

GRADE A OFFICES  
FROM 8,867 – 28,068 SQ FT

2 SUITES  
NOW LET

WELCOMING

MUNNELLY  
GROUP

Taylor  
Wimpey

# The Dock

KINGS LANGLEY

take a  
look

**BCO** REGIONAL  
WINNER  
2022

Awards



The Dock

# 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



Suitable for laboratory or healthcare uses\*

\*subject to the necessary planning consents where appropriate



CGI IMAGE





Built in 2015 as part of a three-building campus, The Dock benefits from excellent natural light throughout, with floor-to-ceiling glazing and a large central atrium. Following a comprehensive refurbishment, the building now features a transformed reception and atrium offering a café, relaxed breakout and agile working areas, alongside a newly fitted show suite on the ground floor.





## 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



WB STUDIOS



# Explore a vibrant neighbourhood

THE GROVE HOTEL & SPA



KINGS LANGLEY VILLAGE



GRAND UNION CANAL

## Food & Drink

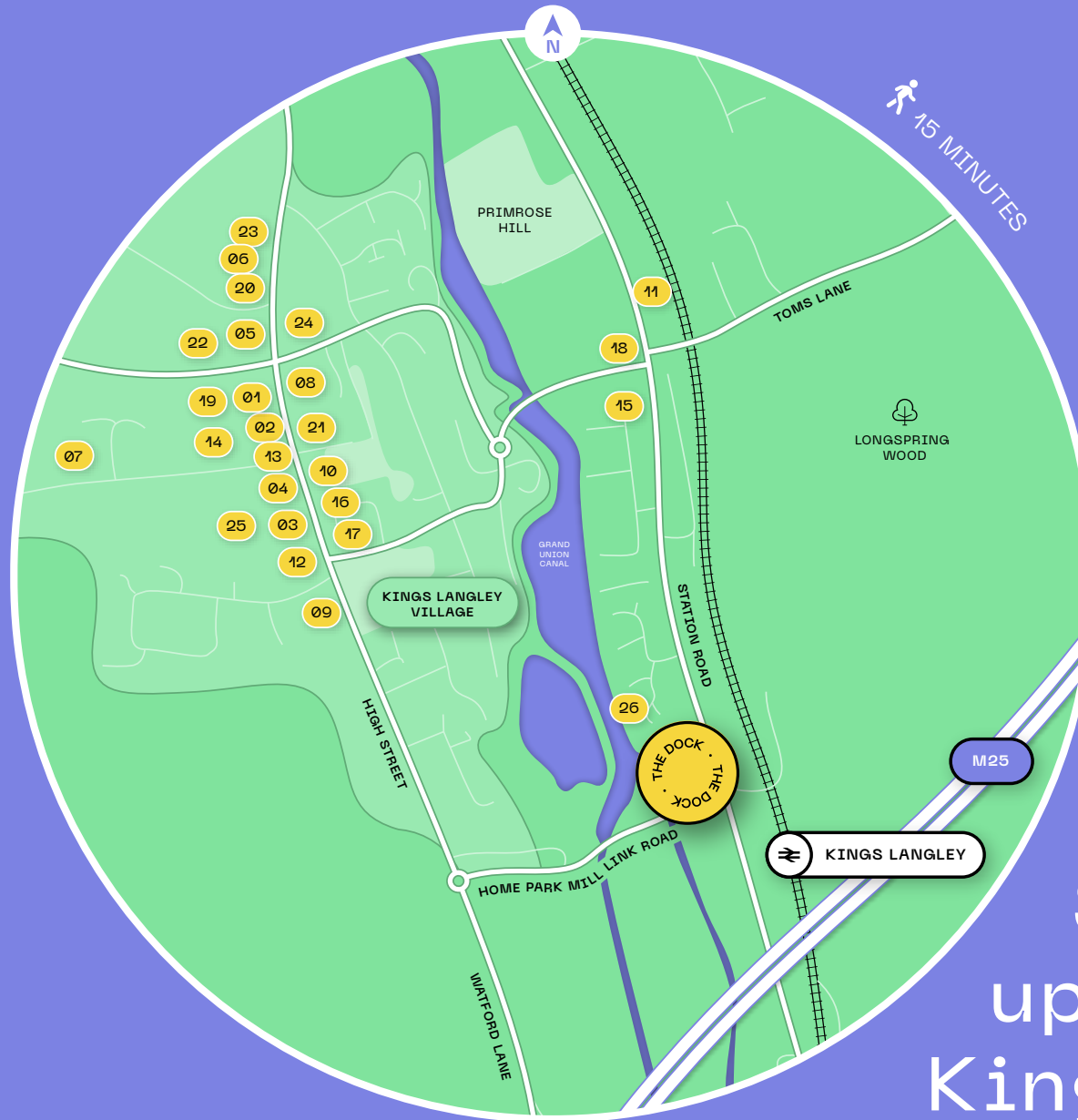
- 1 Cinnamon Lounge
- 2 Dalling & Co.
- 3 Fred & Ginger Coffee
- 4 Kings Langley Tandoori
- 5 Simmons Bakers
- 6 Miller & Carter
- 7 The Old Palace
- 8 Oscars Pizza Co.
- 9 The Rose & Crown
- 10 Saracens Head
- 11 Rumbling Tums
- 12 Sweet as a Button
- 13 Wenzel's the Bakers

