

47,786 Sq Ft / 4,439 Sq M  
of Grade A Office Space



# The Dock

KINGS LANGLEY



[THEDOCK-KINGSLANGLEY.COM](https://thedock-kingslangley.com)

take a  
look





# Reconnect your workforce at The Dock

The Dock is a striking and contemporary building comprising 47,786 sq ft of refurbished Grade A office space. Set alongside the Grand Union Canal, The Dock is only 100m from Kings Langley station (Euston 27 minutes) and 1/2 mile from J20 on the M25.



Exceptional road and rail access



Visually striking building



Strong ESG credentials







The Dock

1 \_\_\_\_\_  
G \_\_\_\_\_  
LG \_\_\_\_\_

The Dock







Built in 2015 as part of a campus of three buildings, The Dock has excellent natural light throughout with floor to ceiling glazing and a large central atrium. It has been subject to a comprehensive refurbishment including a transformed reception and atrium offering a relaxed breakout space and agile working areas.







## KINGS LANGLEY

The building offers the best of both worlds to a modern occupier.

It is situated in a highly accessible location making it easy for staff and visitors to access the building being only a 2 minute walk from Kings Langley Train Station, 3 minutes drive from Junction 20 of the M25 and only 6 minutes drive from the M1.

Once staff are there they then have the benefit of having the oasis of the countryside on their doorstep with the Grand Union Canal running adjacent to the building. Whilst it's unlikely they will be able to take in the whole 147 mile route from Paddington to Birmingham in their lunch break, it does offer a great opportunity for those looking to get in a walk, run or cycle on their lunch break or even commute.





ST ALBANS CATHEDRAL



THE SNOW CENTRE, HEMEL HEMPSTEAD

WB STUDIOS



GROVE HOTEL, SPA AND GOLF COURSE

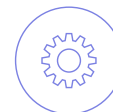


# Explore a vibrant Neighbourhood

KINGS LANGLEY VILLAGE



GRAND UNION CANAL





## Food & Drink

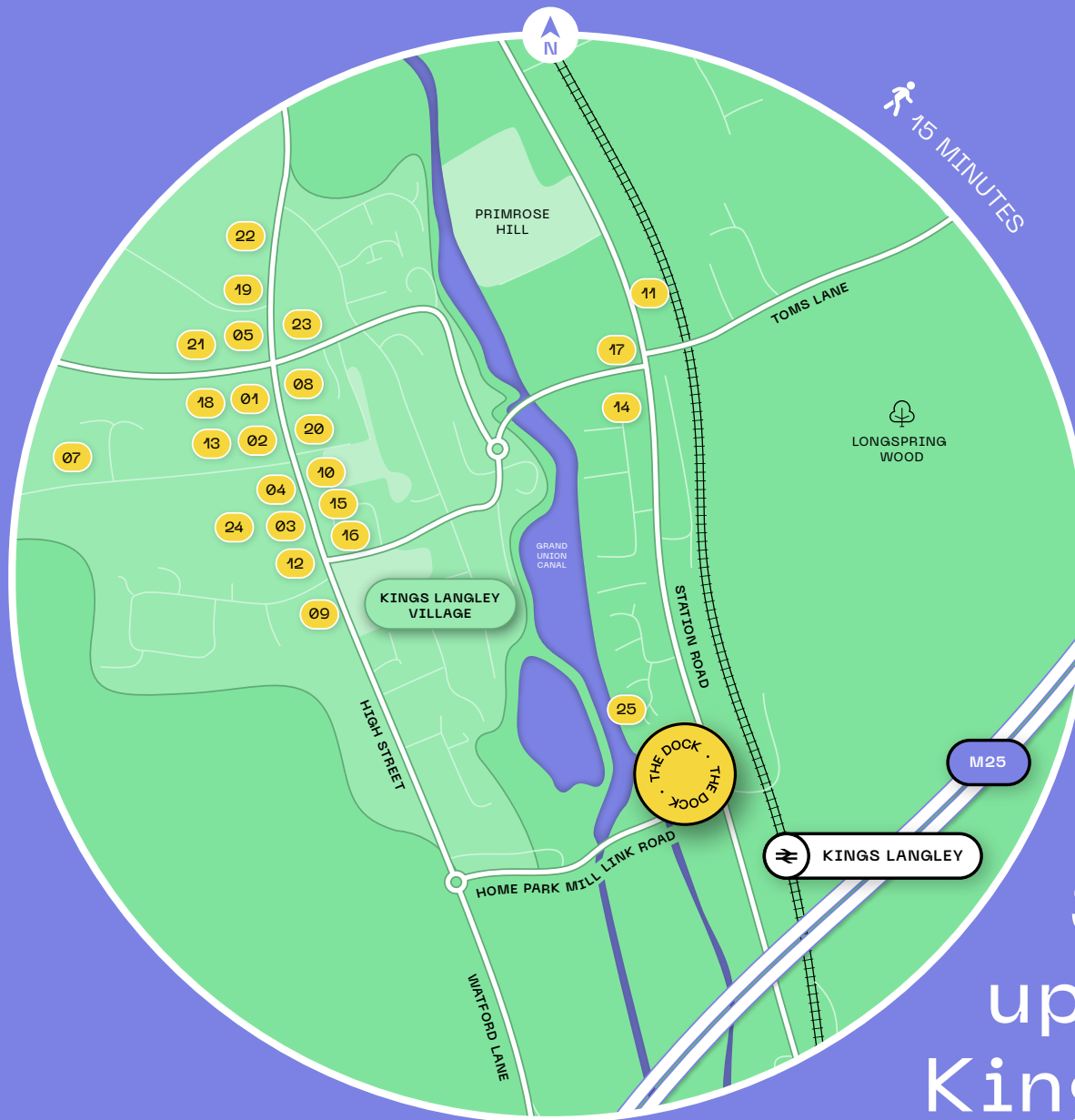
- 1 Cinnamon Lounge
- 2 Dalling & Co.
- 3 Fred & Ginger Coffee
- 4 Kings Langley Tandoori
- 5 The Lunch Box
- 6 Miller & Carter
- 7 The Old Palace
- 8 Oscars Pizza Co.
- 9 The Rose & Crown
- 10 Saracens Head
- 11 Rumbling Tums
- 12 Sweet as a Button

