



**TRIDENT
PLACE
HATFIELD**

TRIDENTPLACEHATFIELD.COM

BUILDING 3
75,735 SQ FT

BUILDING 4
46,817 SQ FT



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.



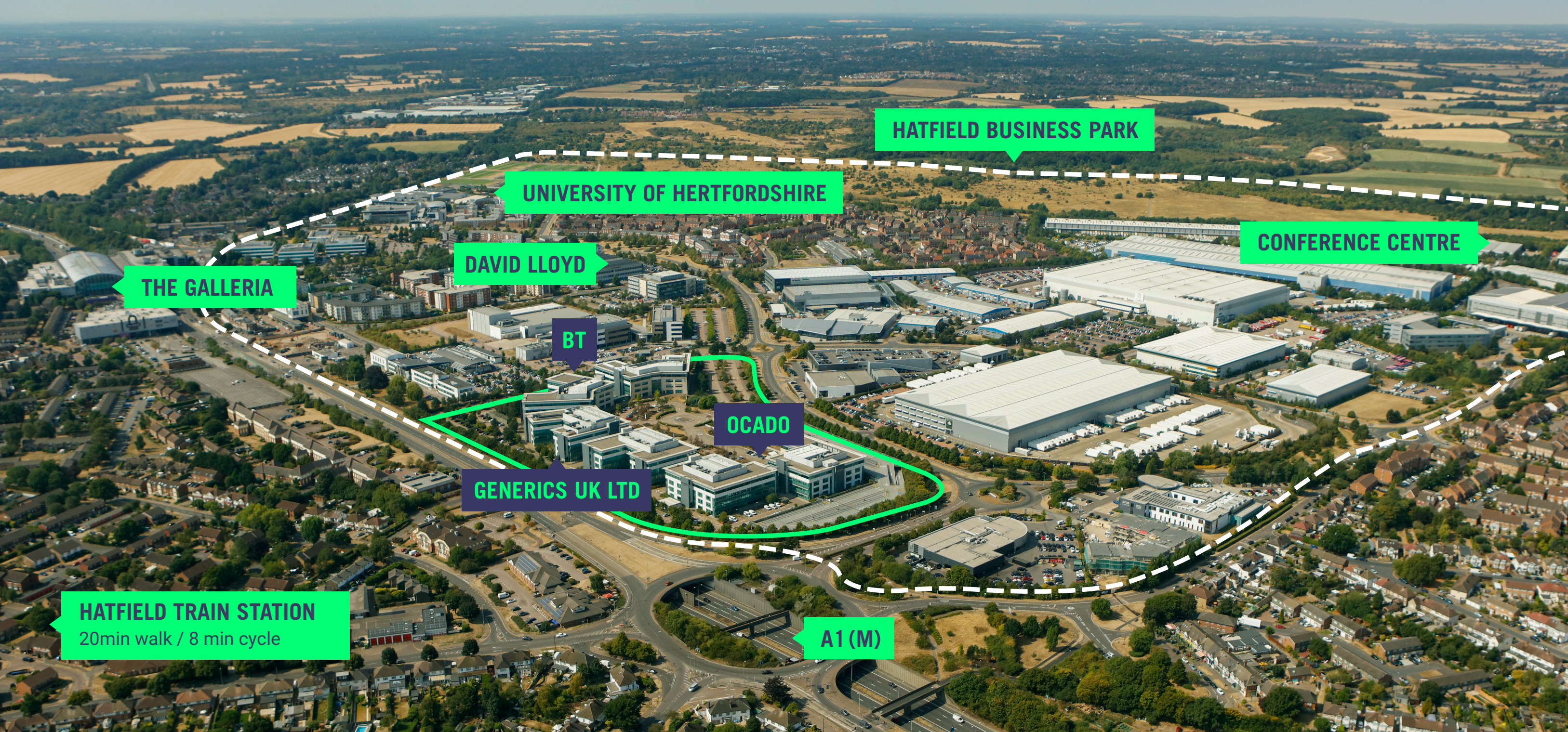
VARIEITY

FLEXIBILITY

CHOICE



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.



HATFIELD BUSINESS PARK

UNIVERSITY OF HERTFORDSHIRE

CONFERENCE CENTRE

DAVID LLOYD

THE GALLERIA

BT

OCADO

GENERIC'S UK LTD

HATFIELD TRAIN STATION
20min walk / 8 min cycle

A1 (M)

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 reception that provides easy access to the café, plus co-working areas and breakout seating for guests. Soon to undergo a major refurbishment, Building 3 will offer the choice of full occupation as a headquarters building, or availability on a floor-by-floor basis.