## Retail

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

## Wellness

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



## The Neighbours



mothercare

Taylor Wimpey

res

ASOS

Imagination

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



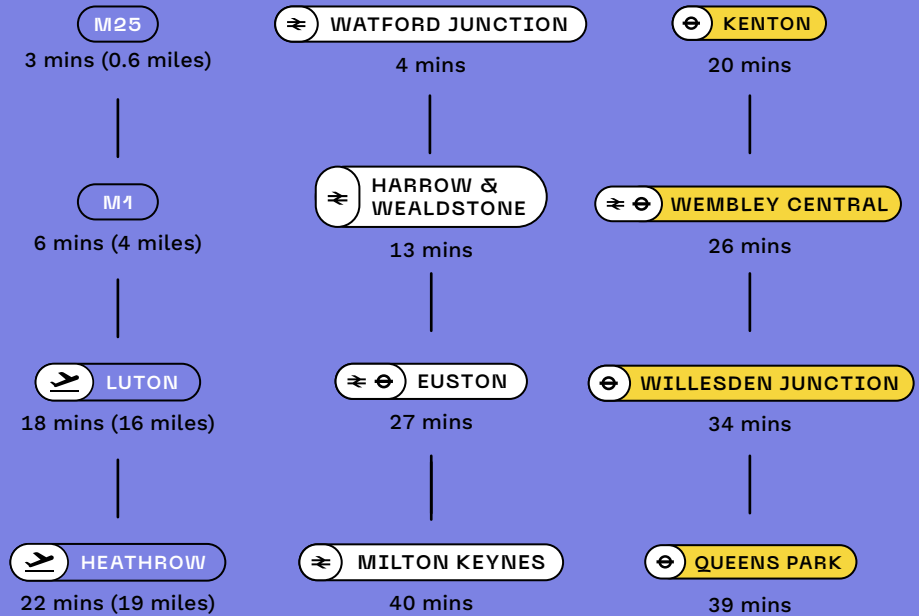
A short drive to a variety of key locations