## Retail

- 13 Boots
- 14 Costcutter
- 15 Design Wardrobe
- 16 Froxx
- 17 Londis
- 18 Post Office
- 19 Spar

## Wellness

- 20 The Barbers Lounge
- 21 Encore Pilates
- 22 Fitness Through Dance
- 23 Montague's Gallery
- 24 Yoga with Faye @ The Studio
- 25 Canal Walk/Running Path



## The Neighbours



mothercare

EPSON

asos



See what's  
up stream in  
Kings Langley







ALL SAINTS CHURCH



THE ROSE & CROWN



KINGS LANGLEY STATION

# A contemporary building in a well connected location



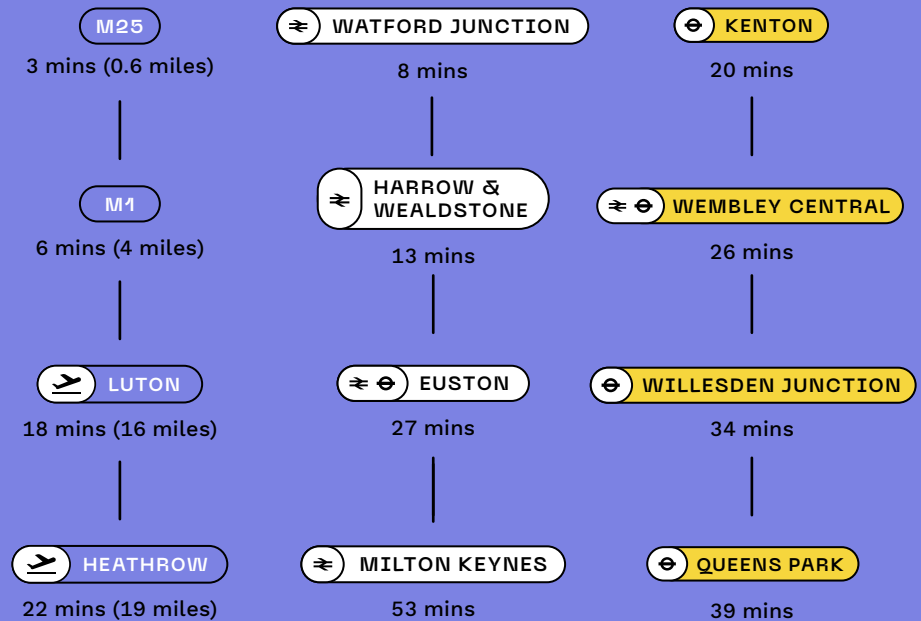
A short drive to a variety of key locations



