



COMMERCIAL USE CLASS E OPPORTUNITY NOW AVAILABLE



THE GADE, INVICTA HOUSE, 120-122 MARLOWES, HEMEL HEMPSTEAD HP1 1LN
HERTFORDSHIRE





LOCATION

HEMEL HEMPSTEAD IS A LARGE TOWN IN HERTFORDSHIRE WITH A POPULATION IN THE REGION OF 90,000, LOCATED 24 MILES NORTH WEST OF LONDON, AND ON THE EDGE OF THE CHILTERNS COUNTRYSIDE.

London Euston is just 30 minutes away by train from Hemel Hempstead train station, plus there are quick connections to Milton Keynes, where you can change for service across the country. The M1 and M25 are also close by for road travel, with Luton Airport a 20-minute drive away, and Heathrow Airport 35 minutes away.

Hemel Hempstead offers the best of old and new, with historic streets and timber framed buildings, and modern shopping and leisure areas. With good schools and large employers, it appeals to families and professionals, while its attractive parks, cultural venues and sports facilities make it a great place to live. There are a number of new housing developments within 10 minutes' walk of The Gade and its commercial space, reflecting this popularity.

CLASS E COMMERCIAL SPACE AVAILABLE

The use permitted at these units is for retail floor space, which now falls within the new Class E usage. This allows the premises to be used for medical purposes such as dentists or cosmetic surgery, offices or retail, financial services, estate agents or gyms.

DIRECTIONS

What 3 Words: Squad Design Bleak
To find the commercial units precisely, go to the What 3 Words app and enter the three words listed above.



Travel times are approximate.
Sources: Google Maps and
www.nationalrail.co.uk

THE SCHEME

THE GADE IS A BEAUTIFUL COLLECTION OF 150 HIGHLY SPECIFIED 1 AND 2 BEDROOM APARTMENTS, SITUATED CLOSE TO THE HEART OF HEMEL HEMPSTEAD.

Homes are light and modern, with spacious terraces or balconies, and a charming location overlooking the River Gade. There is a stunning landscaped courtyard for residents to enjoy, a tranquil space right on their doorstep, plus underground car parking.

The commercial premises available are in a prime position to benefit from this new community of residents as well as from a number of other developments currently under construction within 500 yds.

The Gade is also part of a £30 million regeneration programme that is set to rejuvenate the town centre. The commercial space is a superb opportunity to become part of and contribute to this revival.

