

WESTSIDE THREE & FOUR HEMEL HEMPSTEAD

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Grade A Office Space in a Landmark Business Location

WESTSIDE HEMEL HEMPSTEAD









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Office Space
TO LET

KEY DETAILS

- To undergo significant refurbishment – delivering high-quality Grade A workspace
- Flexible large floorplates – up to c.87,000 Sq.ft available as a self-contained building with dedicated entrance
- Prominent position within a landscaped business park setting
- Canal-side environment offering a tranquil working atmosphere
- On-site café and business lounge with breakout areas
- Excellent car parking provision (1:252 Sq.ft) and generous cycle storage
- Purpose-built showers and changing facilities
- 24-hour security and on-site estate management
- Apsley mainline station within 5 minute walk

AMENITIES

 Self Contained	 Landscaped Setting	 On-site Café	 Business Lounge & Breakout Areas
 Car Parking Ratio 1:252	 Cycle Storage	 Shower & Changing Facilities	 24 Hour Security



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ACCOMMODATION

Westside Three	Size Sq.m	Size Sq.ft
Ground Floor	1,057.50	11,383
First Floor	1,009.60	10,867
Second Floor	1,083.60	11,664
Third Floor	927.92	9,988
TOTAL	4,078.60	43,902

Westside Four	Size Sq.m	Size Sq.ft
Ground Floor	652.27	7,021
First Floor	1,097.00	11,808
Second Floor	1,183.70	12,741
Third Floor	1,056.60	11,374
TOTAL	3,989.60	42,944

Total Combined Availability	Size Sq.m	Size Sq.ft
	8,068.30	86,846

These floor areas are approximate and have been calculated on a net internal basis.

DESCRIPTION

Westside Three and Four are due to be transformed through a comprehensive refurbishment programme to deliver contemporary, energy-efficient Grade A office accommodation.

The buildings benefit from striking full-height glazed entrances leading to welcoming reception areas, large flexible floorplates, and high-quality finishes throughout. The canal-side landscaped environment creates a unique setting, blending business functionality with wellbeing-focused outdoor space.



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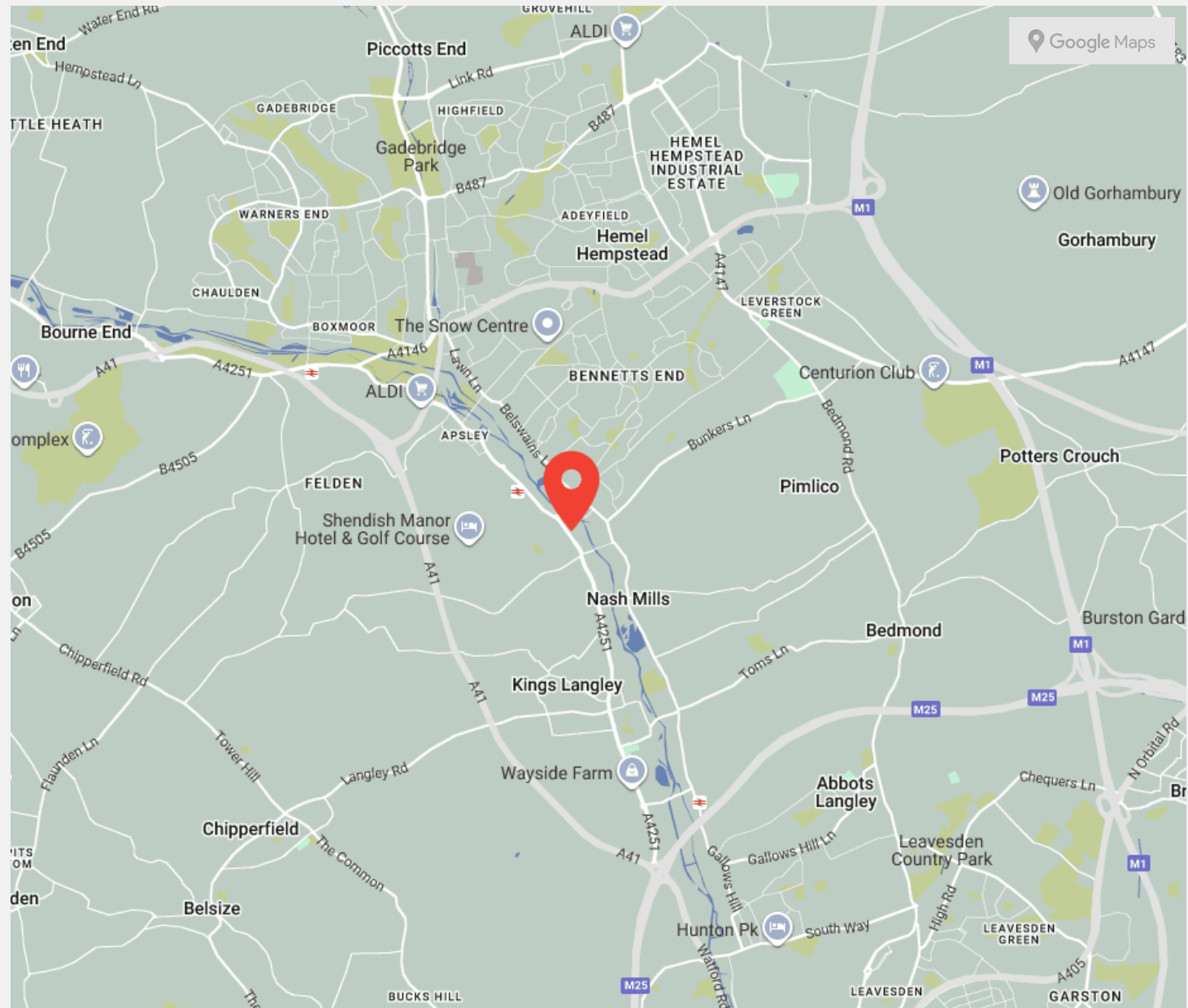
LOCATION

Westside occupies a prominent position on London Road, Hemel Hempstead, adjacent to the Grand Union Canal and within walking distance of Apsley Railway Station. The station provides fast, frequent connections to London Euston in just 30 minutes, while the M25 (J20) and M1 (J8) are only a short drive, offering convenient access to the national motorway network and beyond.

The surrounding area offers a wealth of amenities including hotels, gyms, restaurants, supermarkets, and retail parks - all supporting occupiers and their staff

TRANSPORT

-  Apsley Station (5 min walk) – 30 mins to London Euston
-  M25 (J20) - 4 miles
-  M1 (J8) - 5 miles
-  Heathrow - 25 miles
-  Luton - 13 miles
-  Stanstead - 45 miles



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PROPOSED SPECIFICATION

- Full height glazed entrance
- Concierge reception with considerable breakout and common areas
- Large, efficient floorplates from 7,000 – 87,000 Sq.ft
- 3.0m floor-to-ceiling height
- Full access raised floors (175mm minimum)
- VRF air conditioning
- LED lighting
- Passenger lifts per building
- Goods lift in Westside Four
- Extensive on-site car parking and cycle parking
- Showers, changing facilities and landscaped grounds

TERMS

The accommodation is available to let on new full repairing and insuring leases, directly from the landlord.

RENT

Rent on application.



SERVICE CHARGE

The service charge budget for 2025 is available on request.

EPC

To be reassessed on completion of the refurbishment works.

BUSINESS RATES

The Rateable Value is to be reassessed.

For rates payable please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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