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**UNIT 29, THE GALLERIA | HATFIELD**

**Location**

The Galleria is located adjacent to the A1 and therefore easily accessible, as well as benefiting from various national transport links. The scheme is home to a number of national occupiers, including M&S, TK Maxx, Wagamama, Nando's, and PureGym.

**Accommodation**

The property is arranged over ground floor only providing the following approximate net internal floor area:

Ground Floor	1,430 sq ft	142.14 sq m
<b>Total</b>	<b>1,430 sq ft</b>	<b>142.14 sq m</b>

**Term**

Term to be agreed.

**Rent**

On application.

**Service Charge**

The Service Charge attributable for this unit is £15,576

**Rates**

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value: £23,000  
 Rates Payable (24/25): £12,558  
 Interested parties are advised to verify figures with the local authority.



# UNIT 29, THE GALLERIA, HATFIELD



RETAIL

## EPC

The Energy Performance Asset Rating of the premises currently falls under Category C.

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## Viewing

For further information, please contact sole agents:

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## SUBJECT TO CONTRACT

UNIT 29 a/b, THE  
GALLERIA, HATFIELD



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