

# KD TOWER
# COTTERELLS
# HEMEL HEMPSTEAD

HP1 1FW

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*To Let - Modern office suites, 1,187 Sq.ft - 12,344 Sq.ft*

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HP1 1FW

Office Suites

**TO LET**



## KEY DETAILS

- Air-conditioned
- Walking distance to Hemel Hempstead station
- Allocated car parking
- Modern internal fit-out
- Prominent location
- Varying sizes available (suites can be combined)
- Store room of 636 Sq.ft available

## AMENITIES

| | | | |
|---|---|---|---|
| Town Centre Amenities | Near M1 Junction | Rail Access | Air Conditioning |
| Open Plan | Bus Routes | WCs | Car Parking |

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## ACCOMMODATION

| *Offices* | *Size Sq.m* | *Size Sq.ft* |
|---|---|---|
| *KD1* | 281.03 | 3,025 |
| *KD2* | 289.95 | 3,121 |
| *KD6* | 110.28 | 1,187 |
| *KD7* | 166.48 | 1,792 |
| *KD8 - Under Offer* | 149.85 | 1,613 |
| *PL8* | 299.06 | 3,219 |
| *Store 2* | 59.03 | 636 |

*(Suites can be taken independently or combined).*

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

## DESCRIPTION

The available space at KD Tower comprises 5 suites of varying sizes, ranging from 1,187 to 12,344 sq.ft, if combined.

The suites provide modern, open-plan office accommodation, with several benefiting from glass-partitioned offices and meeting rooms. Most have been refurbished to a high standard.
An additional 636 sq.ft storeroom is also available within the building.

Each suite comes with an allocated car parking provision. For full details, please contact the sole agent.








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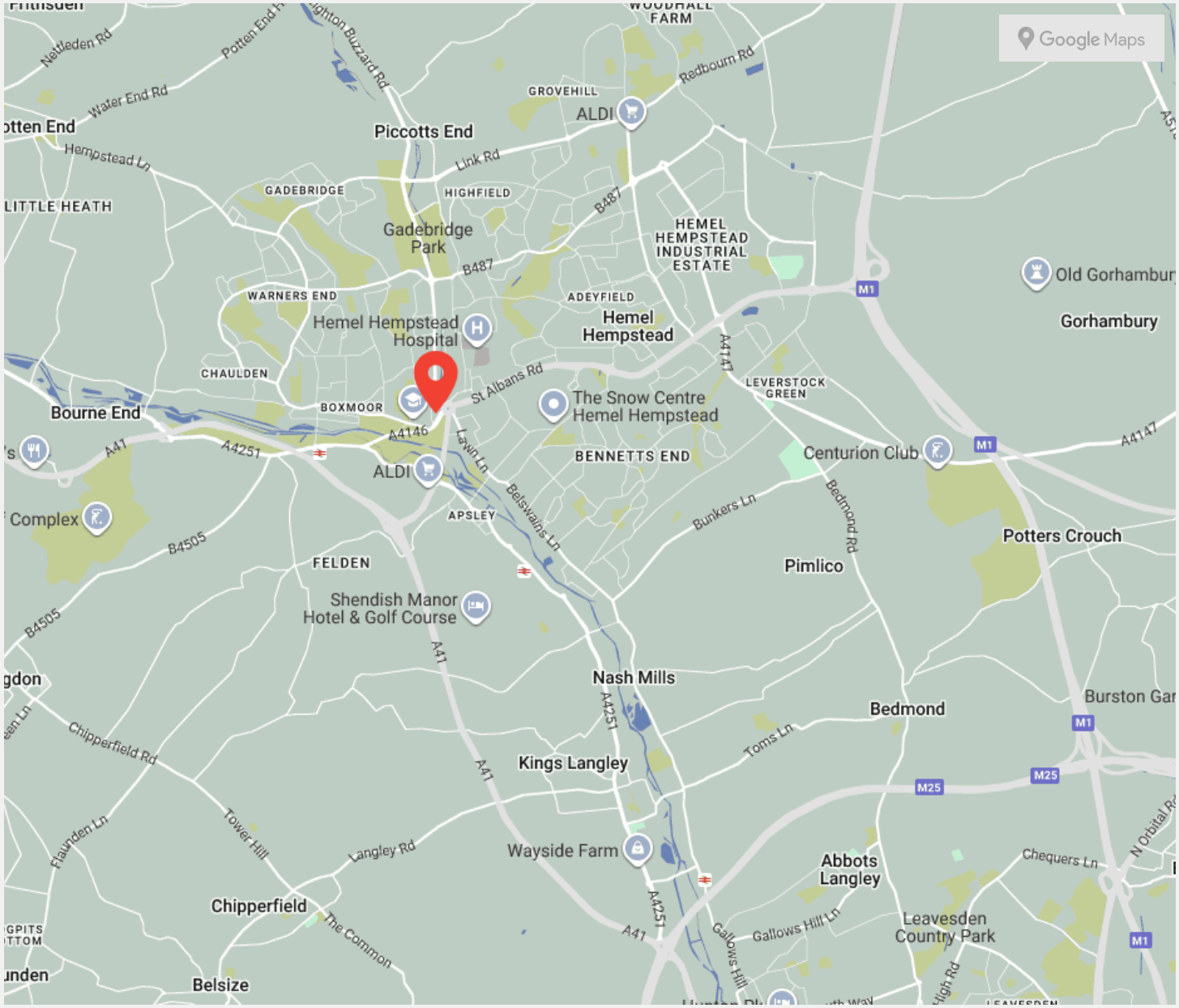
## LOCATION

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

## TRANSPORT

- Hemel Hempstead train station - 4 minute drive
- M1 (J8) motorway - 7 minute drive
- M25 (J20) - 9 minute drive




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## TERMS

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

## RENT

£16 per sq.ft exclusive.

## SERVICE CHARGE

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

## EPC

Details available upon request.

## BUSINESS 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.

## LEGAL COSTS

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

# CONTACT

GET IN TOUCH


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