



# The Galleries KD Tower

Hemel Hempstead • HP1 1AS

## Office Suites

available to purchase or lease  
70.3 - 340.9 sq m (757 - 3,669 sq ft)





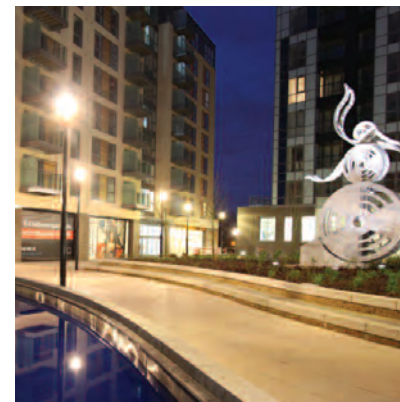
## The Galleries is an outstanding opportunity to purchase or lease office suites within the iconic KD Tower in Hemel Hempstead.

As part of the prestigious mixed-use redevelopment of Kodak's former European headquarters, The Galleries is situated in a premium location within the town centre, with direct access via a new footbridge to the Riverside Shopping Centre and The Marlowes.

The suites are set around a new landscaped plaza surrounded by shops and cafes, part of a development of 455 apartments benefiting from a variety of local facilities.

By road, The Galleries has direct access to the M1 and M25 and is within walking distance of Hemel Hempstead's train station which provides a regular rail service to London Euston in approximately 26 minutes.

The suites are either available ready to occupy, or can be fitted out to a bespoke specification to suit individual requirements.





## Floor Areas (NIA)

### Ground Floor

KD Suite 1      285.7 sq m      (3,075 sq ft)

### First Floor

KD Suite 2      314.5 sq m      (3,385 sq ft)

KD Suite 3      70.3 sq m      (757 sq ft)

KD Suite 4      153.7 sq m      (1,654 sq ft)

KD Suite 5      134.1 sq m      (1,443 sq ft)

KD Suite 6      112.0 sq m      (1,206 sq ft)

KD Suite 7      170.8 sq m      (1,838 sq ft)

### Second Floor

PLAZA Suite 8      340.9 sq m      (3,669 sq ft)

PLAZA Suite 9      284.1 sq m      (3,058 sq ft)

KD Suite 8      152.8 sq m      (1,645 sq ft)

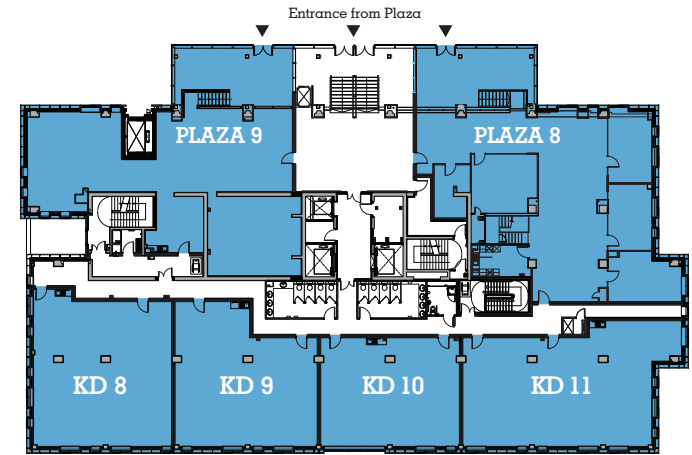
KD Suite 9      133.1 sq m      (1,433 sq ft)

KD Suite 10      112.0 sq m      (1,206 sq ft)

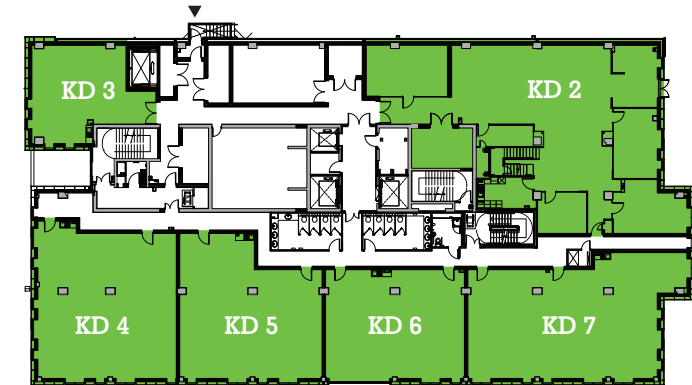
KD Suite 11      169.7 sq m      (1,827 sq ft)

Storage rooms are available subject to agreement.

