

WEST SIDE

WESTSIDE TWO

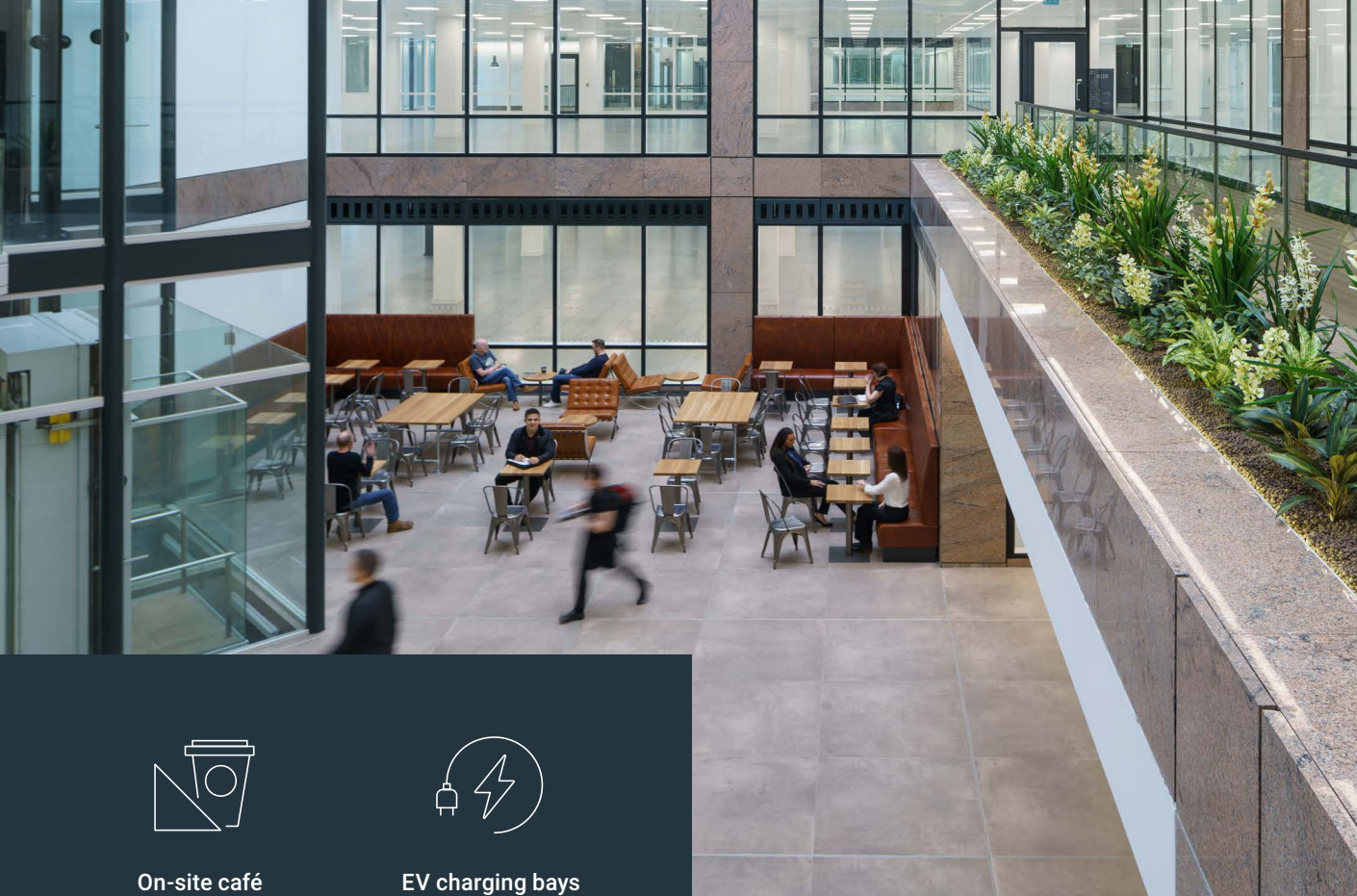
GRADE A OFFICES FROM 6,000 SQ FT TO 21,843 SQ FT AVAILABLE TO LET



WELCOME TO THE **SIDE** OF SUCCESS

Westside Two offers contemporary, energy-efficient Grade A office space crafted for the modern business.

- The building features a striking full-height glazed entrances that leads into elegant reception areas, vast adaptable floorplates, and premium finishes throughout.
- Set in a tranquil canal-side landscaped environment, it creates a unique setting, blending business functionality with wellbeing-focused outdoor space.