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

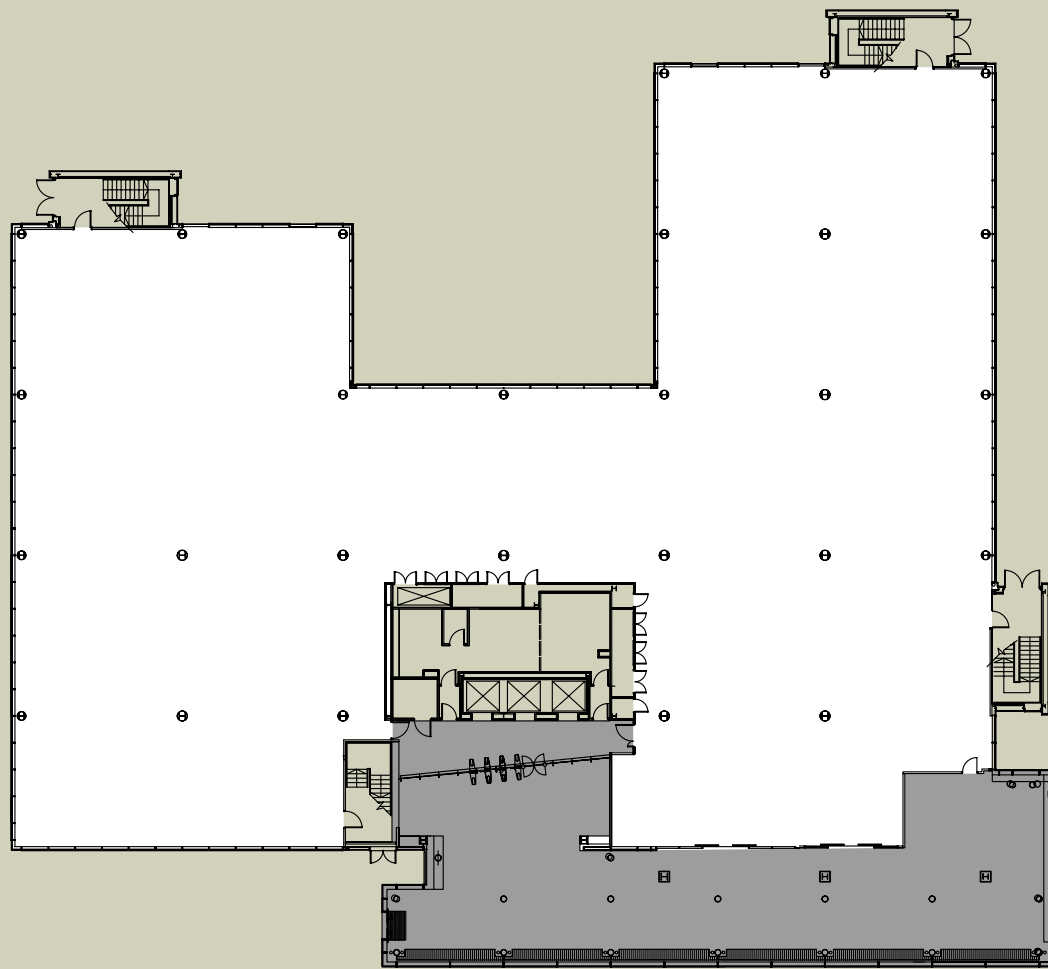
GRADE A

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 |



GROUND FLOOR AND SHARED ATRIUM

BUILDING SPECIFICATION

-  New VRF air conditioning system
-  Raised access floor
-  Target EPC B
-  New metal ceiling tiles
-  Shower provision
-  On site café
-  New LED lighting
-  Target BREEAM Very Good
-  24/7 access and security
-  Male/female/disabled WCs on each floor
-  On site break-out facilities
-  242 parking spaces (1:313 sq ft)
-  Electric Car charging points
-  Designated cycle spaces
-  3 x passenger lifts



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 on a part floor-by-floor basis from 8,000 sq ft, or whole floors of 20,000 sq ft. It's connected to Building 3 via the impressive atrium reception that provides both buildings with easy access to the café, co-working areas and breakout guest seating.



