



Key features

- Full glass frontage.
- Air-conditioned office throughout.
- Kitchen and modern WC facilities.
- 4 car parking spaces.
- Double height internal ceilings.
- Modern internal fit-out.

Accommodation

Open Plan Office 2974 Sq. ft 276.3 Sq. m

This floor area is approximate and has been calculated on a net internal basis.

Description

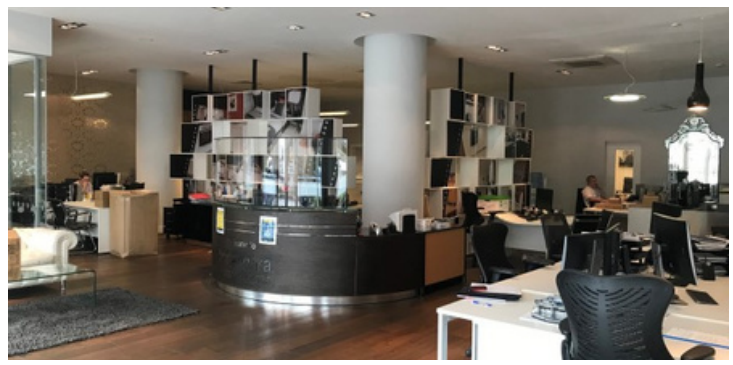
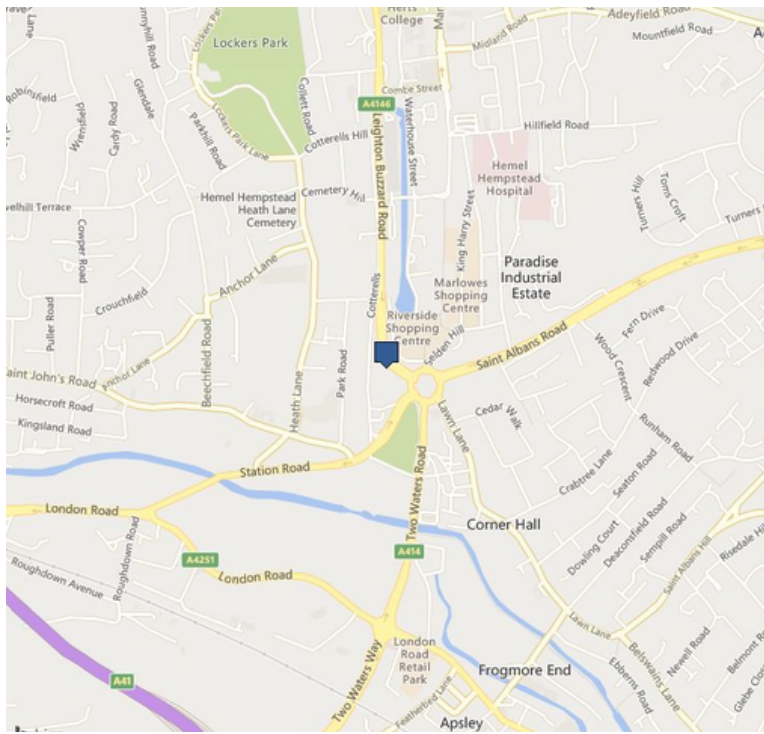
The property comprises an impressive ground floor open plan office / marketing suite, offering a fully glazed frontage and double height internal ceilings. The suite is fit-out to a very high standard with vinyl wood flooring and carpeting throughout, an independent glazed office and air conditioning. The suite is to be let with four allocated car parking spaces. The suite also offers a large board room to the rear along with WC facilities and a self-contained kitchen area. The suite is on the ground floor of the Kodak Tower fronting The Plough Roundabout, benefiting from its own independent entrance.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Felix Sharman
01442 298810
felix.sharman@brasierfreeth.com

Claire Madden
01442 298806
claire.madden@brasierfreeth.com



Location

The KD Tower occupies a prominent position in Hemel Hempstead town centre adjacent to the Riverside Shopping Centre, with direct access to the bus terminus. There is easy access via the A41 dual carriageway to Junction 20 of the M25 motorway (5 miles) away and it is only 3 miles to Junction 8 of the M1 motorway.

The mainline railway station is located conveniently less than a mile away which provides a fast and frequent service into London Euston (journey time approximately 30 minutes). Within walking distance to Hemel Hempstead station.

Tenure

The suite is available to let on a new full repairing and insuring lease, terms to be agreed.

Service Charge

There is a service charge of approximately £3.80 psf which includes cleaning and maintenance of the common parts, external lighting and landscaping.

Rent

£51,425 per annum exclusive, plus VAT (if applicable).

EPC

The EPC rating for this property is C-74.

Rates

The VOA Website shows an entry in the 2017 Rating List of Rateable Value £18,500.

For rates payable for year to 31st March 2022, please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.