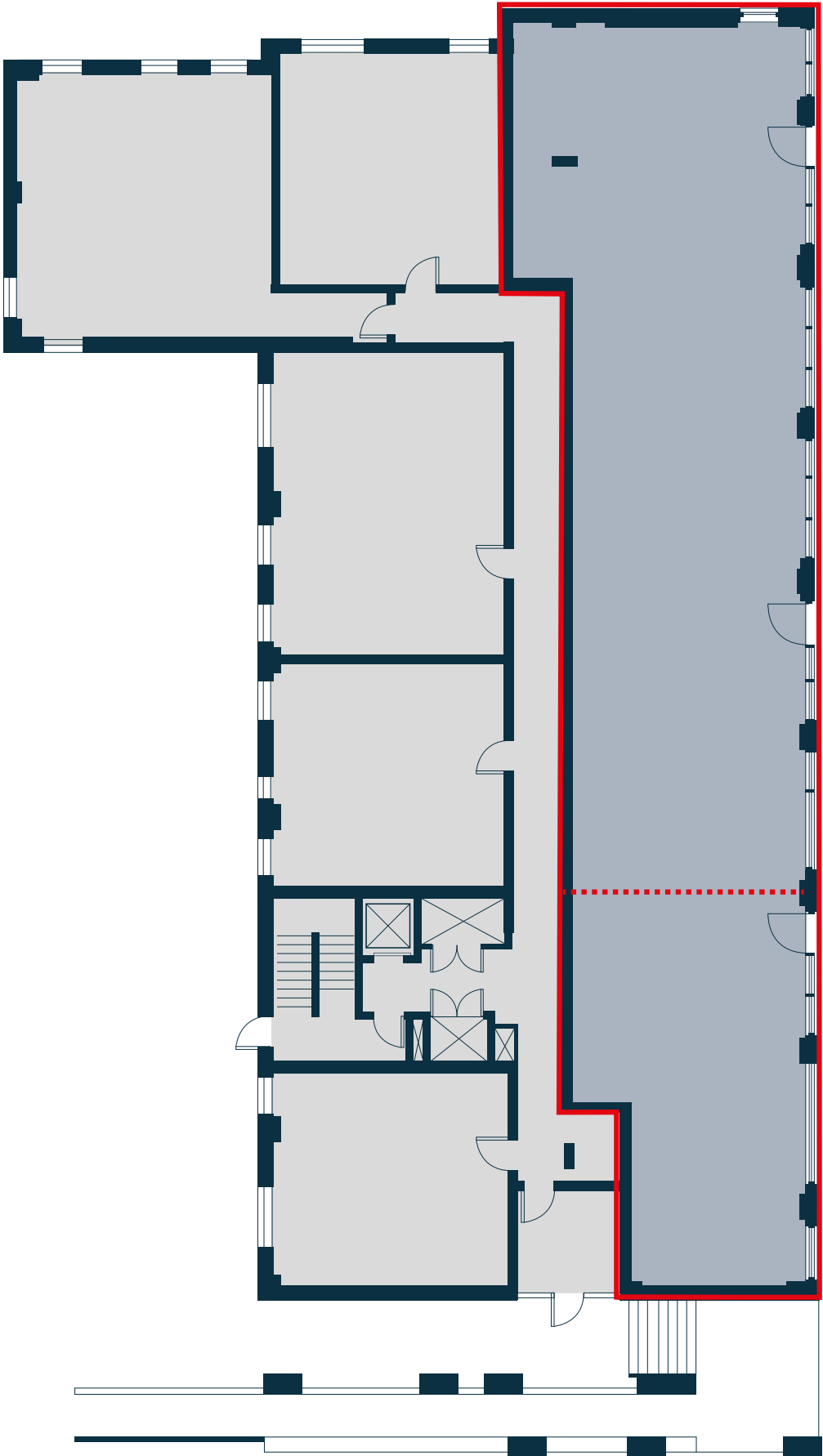


The Gade is located just a few minutes away from Hemel Hempstead's Tudor High Street, a popular spot filled with fashionable cafés, intriguing boutiques, craft shops, galleries and restaurants. It's also close to Gadebridge Park, a large green space that leads out into the countryside.



COMMERCIAL SPACE AVAILABLE

UNIT FLOOR PLAN



COMMERCIAL
UNIT2

COMMERCIAL
UNIT 1

THE DETAILS

ACCOMMODATION

The unit is arranged over ground floor only.
Available as a whole or split as follows:

Unit 1:	900 sq.ft	(83.6 sq.m)
Unit 2:	2,290 sq.ft	(212.7 sq. m)
Whole:	3,190 sq ft	(296.3 sq m)

Use: Class E
EPC Rating: Available on request

SPECIFICATION

- Shell finish
- Capped off services and utilities
- Full landlord technical pack available on request

LEASE OR SALES TERMS

250 year lease
Consideration may be given to letting on new
FR&I lease terms.

BUSINESS RATES

Interested parties to make their own enquiries
via the local authority.

PRICE:

Price on application

GET IN TOUCH

Viewing strictly by appointment with the agent only.
For more information about this commercial opportunity
at The Gade, please contact:

Aitchison Raffety

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The Scene, Walthamstow



Eddington market square



Fish Island Village

ABOUT HILL

HILL IS AN AWARD-WINNING HOUSEBUILDER AND ONE OF THE LEADING DEVELOPERS IN LONDON AND THE SOUTH EAST OF ENGLAND, DELIVERING BOTH PRIVATE FOR SALE AND AFFORDABLE HOMES.

Now in its 21st year, this family owned and operated company has grown to establish itself as the UK's second largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes in rural communities.

With staff numbers over 700, the company operates from six strategically located offices across the South-east, with its head office based in Waltham Abbey.

Hill builds around 2,400 homes a year, with 9,900 homes currently under construction and a pipeline of more than 14,000 homes. Around half of the development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnerships with government, local authorities, housing associations and private clients.

Hill has won over 450 industry awards in the past 20 years, including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? awards 2020. Hill, with joint-venture partners Peabody, also received the Grand Prix at the Evening Standard New Homes Awards 2020, the respected ceremony's highest honour. Hill has been awarded 5 star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past four years.

The Hill Group is donating 200 fully equipped modular homes over the next five years to single homeless people as part of a £15m pledge through its Foundation 200 programme, launched last year to mark Hill's 20th anniversary.

Follow us on Facebook and Instagram @CreatedbyHill

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