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 **Marlowes**
HEMEL HEMPSTEAD

Make a
connection

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You
|
The
Marlowes
|
Customers

We are The Marlowes,
a thriving shopping
destination where you
can connect, grow
and entertain your
customers.

Feel connected in Hemel Hempstead's shopping destination...



Positioned in the heart of Hemel Hempstead, this thriving London commuter town has a diverse, growing population of young professionals and families. The Marlowes is a vibrant place to connect with the influx of affluent customers, and offers an exciting opportunity to be a part of the community.

350,000 sq ft

TOTAL SIZE



120k+
WEEKLY
FOOTFALL

1,175
CAR PARK
SPACES*

77mins
AVERAGE
DWELL TIME

1.3
WEEKLY VISITS
PER SHOPPER

*THE LARGEST CAR PARK
IN THE TOWN CENTRE

... to our
shoppers

151,837

CORE CATCHMENT

59%

OF TOTAL SHOPPERS
ARE FAMILY GROUPS

68%

OF SHOPPERS AT
THE MARLOWES ARE
VISITING FROM THE
PRIMARY CATCHMENT

20%

OF ALL FIRST TIME HOME
BUYERS IN THE LOCAL
GOVERNMENT DISTRICT
FOR HEMEL ARE FIRST
TIME BUYERS FROM
LONDON*

*HAMPTONS INTERNATIONAL



A place to
SHOP



A place to
UNWIND

A place to
DINE



A place to
PLAY



Bringing together a leisure, shopping and dining experience for all the family



“We are looking forward to bringing our class leading affordable 24 hour health and fitness offer to the heart of Hemel Hempstead. Our gym will be a place where the local community can come to have fun, get fit, and lead a healthier, happier life. It’s been a long-time target for PureGym which, thanks to Capital & Regional, we’ve finally been able to satisfy”.

DUNCAN COSTIN
AT PUREGYM



Home to much-loved stores and top brands.

M&S EST. 1884 NEW LOOK

ERNEST JONES LOVE & LIFE Specsavers

TONI & GUY HAIRDRESSING vision express

JD The Entertainer TheToyShop.com PUREGYM

Robert Dyas Caffe NERO METRO BANK

wilko BURGER KING HOLLAND & BARRETT

There's something for everyone at The Marlowes



FAMILY ZONE NOW OPEN.

New modern and spacious guest amenities, changing places facility, family room, play area and Ofsted registered crèche offering 2 hours free childcare for The Marlowes shoppers.



"The team at Capital & Regional have created a great crèche facility within their dedicated family zone at The Marlowes, Hemel Hempstead. From concept, through to design, Capital & Regional have demonstrated their commitment to creating a stimulating environment for their younger guests. We have been very impressed by their attention to detail to get the area right".

LINDSEY DOE, MANAGING DIRECTOR OF TINIES DAYCARE

COMING SOON

EMPIRE

CINEMAS

ARRIVING 2021.

"We selected The Marlowes as it was important for us to be at the heart of the community. We are excited to open in Summer 2021".

JUSTIN RIBBONS, CEO OF EMPIRE CINEMAS

FOR ILLUSTRATIVE PURPOSES ONLY



Exciting new developments

We are investing £17m to reposition The Marlowes as part of a greater regeneration project of the town.

This substantial investment will deliver a 9-screen Empire cinema, casual dining and food hall for all the family.



