

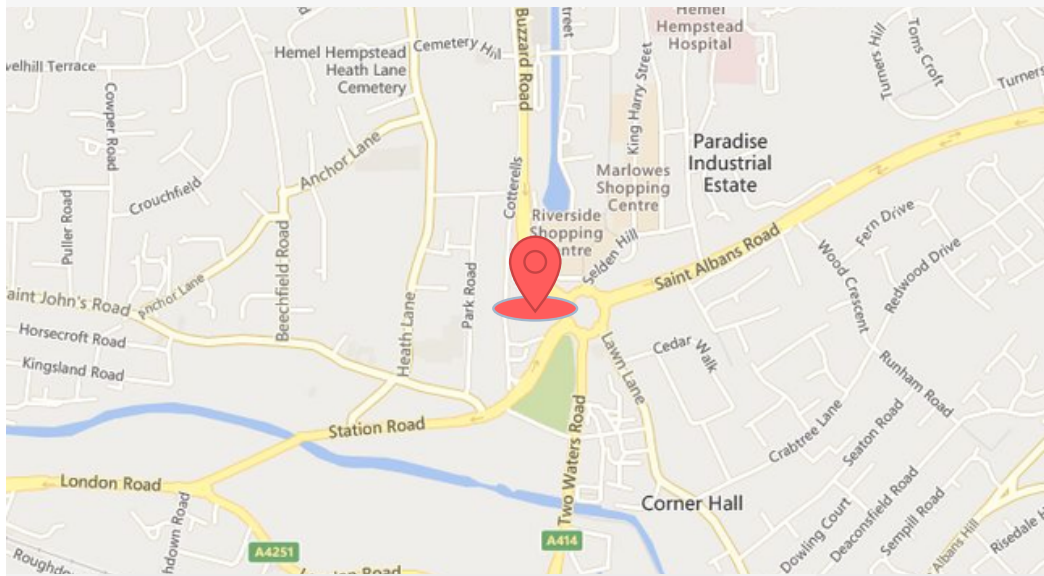
KD Tower | Cotterells |  
Hemel Hempstead | HP1 1FW

Modern Office Suites |  
To Let | 724 Sq.ft - 17,539 Sq.ft



### Key features

- Air-conditioned
- Walking distance to Hemel Hempstead station
- Allocated car parking
- Modern internal fit-out
- Prominent location
- Varying sizes available (suites can be combined)



# KD Tower | Cotterells | Hemel Hempstead | HP1 1FW

## Description

The available space at the KD Tower comprises 9 suites of varying sizes, ranging from 724 - 17,539 sq.ft. The suites can be combined.

The accommodation offers modern open-plan fitted office space (some of the suites include glass partitioned offices).

There are two store rooms of 387 sq.ft and 924 sq.ft available within the KD Tower.

Each suite has a set car parking allocation. Please contact the sole agent for confirmation.

## 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 (Within walking distance) which provides a fast and frequent service into London Euston (journey time approximately 30 minutes).

## Terms

The suites are available individually or combined to let on a new full repairing and insuring lease, terms to be agreed.

## Rent

£16.50 per sq.ft exclusive.

## EPC

Details available upon request.

## Accommodation

KD1		3,025 Sq.ft		281.03 Sq.m
KD2		3,121 Sq.ft		289.95 Sq.m
KD3		724 Sq.ft		67.26 Sq.m
KD4		1,613 Sq.ft		149.85 Sq.m
KD5		1,429 Sq.ft		132.76 Sq.m
KD6		1,187 Sq.ft		110.28 Sq.m
KD7		1,792 Sq.ft		166.48 Sq.m
KD9		1,429 Sq.ft		132.76 Sq.m
PL8		3,219 Sq.ft		299.06 Sq.m
TOTAL		17,539 Sq.ft		1,629.42 Sq.m
Stores 1		387 Sq.ft		35.95 Sq.m
Stores 2		924 Sq.ft		85.84 Sq.m
TOTAL		1,311 Sq.ft		121.79 Sq.m

(Suites can be taken independently or combined).

These floor areas are approximate and have been calculated on a net internal basis.

## Rates

Each suite is individually assessed, please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## Service Charge

There is an estate service charge of which includes cleaning and maintenance of the common parts, external lighting and landscaping.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## For viewings contact

Felix Sharman  
07712 431588  
felix.sharman@brasierfreeth.com

Claire Madden  
07540 107824  
claire.madden@brasierfreeth.com



## KD Tower Available Suites

Suite Address	Sq.M	Sq.Ft	Occupation
KD1	281.03	3,025	Vacant
KD2	289.95	3,121	Vacant
KD3	67.26	724	Vacant
KD4	149.85	1,613	Vacant
KD5	132.76	1,429	Vacant
KD6	110.28	1,187	Vacant
KD7	166.48	1,792	Vacant
KD9	132.76	1,429	Vacant
PL8	299.06	3,219	Vacant
PL9	268.03	2,885	UNDER OFFER
Stores 1	35.95	387	Vacant
Stores 2	85.84	924	Vacant
<b>Total</b>	<b>2,019.50</b>	<b>21,735</b>	