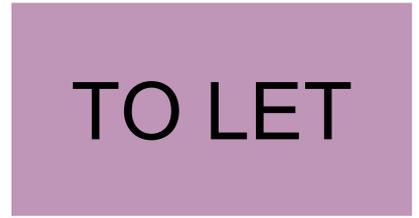




RETAIL PROPERTY CONSULTANTS



HEMEL HEMPSTEAD UNITS 44-45 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	411.0	4,424
First Floor	59.1	636
Second Floor	94.8	1,020

RENT

Quoting Rent £85,000 pa

RATES

Rateable Value £91,000

Interested parties are advised to make their own enquiries with the Local Authority

SERVICE CHARGE

Service charge for the current year is £53,241 pa.

EPC

An EPC has been commissioned and is available upon request.

VIEWING

Viewing strictly by prior appointment with the sole agents

Martin Herbert

0345 900 3907 / 07584 505546
martin.herbert@space-rpc.com

Josh Porter

0345 900 3912 / 07823 885242
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March 2020

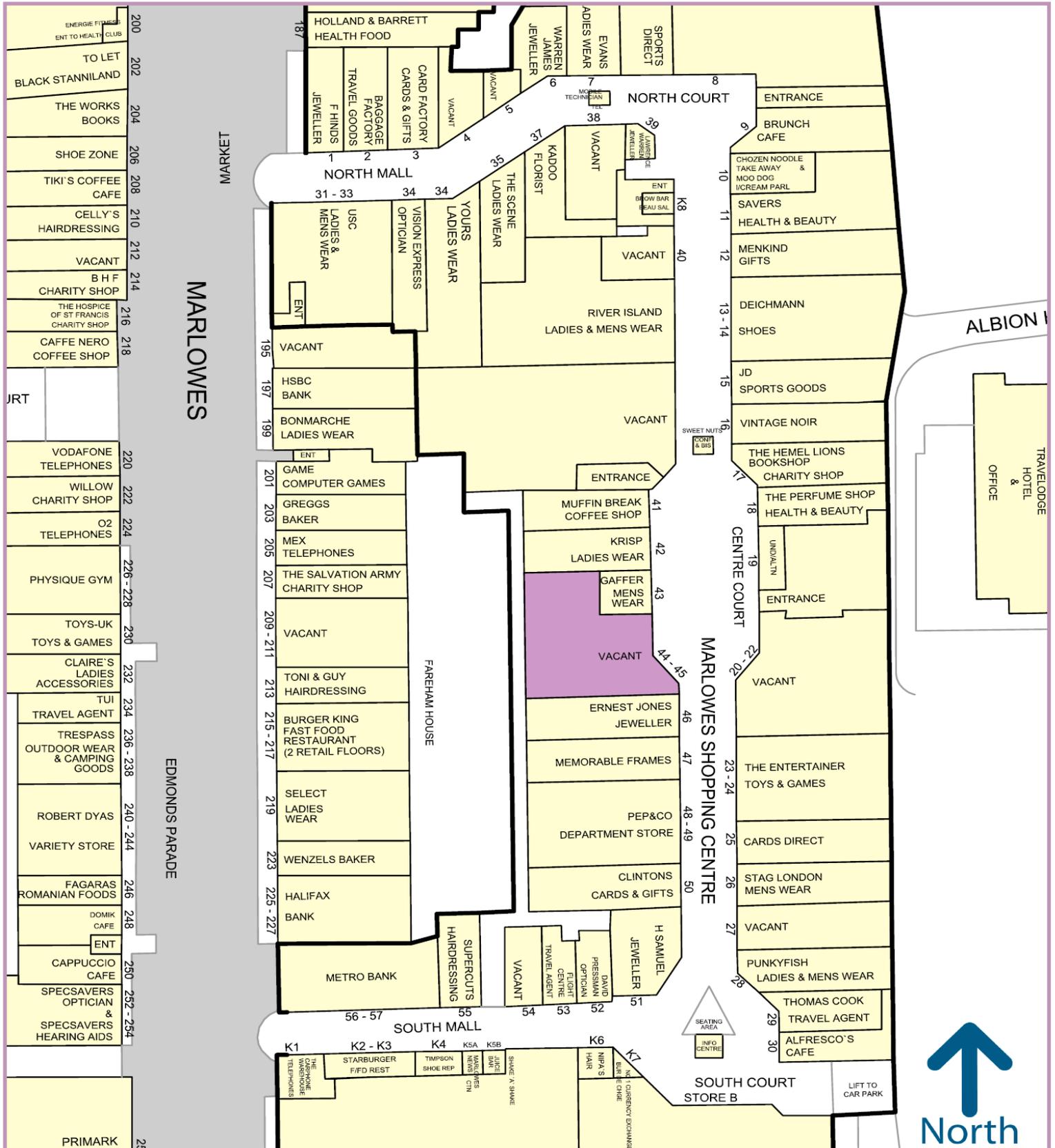
SUBJECT TO CONTRACT

For more information on further properties:

www.space-rpc.com

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