A connected station just over the road



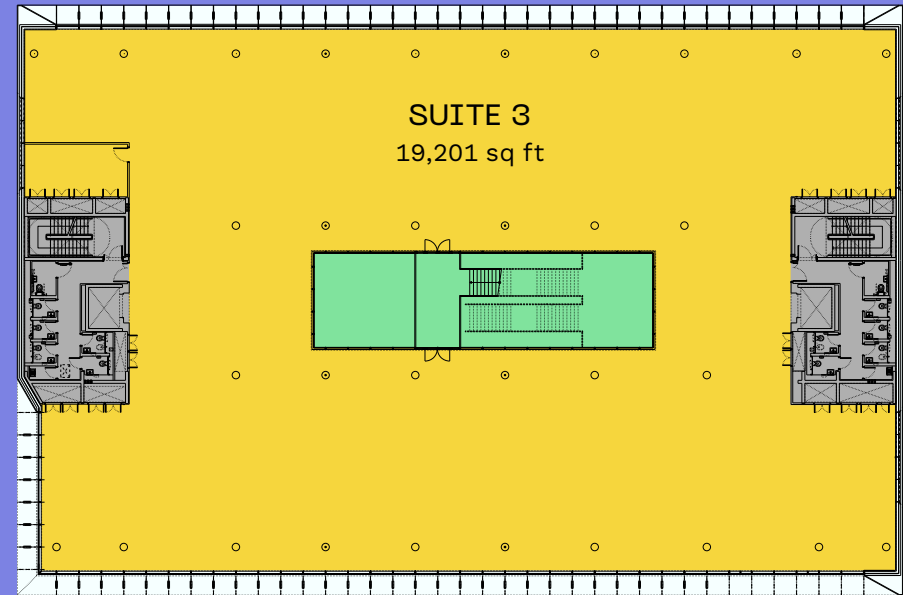
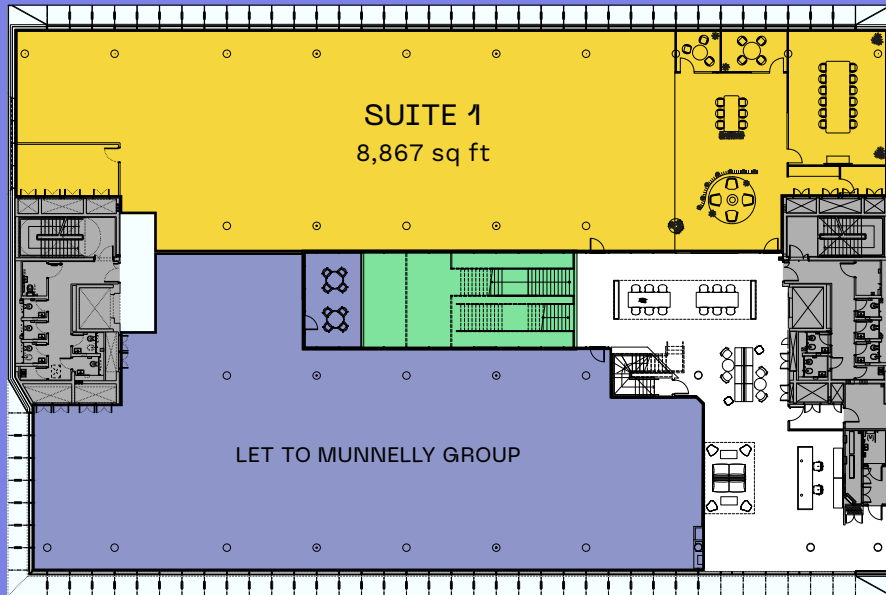
Quick access to a host of London stations when travelling via the underground\*



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



# Your Thinking Space



Not to scale. Indicative only. IPMS3 Basis.

