

TO LET

Unit 2, 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	113.9	1,226
First Floor	135.17	1,455
Second Floor	97.73	1,052
Total	346.8	3,733

Rent

£17,500 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 £24,250.

Legal Costs

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

EPC

A EPC rating of C (53). A copy of the EPC is available upon request.

Service Charge

There is an annual service charge of **£37,674.11**.

Insurance

There is an annual insurance charge of **£1,390.60**

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.

TO LET

Unit 2, The Marlowes Centre,
Marlowes, Hemel Hempstead,
Hertfordshire, HP1 1DX



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property

Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
07831 856 733
scott@creative-retail.co.uk

Guy Sankey
07415 408196
guy@creative-retail.co.uk

Knight Frank
020 7861 5477

0121 400 0407
creative-retail.co.uk

Creative Retail