# HIGH QUALITY OFFICE SUITE TO LET 718 sq ft (66.70 sq m)



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

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# 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

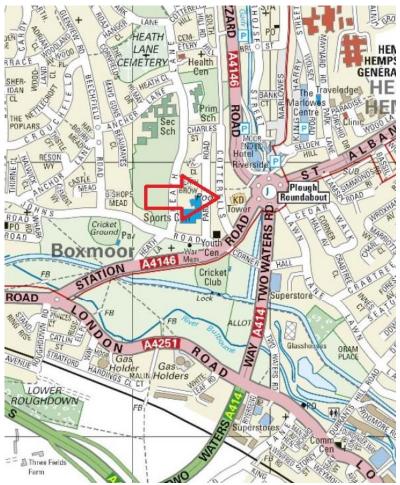
#### DESCRIPTION

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  $\pounds$ 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  $\pounds 9,300$ .

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

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