

Maylands Retail Park

Hemel Hempstead

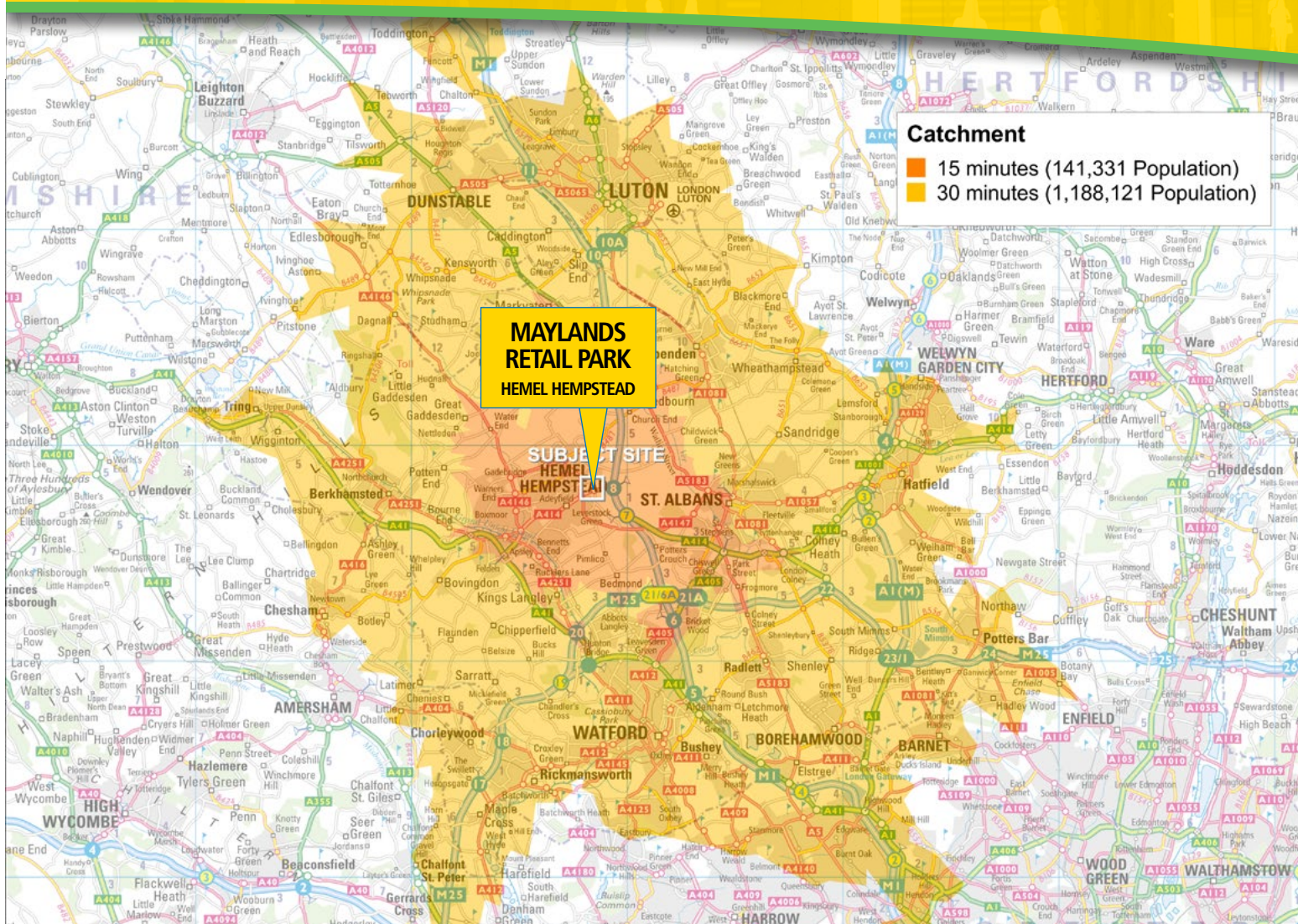


HP2 4NW
Sat Nav

112,000 sq ft
Scheme size

Open A1 with restrictions
Planning

Maylands Retail Park | HP2 4NW

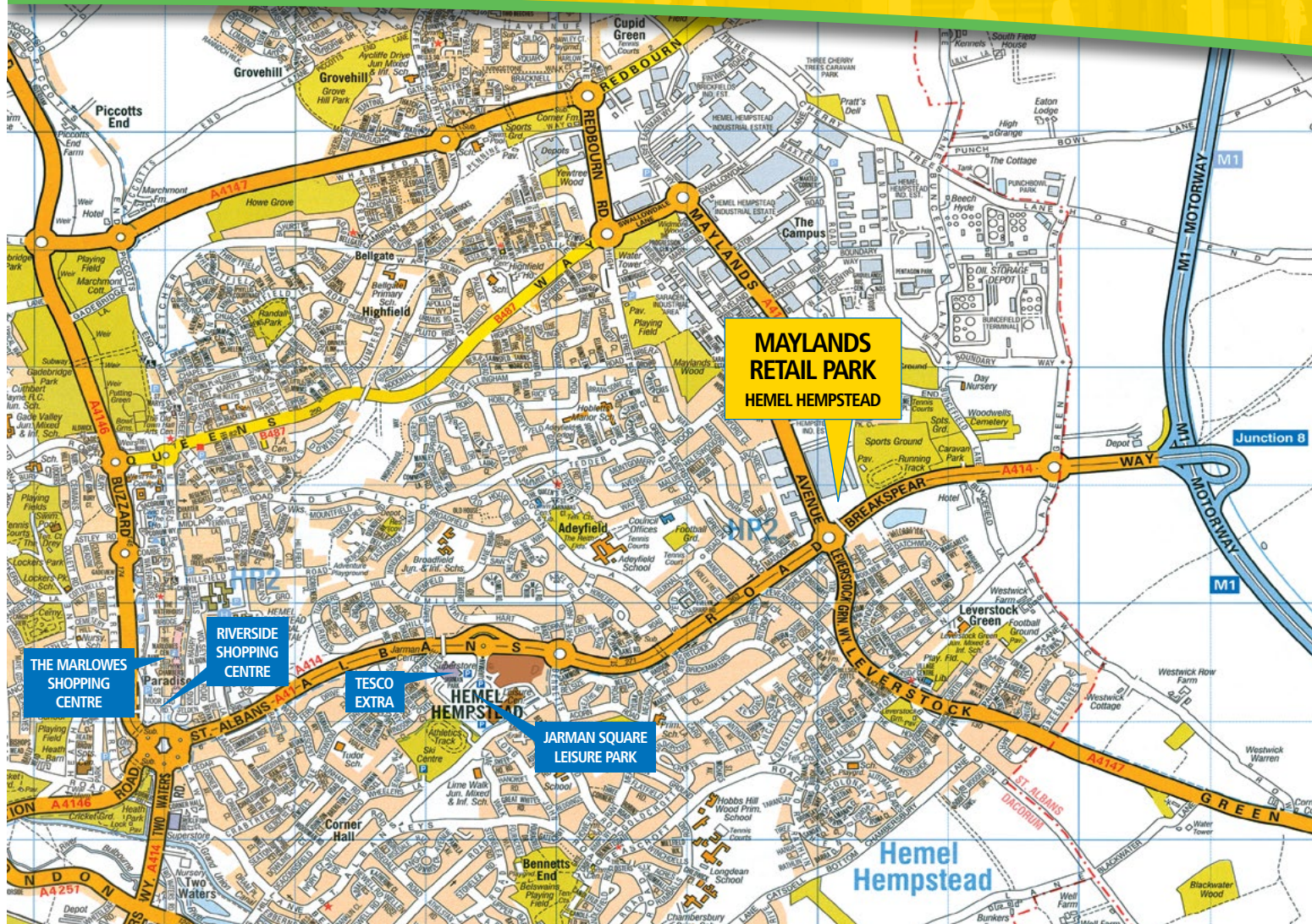


SCHEME SIZE 112,000 SQ FT – WITH MEZZANINE POTENTIAL



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UNIT	TENANT	SIZE (SQ FT)
1	Aldi	19,000
2	McDonald's	3,200
3	Costa	1,800
4	Reserved	11,500
5	To Let	7,000
6	Reserved	10,000
7	To Let	10,000
8	To Let	12,500
9	To Let	9,000
10	To Let	13,000
11	Reserved	15,000

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Location: The site is prominently located fronting the roundabout linking Maylands Avenue to the A414 Breakspear Way/St Albans Road, less than a mile from Junction 8 of the M1 and on the main road from the motorway to the town centre, 2 miles to the west. Adjacent to the site is the well-established Maylands Avenue office complex and Nuffield Health gym. The nearby Jarman Square development includes a Tesco Extra, together with a cinema and a host of leisure and restaurant occupiers.

Client: Aviva Investors & Trilogy Developments.

Scheme Size: 112,000 sq ft with mezzanine potential.

Occupiers: Phase 1 – Aldi, McDonald's and Costa.

Phase 2 – retail units from 7,000 sq ft, with further A3 units available.

Planning: Detailed planning consent has been granted for 134,581 sq ft of retail (including mezzanines) and 6,997 sq ft of restaurants units.

Availability: PC for Phase 1 now Q3 2018 and Phase 2 Q3 2019.

[Click to view flythrough](#)

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