

HIGH QUALITY A2 OFFICE TO LET

1,080 sq ft (100.33 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

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

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www.brasierfreeth.com



KD1, KD TOWER, COTTERELLS, HEMEL HEMPSTEAD HP1 1AX

KEY FEATURES

- Full glass frontage
- LED lighting
- Kitchen facility
- 4 car parking spaces (tandem)
- Carpeting
- Direct access to Riverside Shopping Centre
- Possible change of use to B1 Offices or A1 Retail

ACCOMMODATION

	sq ft	sq m
Ground Floor Office	1,080	100.3

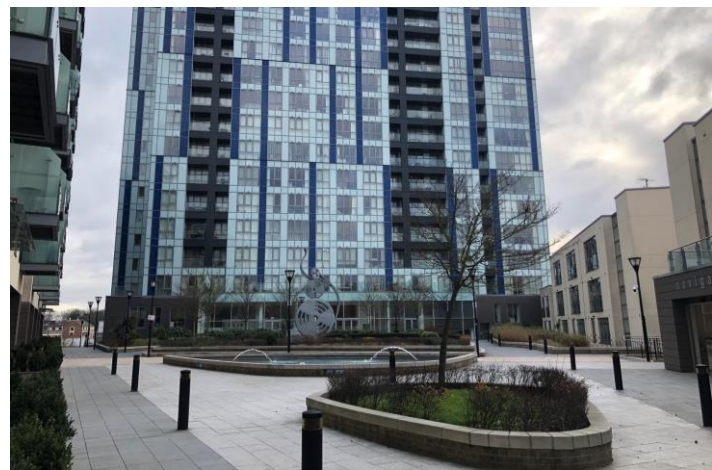
DESCRIPTION

The property comprises an open plan estate agency/insurance brokers office suite, offering a fully glazed frontage of 12.5m. The suite is carpeted, air conditioned, has four car parking spaces (tandem) and two WC facilities (one with disabled access).

VIEWING | Strictly by appointment through this office with:

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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).

TENURE

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

SERVICE CHARGE

There is a service charge of approximately £2,721 per annum which includes cleaning and maintenance of the common parts, external lighting and landscaping.

RENT

£32,000 per annum exclusive plus VAT (if applicable).

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 2019, please refer to the Local Rating Authority (Dacorum Borough Council - 01442 228000).

EPC RATING

The EPC rating for this property is D / 83.

February 2019 / HH000720

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