THE BEST AMENITIES BY YOUR **SIDE**



On-site café



EV charging bays



Ample secure
cycle parking



Car parking (1:252 sq.ft)
& valet service



Purpose-built
showers and
changing facilities



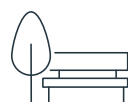
Business lounge
area & cafe seating
in atrium



24-hour
security



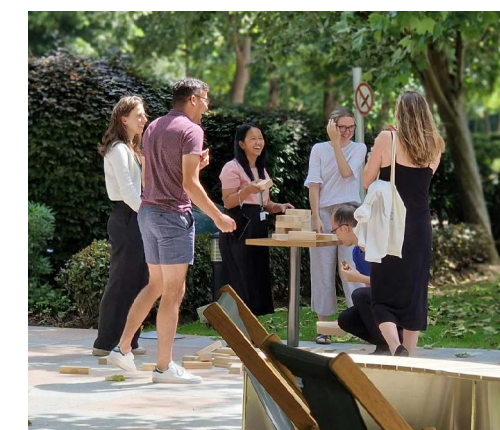
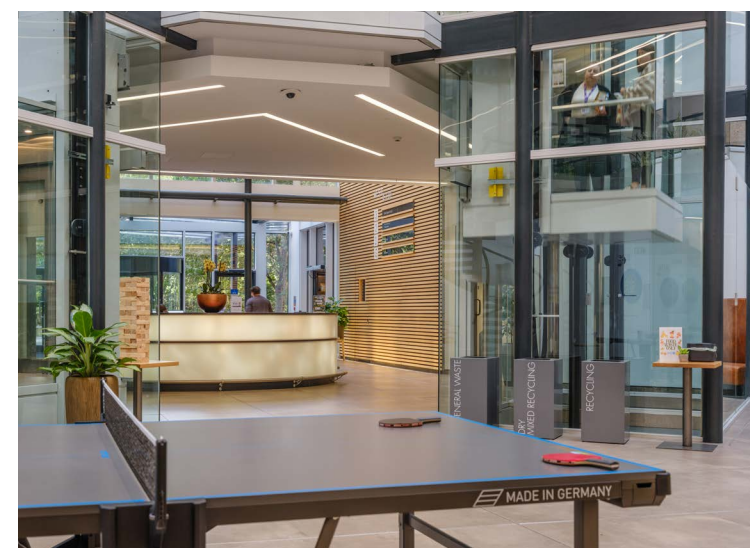
Apsley mainline station
within 5 minute walk



Prominent position
within a landscaped
business park setting
& on-site garden



Canal-side environment
offering a tranquil
working atmosphere



WESTSIDE TWO | HEMEL HEMPSTEAD

3rd floor is ready for immediate occupation.

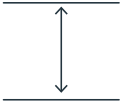
Finished to an elevated standard, with all of the essentials in place, this delivers substantial cost and time savings enabling occupation and operation almost immediately.

A high-quality tenant fit out which includes:

- Meeting rooms
- Private offices
- Large open plan areas
- Break out area
- Central hub
- Atrium views



2nd Floor | Kitchen Area



3.0m floor-to-ceiling height



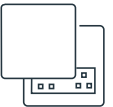
Metal tile suspended ceiling



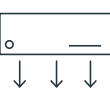
LED lighting



Store / comms



Full access raised floors (175mm min)



