



UNIT 69, 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	3,777 sq ft	350.89 sq m
Total	3,777 sq ft	350.89 sq m

Term

Term to be agreed.

Rent

On application.

Service Charge

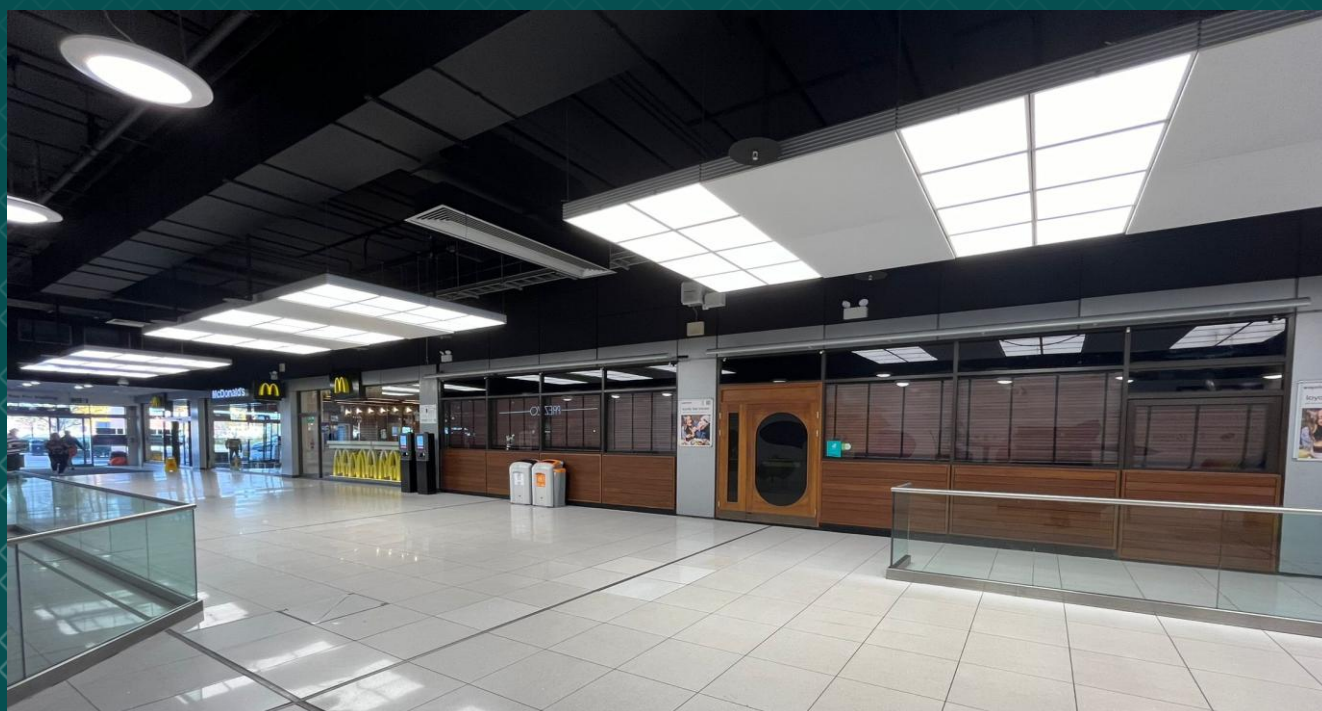
The Service Charge attributable for this unit is £35,360

Rates

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

Rateable Value: £124,000
Rates Payable (24/25): £67,704

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 C.

Legal

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

SUBJECT TO CONTRACT

UNIT 69, THE GALLERIA,
HATFIELD

Viewing

For further information, please contact sole agents :

Mike Bumford

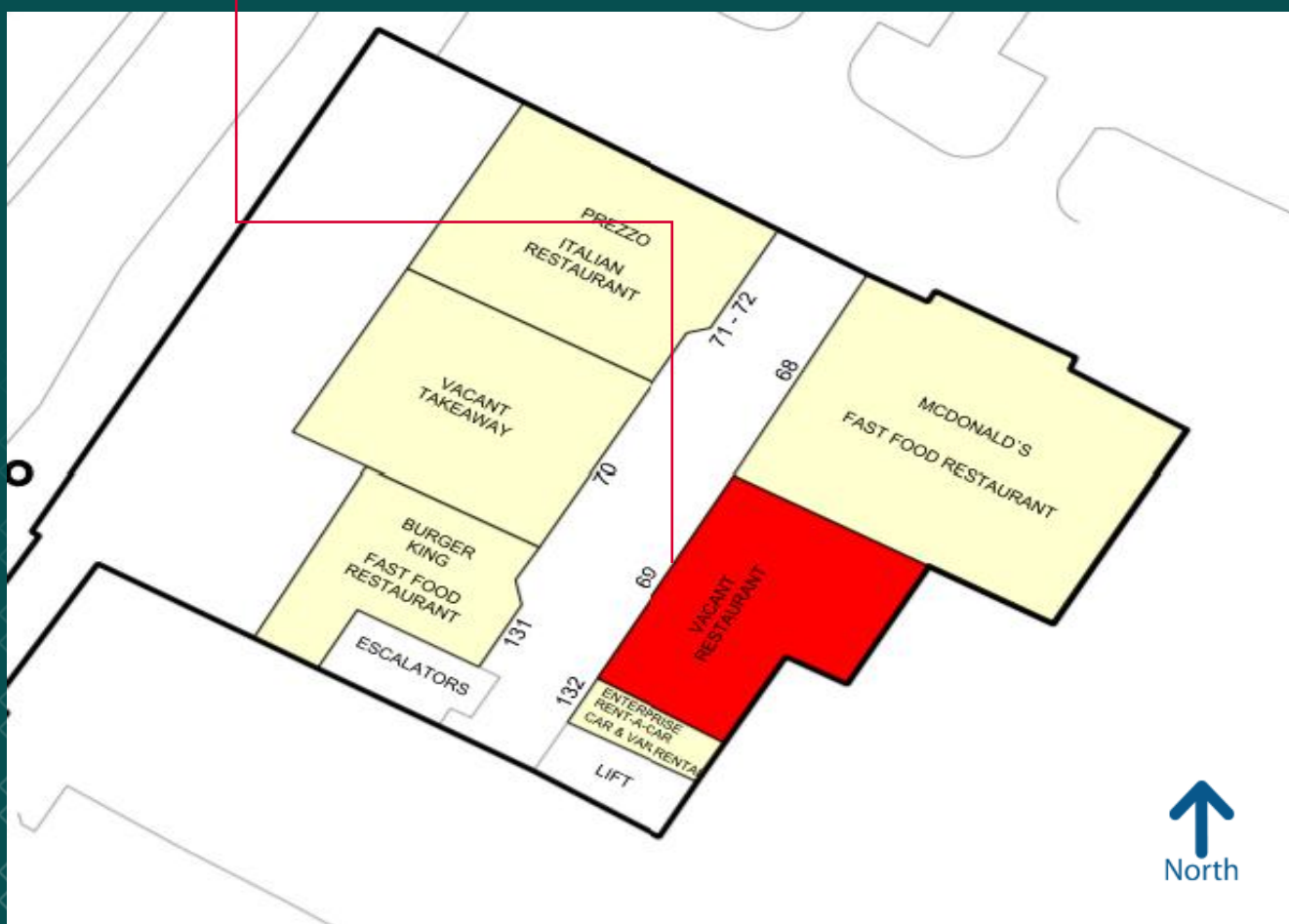
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