

HIGH QUALITY OFFICE SUITE - TO LET

1,838 sq ft (170.9 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

The Courtyard
77 – 79 Marlowes
Hemel Hempstead
Hertfordshire – HP1 1LF

01442 263033

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KD TOWER - SUITE KD7, COTTERELLS, HEMEL HEMPSTEAD HP1 1FW

KEY FEATURES

- Open plan office
- Air conditioning
- Full height partitioned glass office
- 4 car parking spaces
- Kitchenette
- Suspended ceiling
- Passenger lift

ACCOMMODATION

	sq ft	sq m
First floor office	1,838	170.9

DESCRIPTION

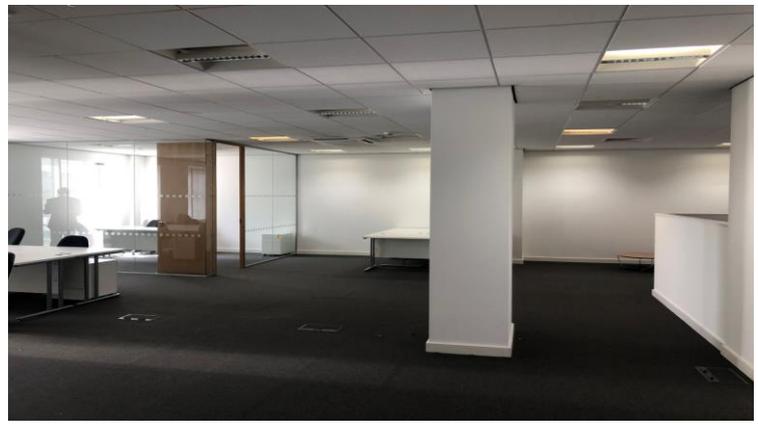
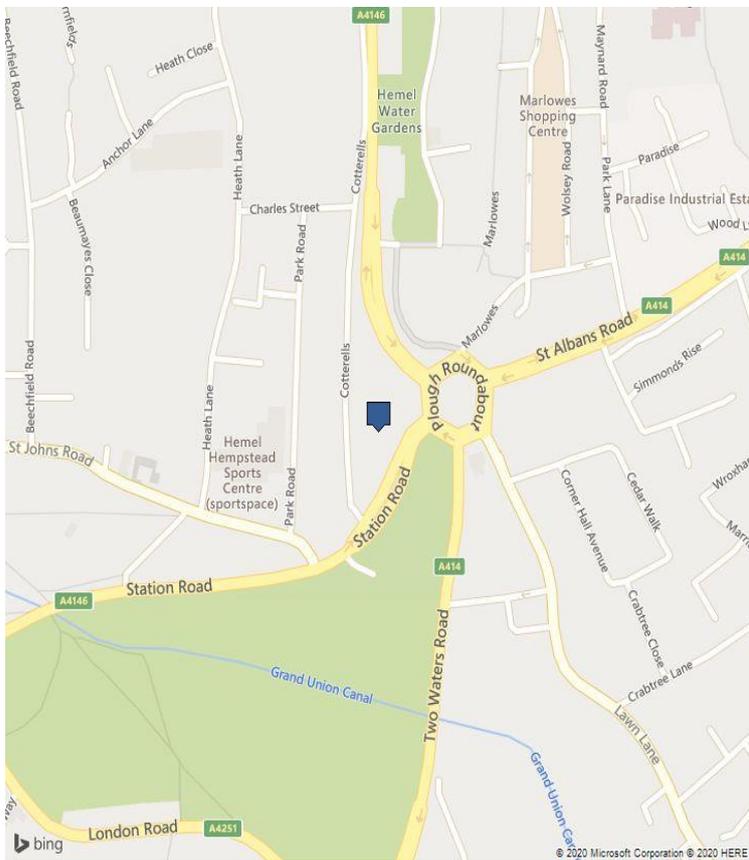
This high quality office suite is located on the first floor of the KD Tower incorporating an open plan office area together with a glazed single office. Also within the suite is a kitchenette, carpeting, suspended ceiling and recessed lighting.

The unit is provided with 4 allocated car parking spaces and has direct lift access to the ground floor and underground parking bays.

VIEWING | Strictly by appointment through this office with:

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LOCATION

The KD Tower occupies a prominent position close to Hemel Hempstead town centre and accessed from the KD courtyard. The iconic building overlooks the Cotterells and there is a bridge linking to the Riverside Shopping Centre and the Marlowes.

The A41 dual carriageway is within easy access which links to the M25 motorway (Junction 20) being approximately 5 miles distant. Junction 8 of the M1 motorway is within 3 miles.

Hemel Hempstead's mainline railway station is within easy walking distance and provides a fast and frequent service into London (Euston - 30 minutes approximately).

TENURE

The suite is available on a sub-lease expiring on 3rd June 2024.

SERVICE CHARGE

The tenant will pay a service charge of approximately £3.18 per sq.ft which covers the cost of the cleaning of common parts and services etc.

RENT

£24,000 per annum exclusive (equivalent to £13.25 psf).

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £19,750.

For rates payable for year to 31 March 2021 please refer to the Local Charging Authority, Dacorum Borough Council - 01442 288000.

EPC RATING

An EPC has been commissioned and is awaited.