VRF air conditioning



Excellent Sunlight



Kitchenette



3rd Floor | Central Hub



3rd Floor | Breakout Area

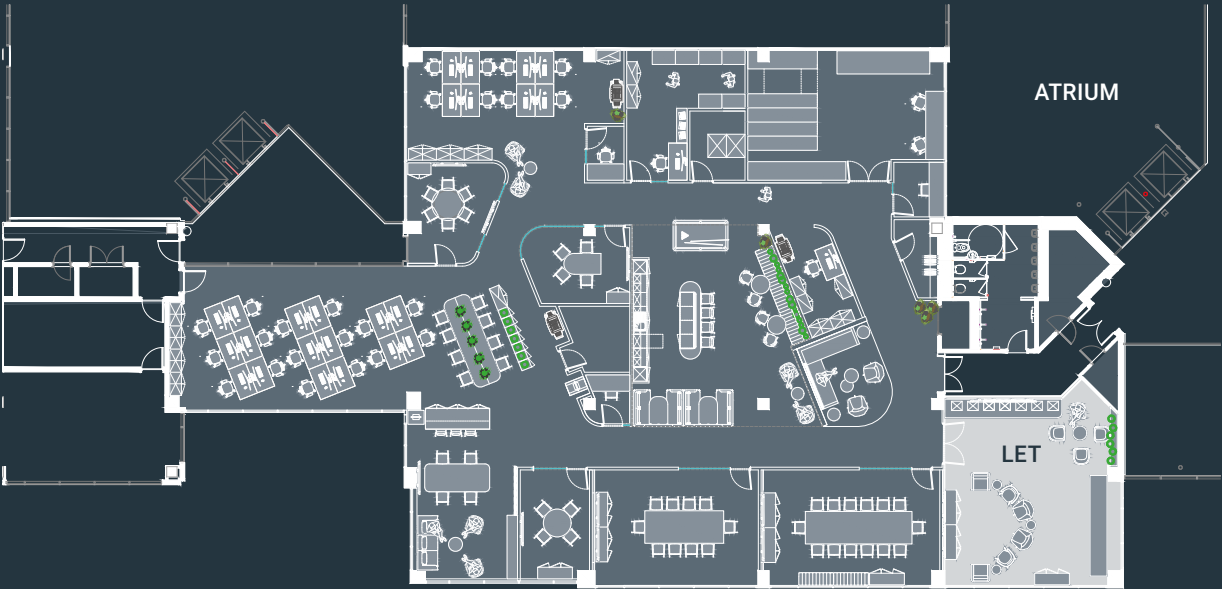


3rd Floor

SMARTER **SIDE**
OF WORKING

WORK ON THE BRIGHT **SIDE**

Second Floor Suite C

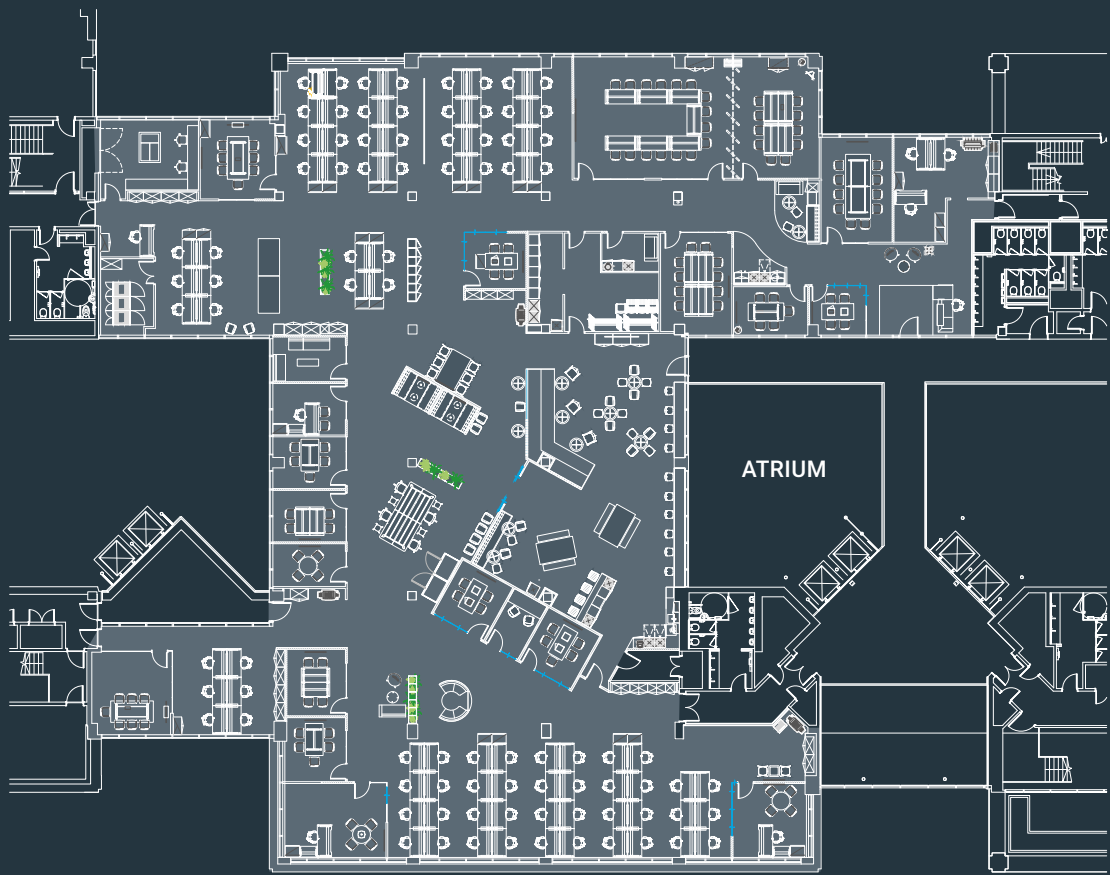


Westside Two Availability

Second Floor Suite C	Available March 2026	6,000 sq ft	557.5 sq m
Third Floor	Available Now, Fully Fitted	15,843 sq ft	1,471 sq m
Total		21,843 sq ft	2,028.5 sq m

The floor plans provide indicative representations of possible fit-out configurations.

