

M&S

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DIRECT**



NEW
LOOK



TESCO
express



The Marlowes sits at the heart of the town centre and serves as a key destination for the community. A welcoming meeting place for everyone—whether they're shopping for fashion or catching up with friends, or enjoying time out with the family.

Hemel Hempstead is a thriving London commuter town with a growing and diverse population of young professionals and families. As a major South East commuter hub just outside the M25, the town benefits from a substantial catchment of nearly one million people.

The Marlowes is also conveniently positioned near a Travelodge, Premier Inn, the local hospital, Riverside Shopping Centre, Jellicoe Water Gardens, and Bourne Leisure's head office, which employs 1,100 people.

The Marlowes benefits from 1,175 parking spaces and therefore acts as the town's principal parking facility and ensuring convenient, high capacity access for customers 24 hours a day, 7 days a week.

Hemel Hempstead railway station lies approximately 1 mile south-west of the town centre and is situated on the West Coast Main Line providing frequent links to London Euston and Birmingham.

Hemel Town Centre is incredibly lucky to have some beautiful although hidden natural treasures, including the Water Gardens and River Gade in the heart of the town centre, Gadebridge Park and the Walled Gardens in the north. Heath Park, the Moors and Grand Union Canal to the south and Paradise Fields, a nature reserve to the east.

The combination of parks and rivers mixed with shops, cafes, restaurants, workspaces, cultural and leisure activities enables the town centre to play a key role for the Hemel community.





Riverside Shopping Centre

LEIGHTON BUZZARD ROAD

ST ALBANS ROAD



Local authority growth prediction is

+7.9%

by mid 2026



8,900

new homes to be delivered in Hemel Hempstead as part of Dacorum Council's local plan



£350

million has been invested by the local authority in recent years



Retailers

99



Maylands Business Park, largest in south east, just 5 minutes away with over

700

businesses

+

20,000

employees



Frequency of visits per year

69



Core catchment

151,837



Minutes dwell time

77



Car park spaces

1,175



Average weekly footfall

85,804



Join the line up



FURTHER INFORMATION

VAT

VAT is applicable.

LEGAL COSTS

Any prospective tenant will be responsible for covering their own legal costs.

EPC

Copies of EPC's for the vacant units are available upon request.

KYC

The joint agents are required to undertake Sanctions and/or Anti-Money Laundering checks on all successful applicants.

WEBSITE

www.themarlowes.co.uk

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C O N T A C T

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