Well connected



28 mins
TO LONDON

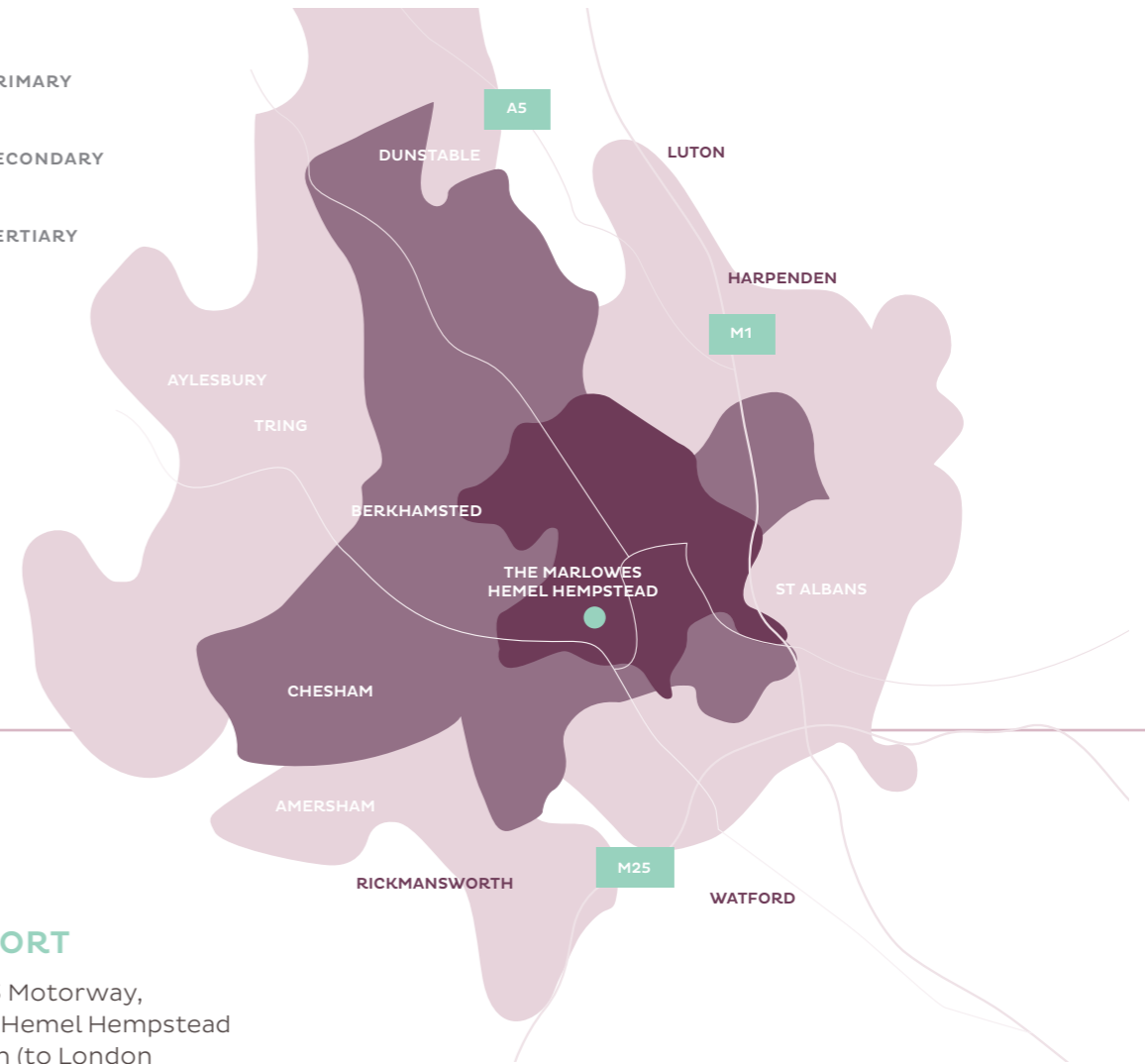
£2m
INVESTMENT IN BUS
INTERCHANGE BETWEEN THE
STATION AND TOWN CENTRE



LOCATION

Hemel Hempstead is a strong south-east commuter town located just outside of the M25.

- PRIMARY
- SECONDARY
- TERTIARY



TRANSPORT

M1 and M25 Motorway, 1 mile from Hemel Hempstead train station (to London in 28 minutes), £2m bus interchange opened in 2015 improving the accessibility into the town centre.

A growing town



£350m

HAS BEEN INVESTED BY THE LOCAL AUTHORITY

8,900

NEW HOMES TO BE DELIVERED IN HEMEL HEMPSTEAD OVER THE NEXT 20 YEARS

700

BUSINESSES BRINGING 20,000 EMPLOYEES TO THE AREA

"The Marlowes is at the heart of Hemel and central to the community. We listen to our guests and continue to invest in delivering tailored offers and experiences for people to enjoy".

EMEL AHMET, LEASING EXECUTIVE



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Make a connection

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 **Marlowes**
HEMEL HEMPSTEAD

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