computer generated image, some details may vary







WESTSIDE TWO

FLOOR	NIA SQ FT	IPMS-3 SQ FT
Third Floor	LET to DAI Europe Ltd	
Second Floor	16,147	16,603
First Floor	14,437	14,916
Ground Floor	11,362	11,637
TOTAL	41,946	43,156



GROUND FLOOR



Computer generated image, some details may vary

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



♀ : FEMALE WC'S ♂ : MALE WC'S ☕ : CAFFÈ KIX ▲ : ENTRANCE ↑↓ : LIFTS 👤 : RECEPTION 💼 : BUSINESS LOUNGE 📊 : ATRIUM







A41

TO M1 ▶

07 ▶

06

04

APSLEY RAILWAY STATION ▶

05

03

01

WESTSIDE

A4251 LONDON ROAD ▶

MAIN LINE RAILWAY ▶

◀ GRAND UNION CANAL

02

TO M25 ▼

PERFECTLY PLACED



Marlowes Shopping Centre



Shendish Manor Hotel & Golf Course



Grand Union Canal



Apsley Marina

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

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



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ALCHEMY
ASSET
MANAGEMENT

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