

 **Marlowes**
HEMEL HEMPSTEAD



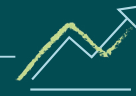
The Marlowes is centred at the heart of this town centre and plays a vital role for the community.

We listen to our guests and continue to invest in delivering tailored offers and experiences for people to enjoy. We are a meeting place for everyone, the local community's go-to for everything they need from fashion to healthcare, a place to catch-up with friends or get out with the family.

Positioned in the Dacorum Borough, Hemel Hempstead is a thriving London commuter town with a diverse, growing population of young professionals and families.

Hemel Hempstead is a strong south commuter town located just outside of the M25 and has a large total catchment containing a population of almost a million people.

The Marlowes is moments from a Travelodge, Premier Inn, Hospital, Riverside Shopping Centre, Jellicoe Water Gardens and the Bourne Leisure Head Office with 1,100 employees.



Dacorum local authority growth prediction is

+7.9%

by mid 2026



8,900

new homes to be delivered in Hemel Hempstead as part of Dacorum Council's local plan.



Over

£350 MILLION

has been invested by the local authority in recent years



20%

of all first time buyers in the local government district for Hemel are first time buyers from London*



Maylands business park, largest in south east with over

700

businesses and 20,000 employees just 5 minutes away

Average weekly footfall

85,804



Carpark

1175



Retailers

99



Core catchment

151,837



Frequency of visits per year

69



Dwell time

77mins



A place to

SHOP



A place to

PLAY



A place to

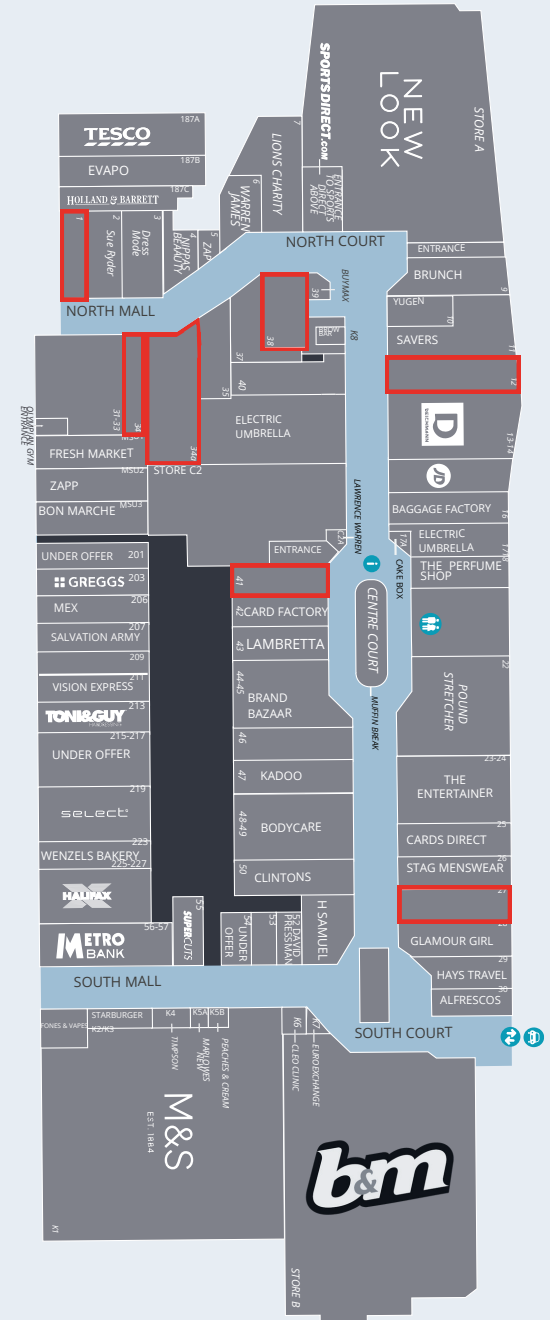
UNWIND

AVAILABLE UNITS

| | |
|-----------------|-------------|
| Unit 1 | 1,420sq ft |
| Unit 12 | 1,937 sq ft |
| Unit 27 | 1,760 sq ft |
| Unit 34a | 2,669 sq ft |
| Unit 38 | 1,367 sq ft |
| Unit 41 | 1,614 sq ft |

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

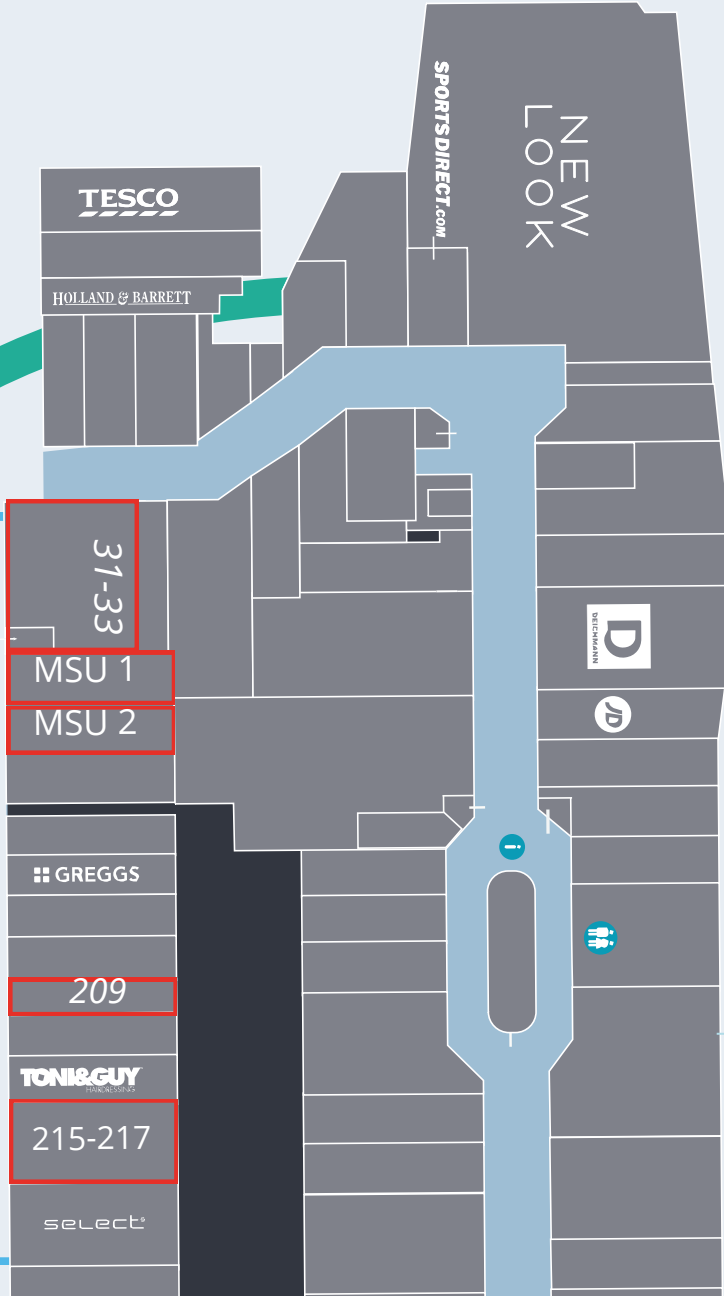
Home to much-loved stores and top brands.



BESPOKE OPPORTUNITY FOR ALL CRAFTED DINING EXPERIENCES

#oneheme1

- Unit 31/33
- Unit MSU 1
- Unit MSU 2
- Unit 209
- Unit 215/217





Interested in any available units?
Get in Touch -

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