

HIGH QUALITY OFFICE SUITE TO LET

718 sq ft (66.70 sq m)



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

01442 263033

www.brasierfreeth.com



SUITE KD3, KD TOWER, COTTERELLS, HEMEL HEMPSTEAD HP1 1FW

KEY FEATURES

- Open plan
- Suspended ceiling
- Carpeting
- Air conditioning
- Internal kitchen area
- Entry-phone system
- 1 car parking space

ACCOMMODATION

| | sq ft | sq m |
|-------------|-------|------|
| First Floor | 718 | 66.7 |

DESCRIPTION

This high quality office suite is located on the first floor of the KD Tower – the iconic town centre building overlooking the Cotterells.

There are communal toilets and lift access to the first floor. One car parking space is provided with the suite.

VIEWING | Strictly by appointment through this office with:

Philip Walker
01442 298809
philip.walker@brasierfreeth.com

Felix Sharman
01442 298810
felix.sharman@brasierfreeth.com



LOCATION

The KD Tower occupies a prominent position close to Hemel Hempstead town centre and adjacent to the Riverside Shopping Centre. There is access via the A41 dual carriageway to Junction 20 of the M25 motorway 5 miles away and it is 3 miles to Junction 8 of the M1 motorway.

The railway station is located conveniently less than a mile away which provides a fast and frequent service into London Euston (approximately 30 minutes).

TENURE

The suite is available to let on a new lease for a term to be agreed.

SERVICE CHARGE

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

RENT

£22,000 per annum exclusive plus VAT (if applicable).

RATES

The VOA website shows an entry in the 2017 Rating List of: Rateable Value £9,300.

For rates payable for year to 31st March 2019, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

The EPC rating for this property is C/64.

December 2018 / HH000643

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



Winners of an Estates Gazette
'Most Active Regional Agent'
Award from 2008-2018

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.