



COMMERCIAL USE CLASS E OPPORTUNITY
NOW AVAILABLE



THE GADE, DACORUM WAY, HEMEL HEMPSTEAD, HP1 1HH
HERTFORDSHIRE





LOCATION

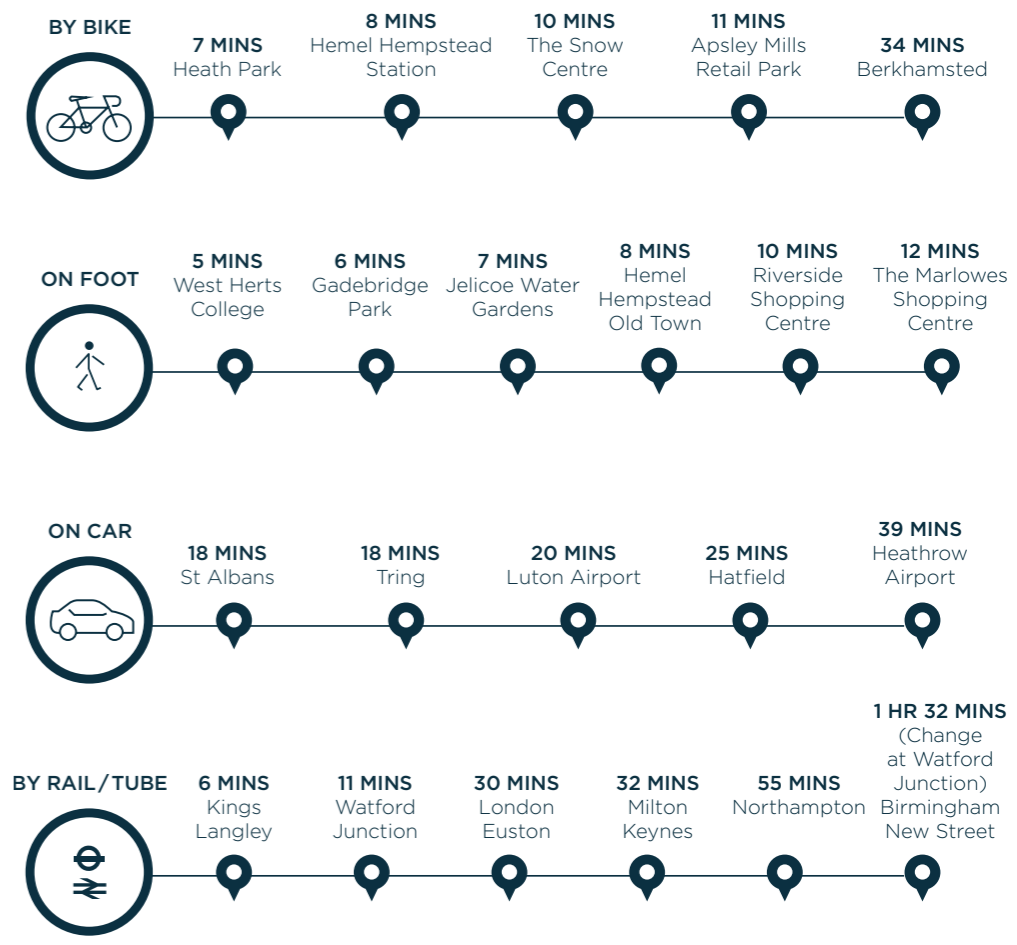
HEMEL HEMPSTEAD IS A LARGE TOWN IN HERTFORDSHIRE WITH A POPULATION IN THE REGION OF 90,000, LOCATED 24 MILES NORTH WEST OF LONDON, AND ON THE EDGE OF THE CHILTERN COUNTRYSIDE.

London Euston is just 40 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's popular with families and professionals, while its attractive parks, cultural venues and sports facilities make it a great place to live.

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.



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

THE SCHEME

THE GADE IS A BEAUTIFUL COLLECTION OF 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 for this new community of residents, and located close to the old town to attract other locals and visitors.

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.