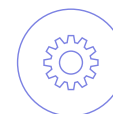
A connected station just over the road



Quick access to a host of London stations when travelling via the overground\*



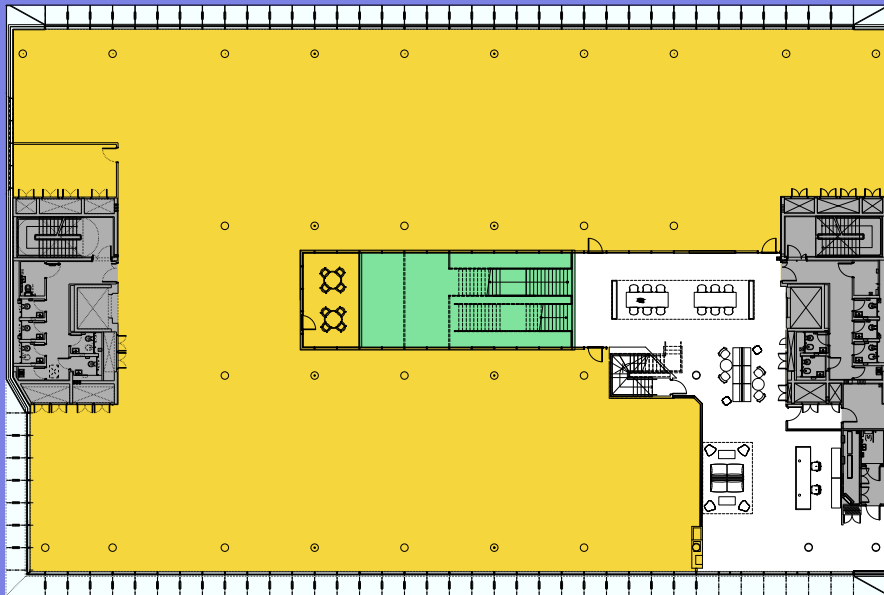
Source: google.com/maps / tfl.gov  
\* Travel times include one change at Watford Junction





