

*Pick a spot
on our Floor Plan*

March 2007 was just the start of an extensive makeover for the galleria. More than a simple face lift, we're reinvigorating the galleria experience. By attracting additional retail and restaurant brands, we aim to give the galleria that star quality every consumer is looking for.

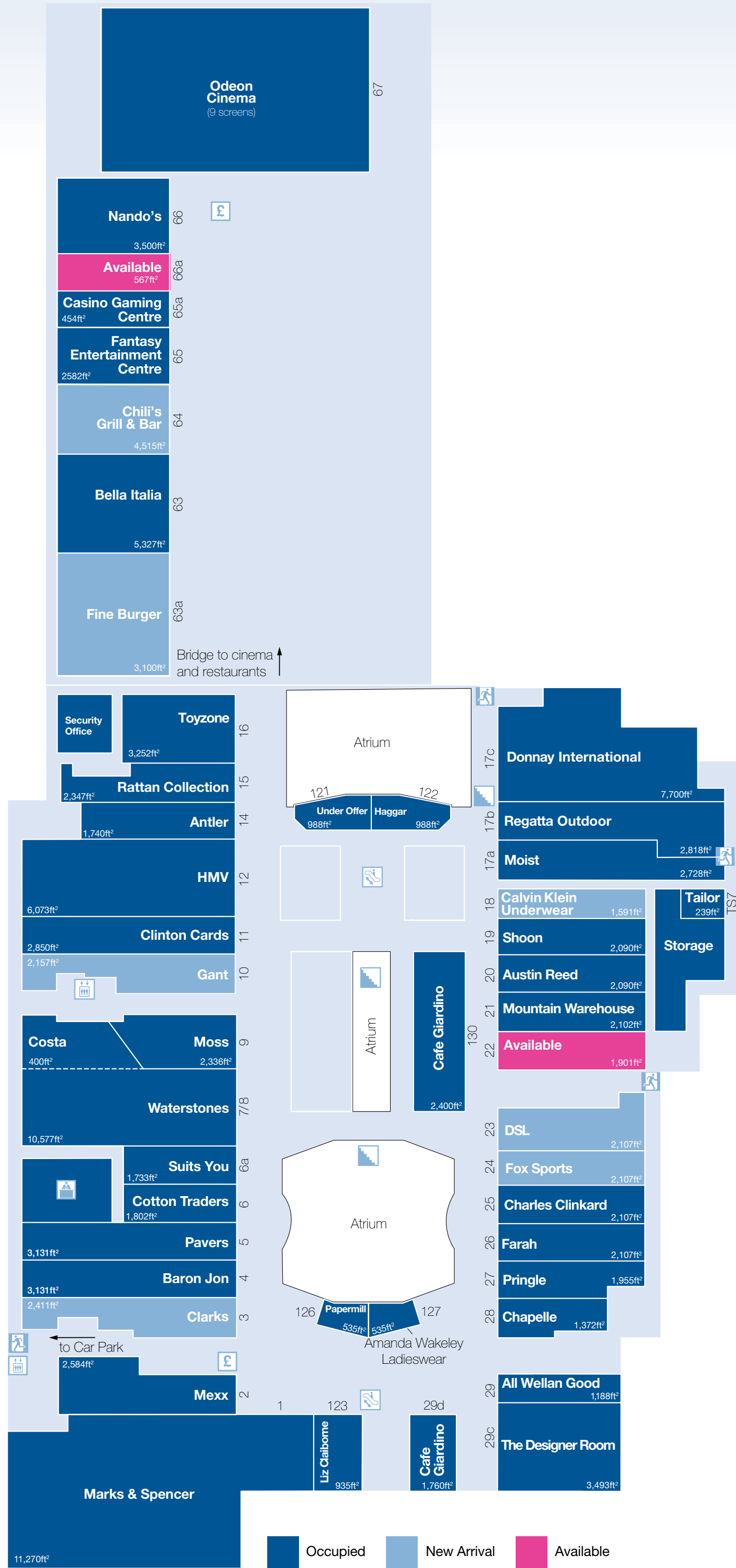
We would love you to be part of the exciting group of retailers, restaurants and leisure facilities that will help the galleria become a renowned outlet shopping destination. Take a look inside to see the full potential of this bright, modern and lively space.

For more information on our retail offer, or our extensive makeover, contact our agents directly or email colin.hearsum@landsecurities.com



the galleria

Upper Level



Lower Level



Guide to symbols

- Cash Point
- Lifts
- Fire Exit
- Escalator/Stairs
- Management Suite

The joint agents for themselves and for vendors or lessors of this property who agents they are, give notice that: 1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property. 3. This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. © 2007 the galleria.

Catchment area

The Galleria's catchment area – extensive and affluent

Starting locally, St Albans, Potters Bar, Borehamwood, Welwyn Garden City and Wheathampstead are all just 15 minutes' drive away. The A1 (M) junction with the M25 is only 6 miles distance. Central London is just 30 minutes by rail.

The drivetime catchment is equally impressive

1.6 million people within a 30 minute drive – the second highest of any UK outlet centre.
7.3 million people within a 60 minute drive – the highest of any UK outlet centre
13.1 million people within a 90 minute drive – the highest of any UK outlet centre.

Source: Strategic Brand Review, Aug 2006, Harrison Fraser.



Star

in this year's
collection



the galleria

For further information please contact:

Richard Wassell twentyretail 020 7198 8888	Brian Oakwell OAKWELL 0207 788 6670 ALL ENQUIRIES	Julian Head HEAD retail 020 7408 9409	Ted Schama SHELLEYSANDZER 020 7580 3366	Tracey Mills DAVIS COPPER LYONS 020 7299 0700
--	--	---	---	---



the galleria