## Ground

8,867 sq ft  
823 sq m

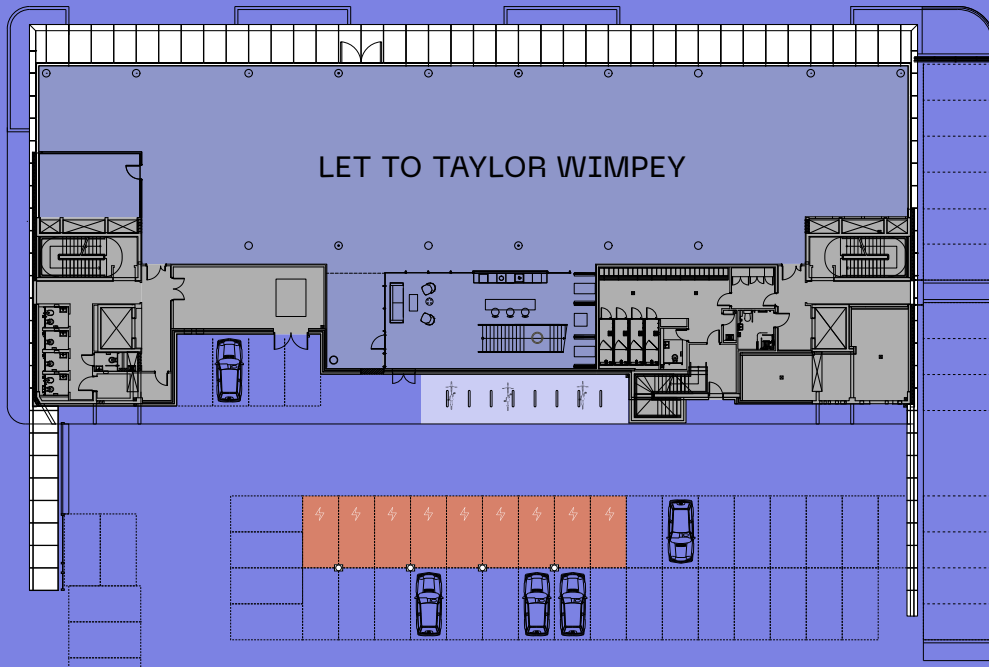
## First

19,201 sq ft  
1,784 sq m

- Key
-  Available Office
  -  Core
  -  Atrium
  -  Reception



# Your Thinking Space



## Lower Ground

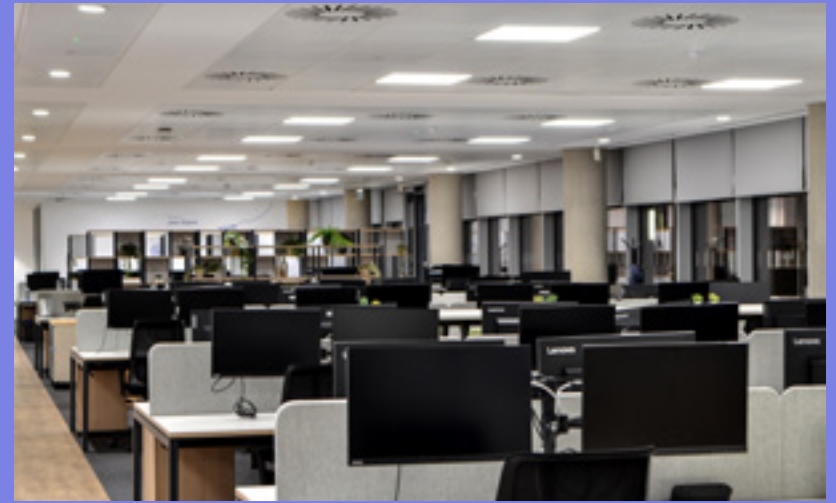
9,261 sq ft  
860 sq m

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

## Floor Areas

Floors	Sq Ft	Sq M
Lower Ground	LET TO TAYLOR WIMPEY	
Ground – Suite 1	8,867	823
Ground – Suite 2	LET TO MUNNELLY GROUP	
First – Suite 3	19,201	1,784
<b>Total</b>	<b>28,068</b>	<b>2,607</b>

- Key
- Available Office
  - Core
  - Atrium
  - EV Charge Points\*
  - Cycle Storage (52)
  - Reception



TAYLOR WIMPEY'S FIT OUT SPACE



## SPECIFICATION



- Raised access floors fully flood wired with Cat 7 cabling to save cost and time during fit out
- 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 64 cars and separate motor cycle spaces
- 7 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



On-site  
café



Storage for  
52 bikes



64 car  
parking spaces



Fully  
refurbished





Delivering exceptional  
ESG Credentials



EPC  
rating B



7 EV  
Charging Points



Renewable energy sourced  
from roof mounted  
photovoltaic panels

# Strive for success in a space designed for excellence



WiredScore -  
Gold achieved



AirScore -  
Gold achieved

BREEAM®

BREEAM -  
Excellent



# Connect with us!



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RE-BOOT



KINGS LANGLEY



PLUG-IN



RE-CONNECT

DOCK UP

KL



OFFICES



D

REVITALISE

A Refurbishment By

REFURB



ALCHEMY  
ASSET  
MANAGEMENT

47,786 SQ FT

In Conjunction With

M25



TRISTAN  
CAPITAL PARTNERS

NEW

4,439 SQ M



WORKSPACE