

# TO LET

Unit 41, The Marlowes Centre,  
Marlowes, Hemel Hempstead,  
Hertfordshire, HP1 1DX



## Location

Hemel Hempstead is a well-connected commuter town of around 100,000 residents, situated just beyond the M25 with strong road and rail links into London. The town centre has seen substantial public and infrastructure investment in recent years, unlocking major redevelopment prospects.

The Marlowes Shopping Centre provides over 340,000 sq ft of retail space in the centre of Hemel Hempstead.

With 99 retail units, 1,200 parking spaces, and an average weekly footfall of approximately 125,000 visitors, the centre presents significant potential for retailers.

## Accommodation

Address	Sq M	Sq Ft
Ground Floor	138.33	1,489
First Floor	41.62	448
Second Floor	79.24	853
<b>Total</b>	<b>259.19</b>	<b>2,790</b>

## Rent

**£29,500** Per Annum Exclusive

## Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

## VAT

VAT is applicable.

## Business Rates

A Rateable Value of **£20,000**.

## Legal Costs

Each party will be responsible for covering their own legal costs incurred in the transaction.

## EPC

A EPC rating of B (33). A copy of the EPC is available upon request.

## Service Charge

There is an annual service charge of **£27,409.22**.

## Insurance

There is an annual insurance charge of **£1,027.85**.

## Planning

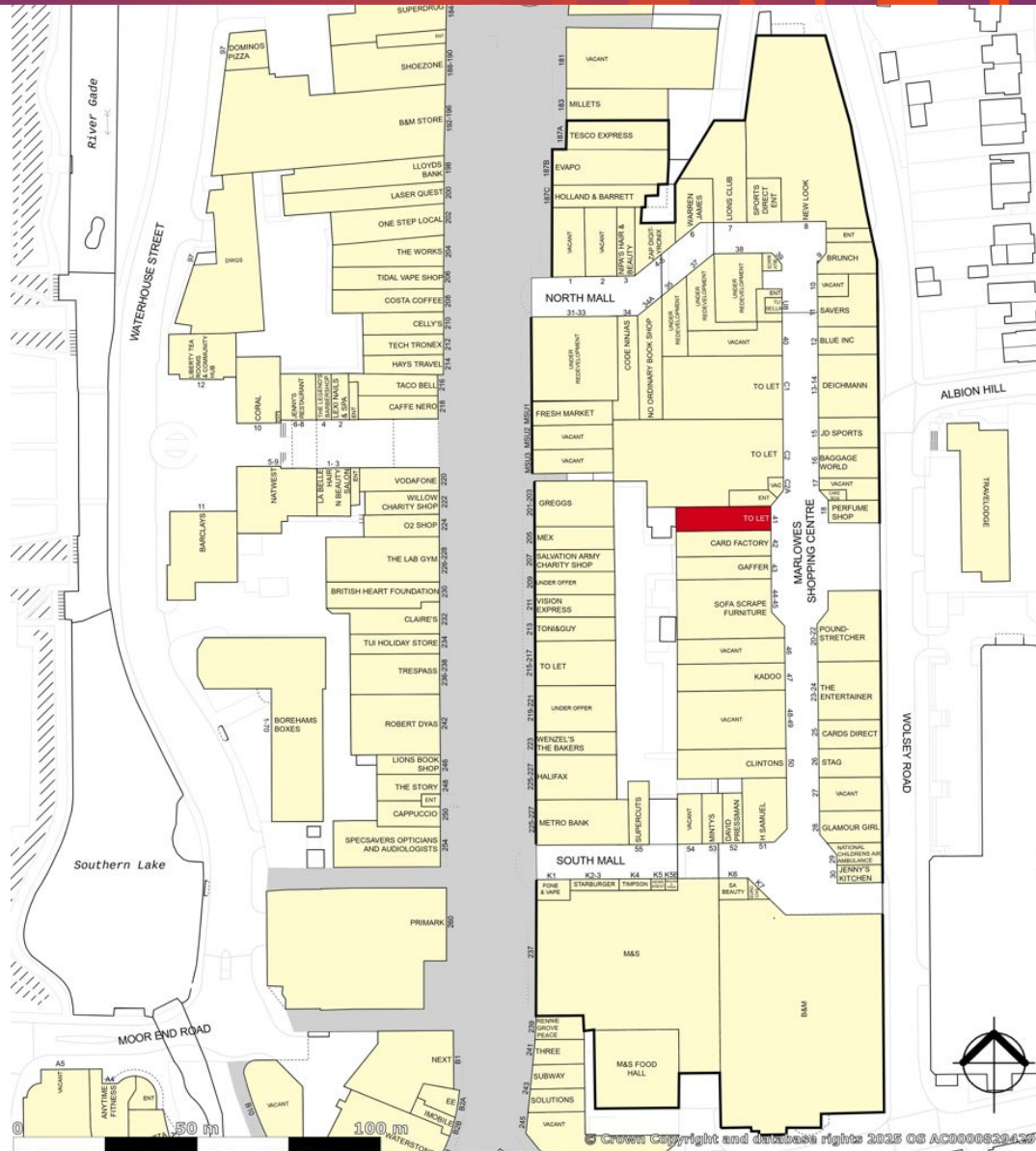
We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

## Viewings

Strictly by appointment with the Joint Retained Agents.

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