



**TRIDENT
PLACE
HATFIELD**

TRIDENTPLACEHATFIELD.COM

BUILDING 3
75,735 SQ FT

BUILDING 4
46,817 SQ FT



Trident Place

Trident Place is situated on Hatfield Business Park, a high calibre mixed use park that is home to a wide range of well known businesses and sectors. Alongside the distinguished business community you will find cutting-edge technology labs, luxury car dealerships and a busy conference centre. With 2,000 homes and the University of Hertfordshire campus nearby, there's an impressive talent pool of future employees. When it comes to fitness and relaxation, our leisure and sporting facilities are second to none, including the UK's largest David Lloyd health club.

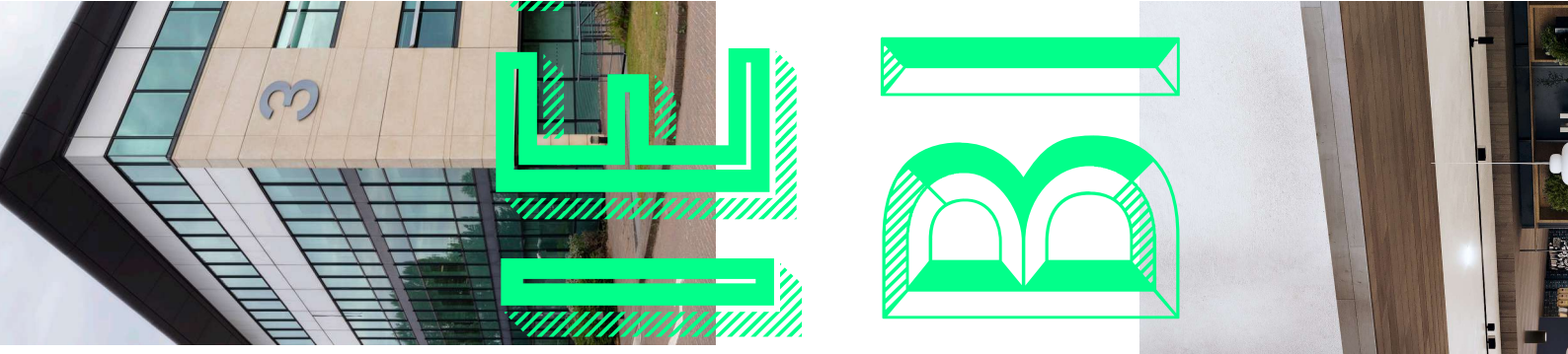


Explore the possibilities for your business, in a place where variety, flexibility and choice come as standard. Trident Place is a prestigious and well-connected campus with six office buildings offering a range of flexible workspace sizes and a choice of interior specifications. Extensive refurbishment is underway to transform the atrium and café in buildings 3&4, and the office space in building 4.¹

VAR

FLEXIBLE

OFFICE



Situated adjacent to the A1(M), on the edge of Hatfield town centre and at the heart of Hatfield Business Park, Trident Place could not be better positioned for your business and staff.



Trident Place

BUILDING 3

**75,735 SQ FT
(7,039 SQ M)**



Prominently positioned at the centre of the Park, Building 3 is connected to Building 4 via the impressive atrium

Trident Place

75,735 SQ FT

available

242

parking spaces

18,975 SQ FT

floorplates

HQ

Opportunity for a single occupier

7,000 SQ FT

shared atrium

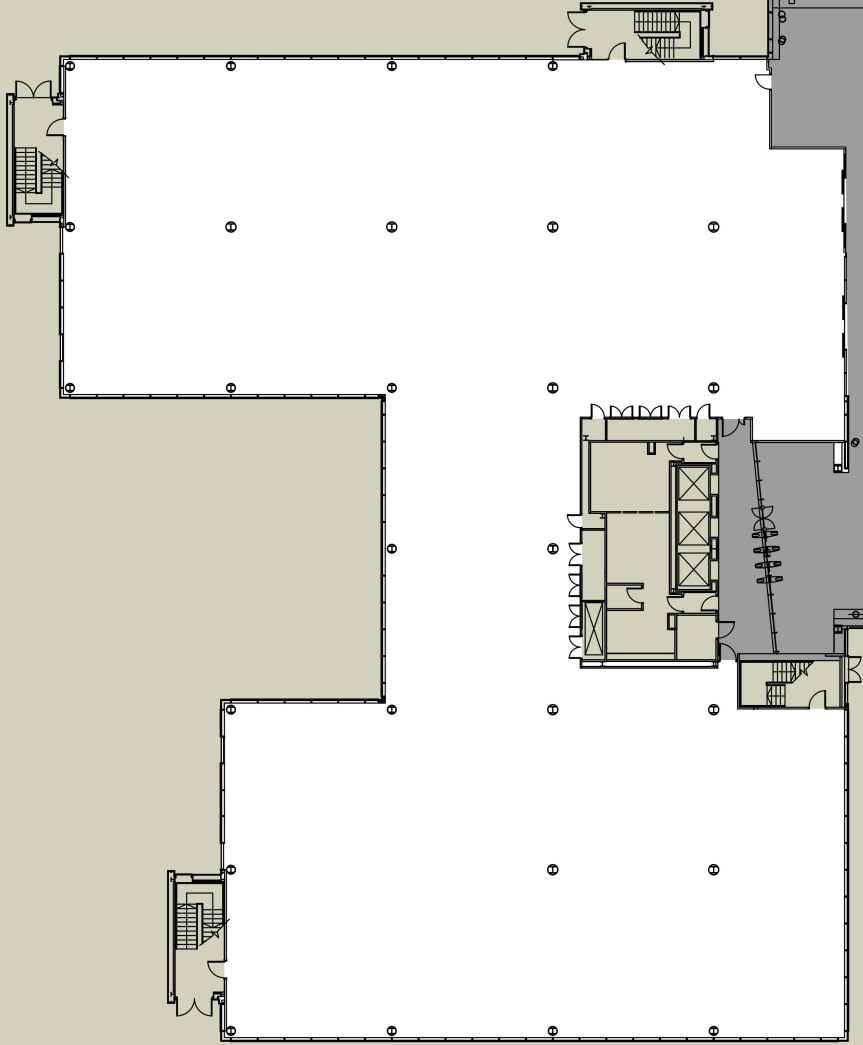
GRADE A

Refurbished office and breakout spaces



SCHEDULE OF AREAS

Area	sq ft	sq m
Third Floor	19,905	1,849
Second Floor	18,975	1,762
First Floor	18,975	1,762
Ground Floor	17,880	1,666
Total	75,735	7,039
Shared Atrium	7,000	650



BUILDING SPECIFICATION



New VRF air conditioning system



New metal ceiling tiles



New LED lighting



Male/female/disabled WCs on each floor



Electric Car charging points



Trident Place

BUILDING 4

46,817 SQ FT
(4,171 SQ M)

Designed to offer the flexibility modern businesses require, Building 4 provides the choice of office space

