

# 35

## UNIT 35, 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	1,500 sq ft	139.35 sq m
<b>Total</b>	<b>1,500 sq ft</b>	<b>139.35 sq m</b>

### Term

Term to be agreed.

### Rent

On application.

### Service Charge

The Service Charge attributable for this unit is £15,369

### Rates

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

Rateable Value: £33,750  
Rates Payable (24/25): £18,428

Interested parties are advised to verify figures with the local authority.



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RETAIL

## EPC

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

## Legal

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

## Viewing

For further information, please contact sole agents :

**Mike Bumford**

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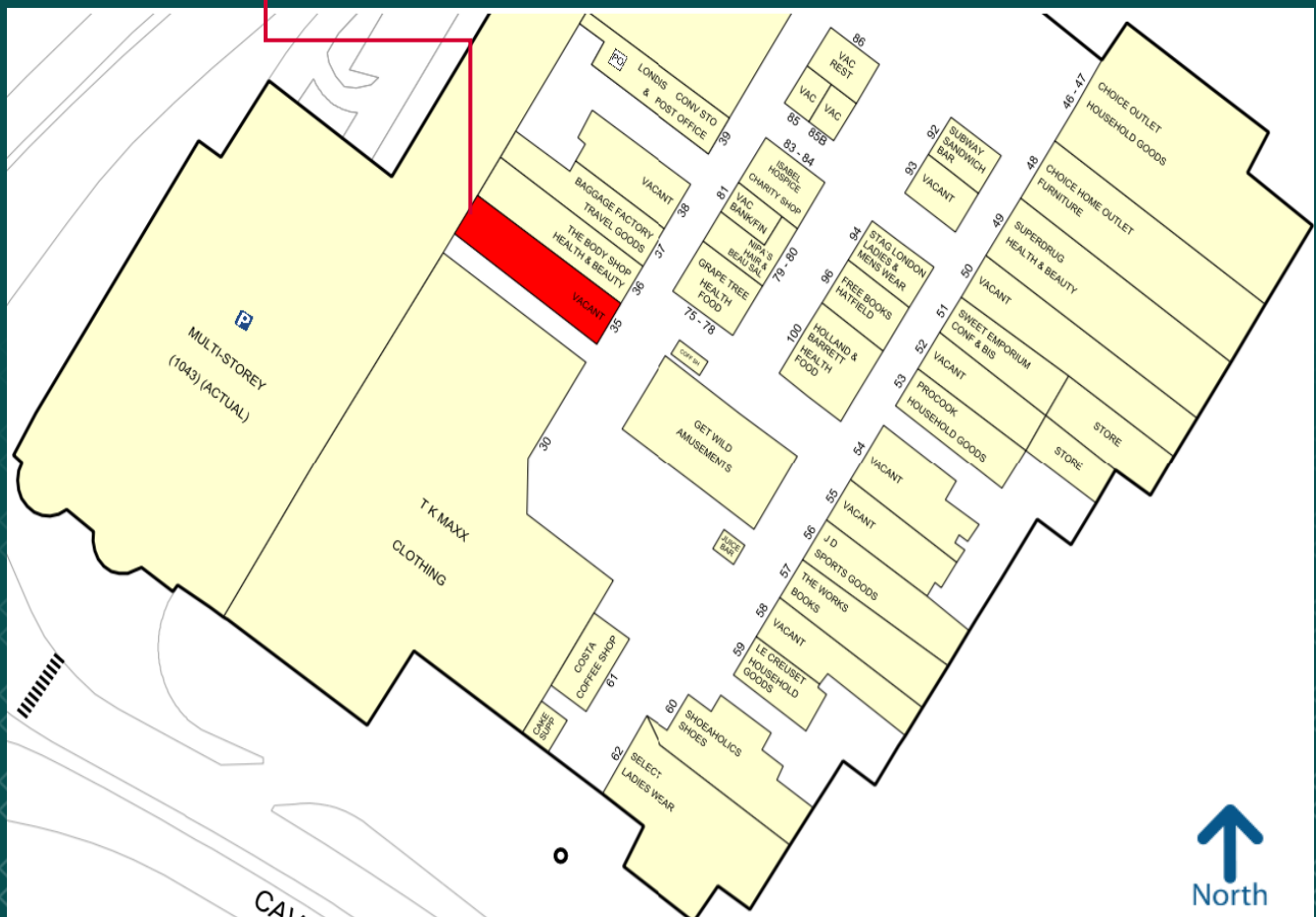
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## SUBJECT TO CONTRACT

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HATFIELD



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