



TO LET



HEMEL HEMPSTEAD UNIT 54 THE MARLOWES SHOPPING CENTRE, HP1 1DX

LOCATION

Hemel Hempstead is a strong commuter town located north of the M25. The town has a primary catchment of c. 169,000 people.

The Marlowes shopping centre is the dominant scheme within the town centre and totals c 450,000 sq ft, benefitting from 1,175 parking spaces.

The scheme is anchored by M&S, Wilko and New Look and other retailers including Sports Direct, The Entertainer, Deichmann etc.

The landlords are currently undertaking a £750,000 refurbishment of the primary mall to create a Family Zone and have also recently gained planning consent for a leisure based development to include a 9 screen Empire cinema and associated restaurants.

ACCOMMODATION

| | Sq M | Sq Ft |
|--------------|------|-------|
| Ground Floor | 99.2 | 1,068 |

RENT

| | |
|--------------|------------|
| Quoting Rent | £42,500 pa |
|--------------|------------|

RATES

| | |
|----------------|---------|
| Rateable Value | £34,000 |
|----------------|---------|

Interested parties are advised to make their own enquiries with the Local Authority (Dacorum Borough Council 01442 228000).

SERVICE CHARGE

Service charge for the current year is £8,957 pa.

EPC

An EPC has been commissioned and is available upon request.

VIEWING

Viewing strictly by prior appointment with the sole agents

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SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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