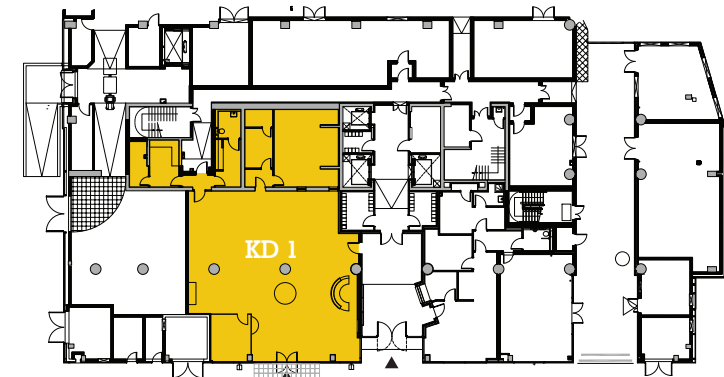
### Second Floor



### First Floor



### Ground Floor

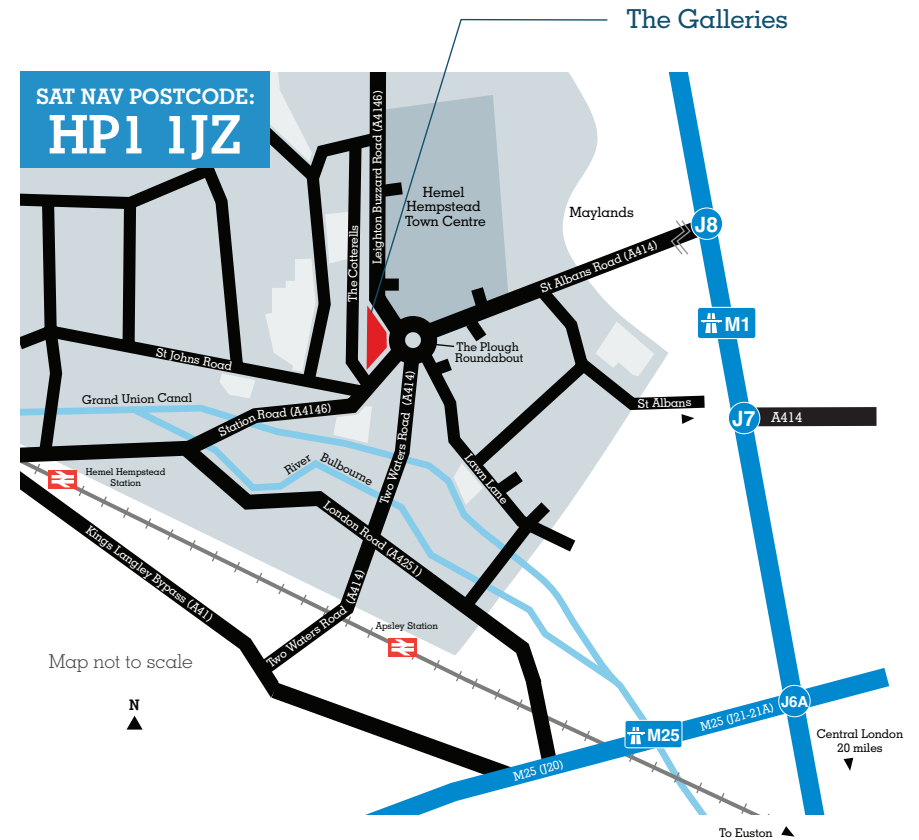
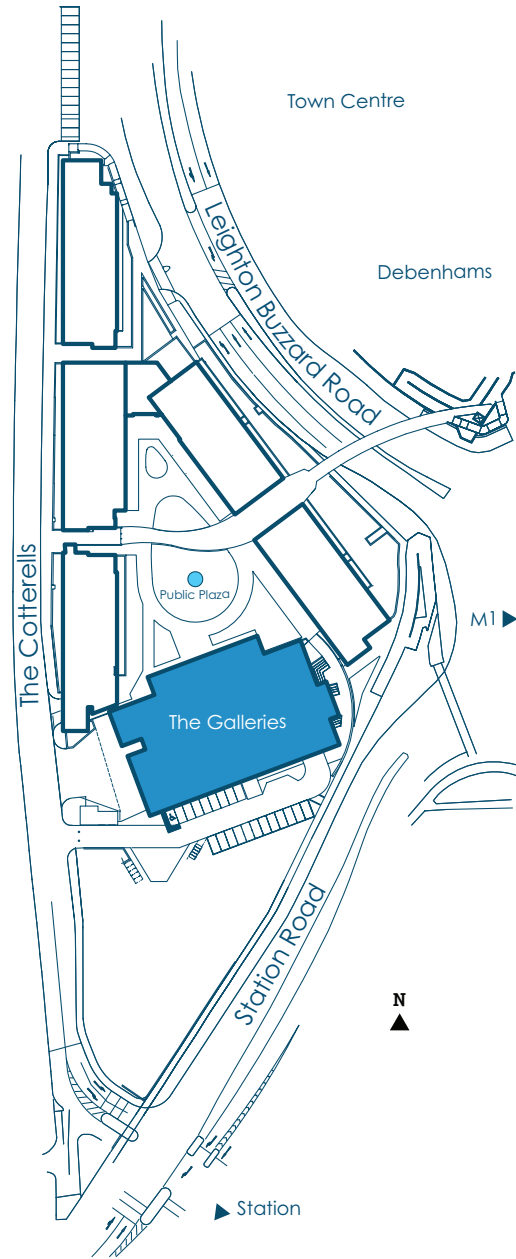


Entrance from Station Road

▲ = External Entrance



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