

BUILDING 4, TRIDENT PLACE,  
HATFIELD BUSINESS PARK,  
AL10 9BW

## Grade A HQ office building To Let Part floors available from 8,000 sq ft (743 sq m)

Situated on one of the largest and most successful  
mixed-use business parks in the UK

(Available June 2022)



For further information please contact

### BRAY FOX SMITH

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**LOCATION**

Hatfield Business Park is one of the largest and most successful mixed-use business parks in the UK. The site extends to over 800 acres, including 3.5 m sq ft of office and distribution space, 2,000 residential units, a University campus, retail and Europe’s largest health and racquets facility (David Lloyd). Major occupiers include Ocado, DHL, Eisai, Affinity Water and Porsche. The park is located directly adjacent to the A1(M) Motorway, accessible from either junctions 3 or 4, providing excellent access to Central London 23 miles to the south (or approx. 55 minutes drive time).



**DESCRIPTION**

Building 4 is part of six individual, award winning Grade A HQ office buildings, built for purpose in 2002. The building fronts the park and has been designed with maximum flexibility in mind with space available in its current condition from Q3 2022. Office space is available on a part floor basis from 8,000 sq ft or whole floors totalling 43,000 sq ft. The building also contains a striking high quality atrium/reception area connecting both buildings 3 and 4 with amenities within.

**SPECIFICATION**

- 4 pipe fan-coil air conditioning
- Cat 2 lighting
- Full access raised floors
- Car parking ratio c. 1:327 sq ft
- 7,000 sq ft atrium
- On-site cafe
- 3-person passenger lifts
- 2.75m clear floor to ceiling height

**AVAILABILITY (NIA)**

Floor	sq ft	sq m
Part second	8,000	743
First	20,000	1,858
Ground	15,000	1,393
<b>Total</b>	<b>43,000</b>	<b>3,994</b>

**TERMS**

**Rent**

Quoting on application.

**Rates**

The rates payable are £8.00 psf (estimated for 2021).

**Service Charge**

The service charge is £6.00 psf (estimated for y/e 2021).

**Lease Terms**

The building is available as a whole or on a floor by floor basis by way of a new lease direct from the landlord.

**EPC:** EPC Rating D.

**VIEWING**

Strictly by appointment through the joint agents.

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