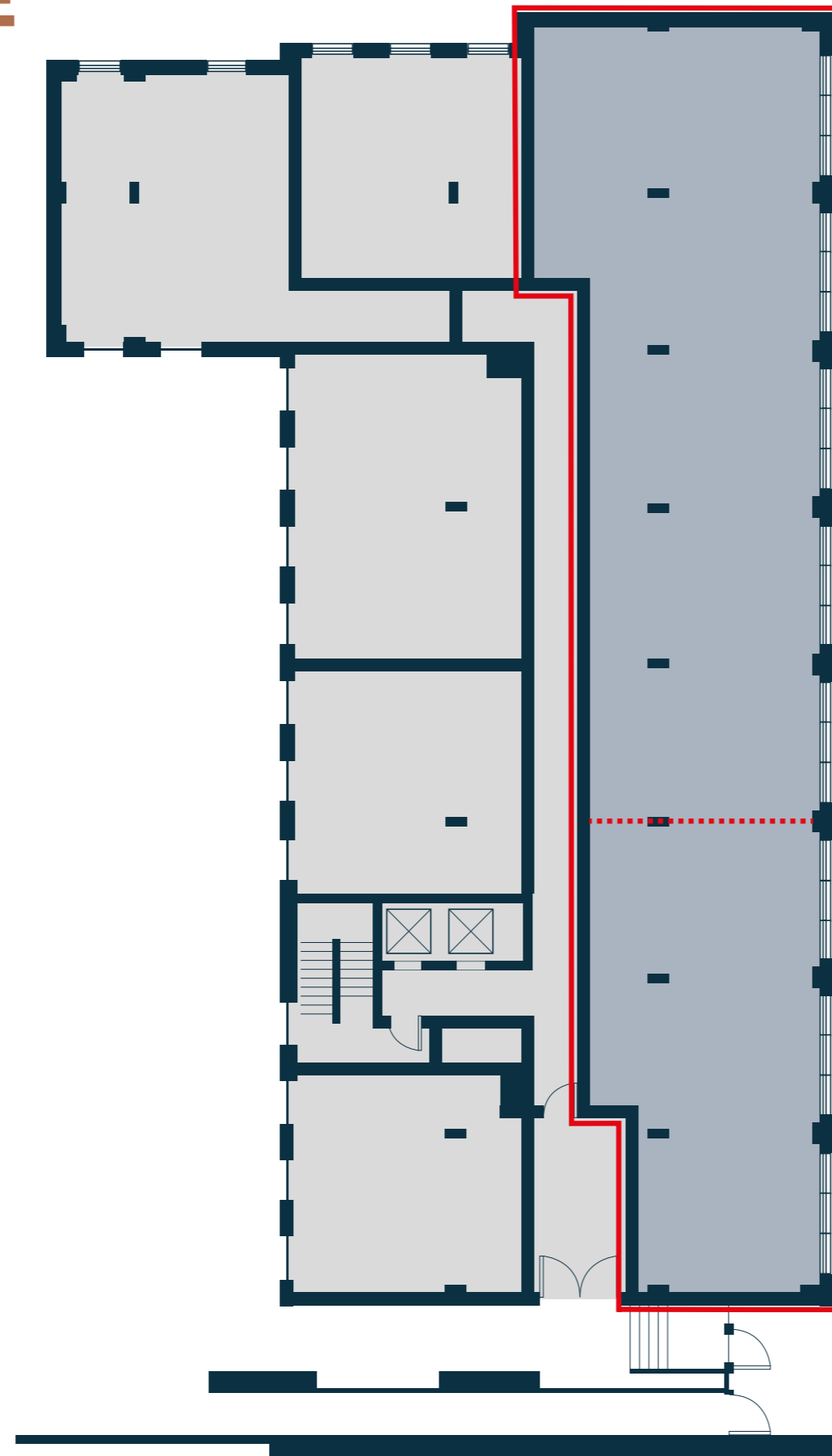


The Gade is located just a few minutes away from Hemel Hempstead's Tudor High Street, a popular spot filled with fashionable cafés, intriguing boutiques, craft shops, galleries and restaurants. It's also close to Gadebridge Park, a large green space that leads out into the countryside.



COMMERCIAL SPACE AVAILABLE

UNIT FLOOR PLAN



COMMERCIAL UNIT 2

COMMERCIAL UNIT 1

THE DETAILS

ACCOMMODATION

The unit is arranged over ground only fronting Marlowes, and is available as a whole, or to provide the following split:

Unit 1:	851 sq ft	(79.1 sq m)
Unit 2:	2300 sq ft	(213.7 sq m)
Whole:	3,151 sq ft	(292.8 sq m)

The unit is also available as a whole unit.

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

TIMING

September 2021

PRICE:

Unit 1:	£245,000
Unit 2:	£620,000
Total:	£865,000

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

Contact: Ian Archer
E: ian.archer@argroup.co.uk
T: 01442 220800
M: 07730 766932

Contact: Ollie Redman
E: ollie.redman@argroup.co.uk
T: 01442 220800
M: 07730 766940

COMMERCIAL SPACE WITH HILL



The Scene, Walthamstow



Eddington market Square



Fish Island Village

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.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic countryside.

Hill prides itself on putting its customers first and was awarded a 5 star status from the Home Builders Federation's annual Customer Satisfaction Survey in 2018, 2019, 2020 and 2021. Hill has also won over 450 industry awards in the past 20 years.

With a staff of over 650, the company operates from five strategically located offices across the South East, with its head office based in Waltham Abbey.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations. The commercial spaces Hill creates are carefully considered to complement the developments they are sited on, and serve their communities.

In 2019, Hill Group designed and is donating 200 fully equipped modular homes to homelessness charities as part of a £12 million pledge through its Foundation 200 initiative.

hill.co.uk