Third Floor





- 01 Shendish Manor Hotel & Golf Course
- 02 Apsley Mills Retail Park
Sainsbury's, Currys, Tapi Carpets & Floors, The Range and Wren
- 03 Holiday Inn Express
- 04 Marlowes Shopping Centre
TK Maxx, Marks & Spencer, Wilkinson, Primark, New Look, Next, H&M and Boots
- 05 Apsley Marina
The Papermill Pub and other restaurants
- 06 Jarman Park
The Snow Centre and Extreme Sports Centre, Tesco Extra, Cineworld Cinema and many restaurants
-  Apsley Railway Station



TAKE A STEP OUTSIDE

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





Luton Airport
13 miles 22 mins

Heathrow Airport
25 miles 28 mins

Stansted Airport
45 miles 51 mins



M25 (Junction 20)
4 miles 7 mins

M1 (Junction 8)
5 miles 11 mins

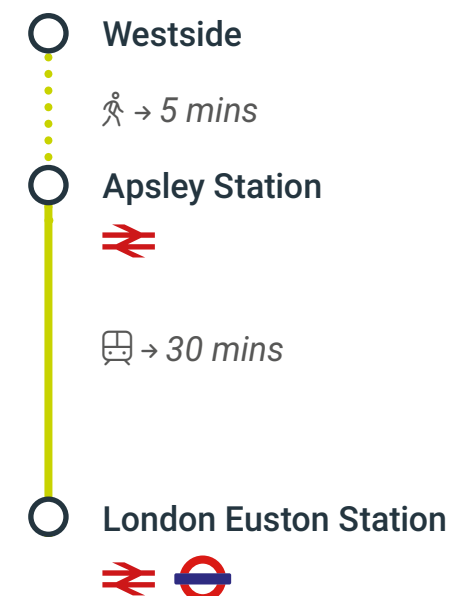
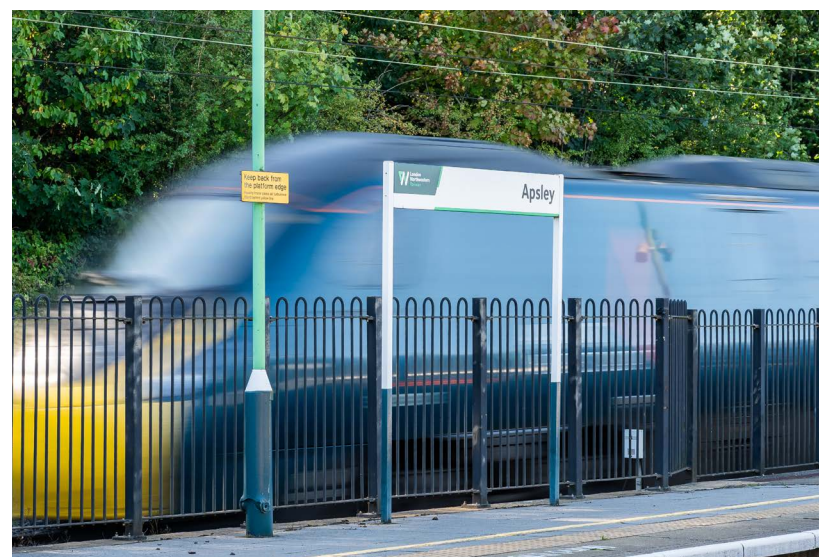
Westside occupies a prominent position on London Road, Hemel Hempstead, adjoining the Grand Union Canal and within walking distance of Apsley Railway Station.

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.

📍 Apsley, London Rd, Hemel Hempstead, **HP3 9TD**



Shendish Manor Hotel & Golf Course



CONNECTED FROM
EVERY **SIDE**

WEST SIDE

TERMS

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

RENT

Rent on application.

SERVICE CHARGE

The service charge budget is available on request.

EPC

The property has an EPC rating of C 53. Details available upon request.

BUSINESS RATES

The VOA website shows an entry in the current Rating List of £325,000 for the third floor. The second floor is to be reassessed. The rates payable will be a proportion of this figure. 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.

westsidehemel.co.uk

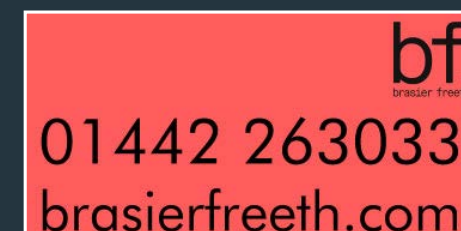
Misrepresentation act: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the vendor, lessor, or any person in the employment of Hanover Green or Brasier Freeth has any authority 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. October 2025

📄 Designed and produced by www.kubiakcreative.com 256627 10-25



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