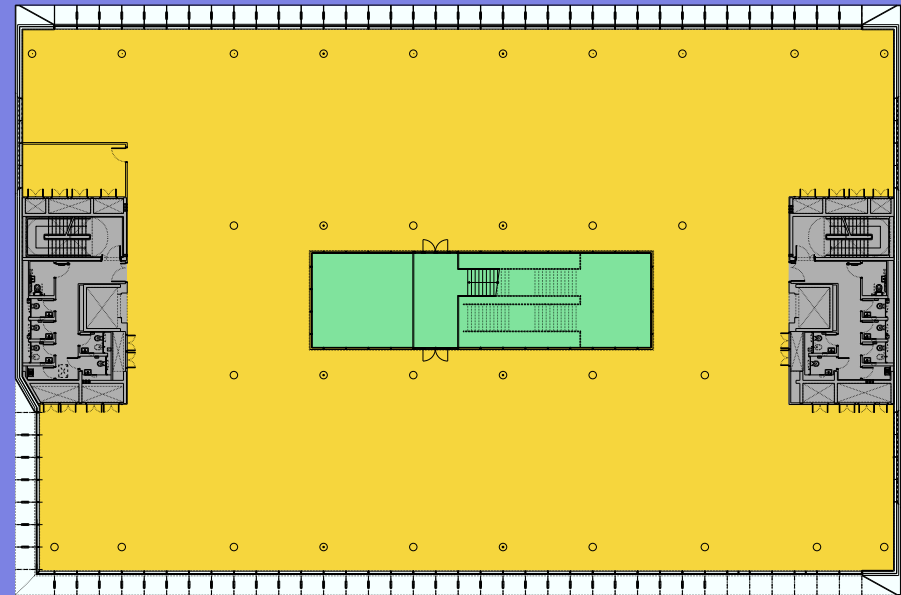


# Your Thinking Space



## Ground

16,838 sq ft  
1,564 sq m



## First

19,201 sq ft  
1,784 sq m

### Key

- Office
- Reception
- Core
- Atrium

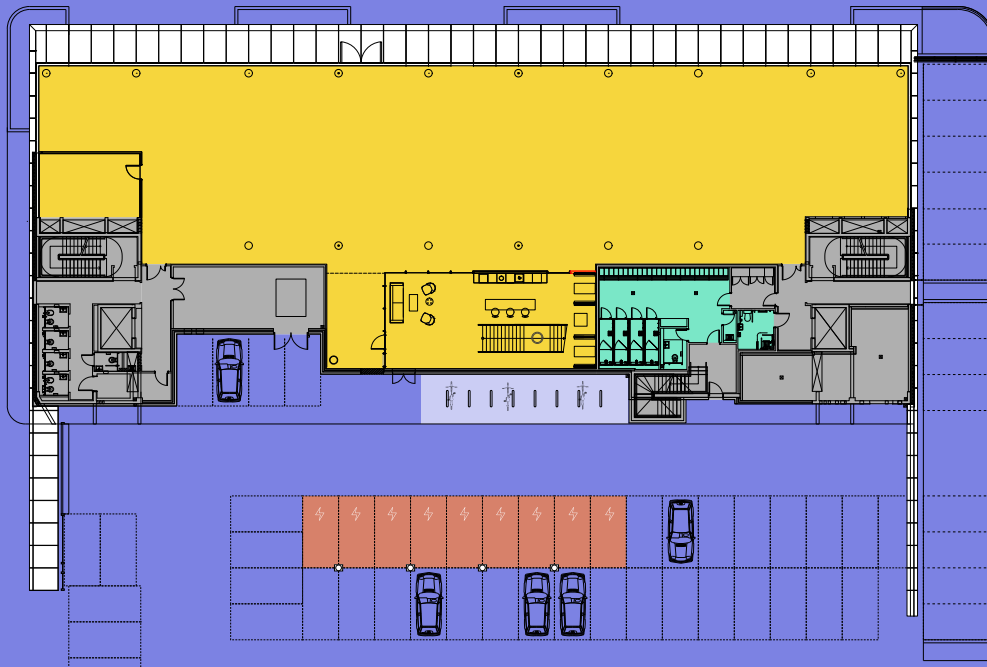
Not to scale. Indicative only. IPMS3 Basis.







# Your Thinking Space



## Lower Ground

9,168 sq ft  
852 sq m

## Schedule of Areas

Floors	Sq Ft	Sq M
Lower Ground	8,238	765
Atrium	930	86
Reception	2,579	240
Ground	16,838	1,564
First	19,201	1,784
<b>Total</b>	<b>47,786</b>	<b>4,439</b>

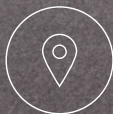
### Key

- Office
- EV Charge Points\*
- Showers
- Core
- Cycle Storage (52)

Not to scale. Indicative only. IPMS3 Basis.  
\*2 additional EV points on the ground floor









## SPECIFICATION



- Raised access floors fully flood wired with Cat 7 cabling to save cost and time during fit out
- 4 pipe fan coil air conditioning with zoned controls to ensure a comfortable working environment
- 'Super loo' toilets
- 2.7m floor to ceiling height in office areas
- Secure cycle storage, together with showers and changing facilities
- On-site car parking for 100 cars and separate motor cycle spaces
- 11 electric vehicle charging points
- Direct access to canal side amenity space
- Ground floor agile working area available to all occupiers
- Central Atrium breakout space including tea and coffee making facilities



Storage for  
52 bikes



100 car  
parking spaces



Fully  
refurbished







Delivering exceptional  
ESG Credentials



EPC  
rating B



11 EV  
Charging Points



Renewable energy sourced  
from roof mounted  
photovoltaic panels

BREEAM®

BREEAM -  
Excellent

# Strive for success in a space designed for excellence



WiredScore -  
Gold achieved



AirScore -  
Gold achieved



2 Star Fitwel  
accreditation







The Dock



Contacts

Connect  
with us!



**CLAIRE MADDEN**  
claire.madden@brasierfreeth.com  
07540 107 824

**TIM HOWLINGS**  
tim.howlings@brasierfreeth.com  
07702 884 402

**FELIX SHARMAN**  
felix.sharman@brasierfreeth.com  
07712 431 588



**TOM HARKER**  
tharker@lsh.co.uk  
07702 884 405

**RYAN DEAN**  
rdean@lsh.co.uk  
07970 379 054

**JAY MOORE**  
jamoore@lsh.co.uk  
07840 020 072



THEDOCK-KINGSLANGLEY.COM



Brasier Freeth and Hanover Green gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Brasier Freeth and Hanover Green has any authority to make any representation or warranty whatsoever in relation to this property. January 2023

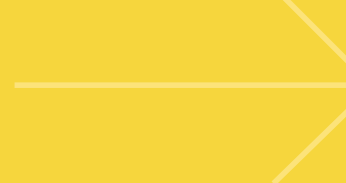
Designed by Studio 185. studio185.london | 276



RE-BOOT



KINGS LANGLEY



PLUG-IN



RE-CONNECT

DOCK UP

KL



OFFICES



D

REVITALISE

A Refurbishment By



ALCHEMY  
ASSET  
MANAGEMENT

In Conjunction With



TRISTAN  
CAPITAL PARTNERS

M25

REFURB

47,786 SQ FT

NEW

4,439 SQ M



WORKSPACE