8,000 - 19,421 SQ FT

Floorplates

7,000 SQ FT

Shared atrium

150

Parking spaces

1:313 SQ FT

On site parking

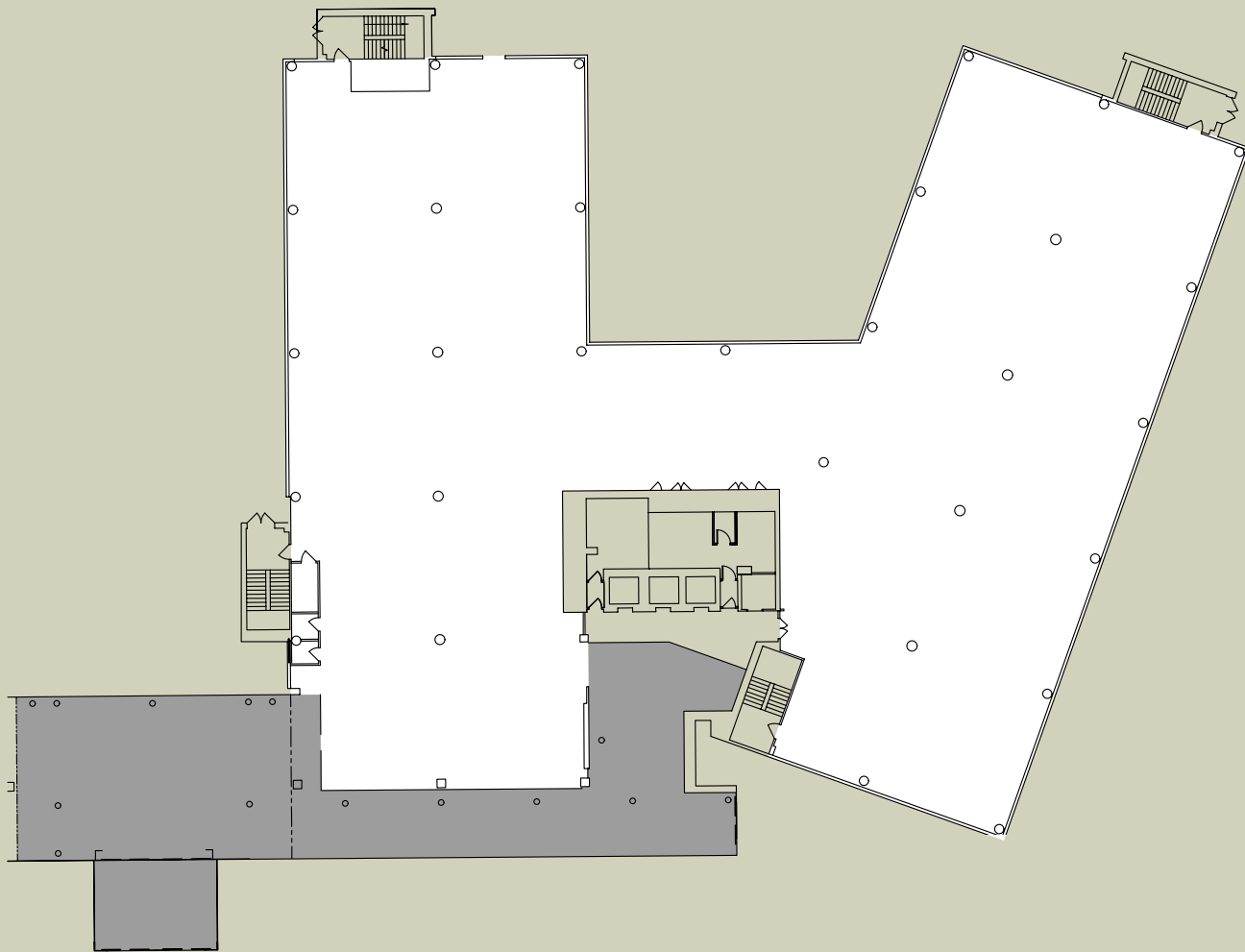
CAFÉ

New café and breakout
















SCHEDULE OF AREAS

| Area | sq ft | sq m |
|-------------------|---------------|--------------|
| Third Floor | Let | |
| Part Second Floor | 8,000 | 743 |
| First Floor | 19,391 | 1,762 |
| Ground Floor | 19,426 | 1,666 |
| Total | 46,817 | 4,171 |
| Shared Atrium | 7,000 | 650 |



GROUND FLOOR AND SHARED ATRIUM

BUILDING SPECIFICATION

-  Air conditioning
-  On site café
-  Metal ceiling tiles
-  Target BREEAM Very Good
-  LED lighting
-  On site break out facilities
-  Male/female/disabled WCs on each floor
-  Designated cycle spaces
-  Electric Car charging points
-  Target EPC B
-  24/7 access and security
-  150 parking spaces
-  3 x passenger Lifts



Hatfield Business Park is a true mixed-use development which provides variety in every way. It's home to a diverse business community, laboratories for science & tech, a conference centre and franchises for luxury car dealerships. It includes residential housing, a university campus and many leisure and sporting facilities.



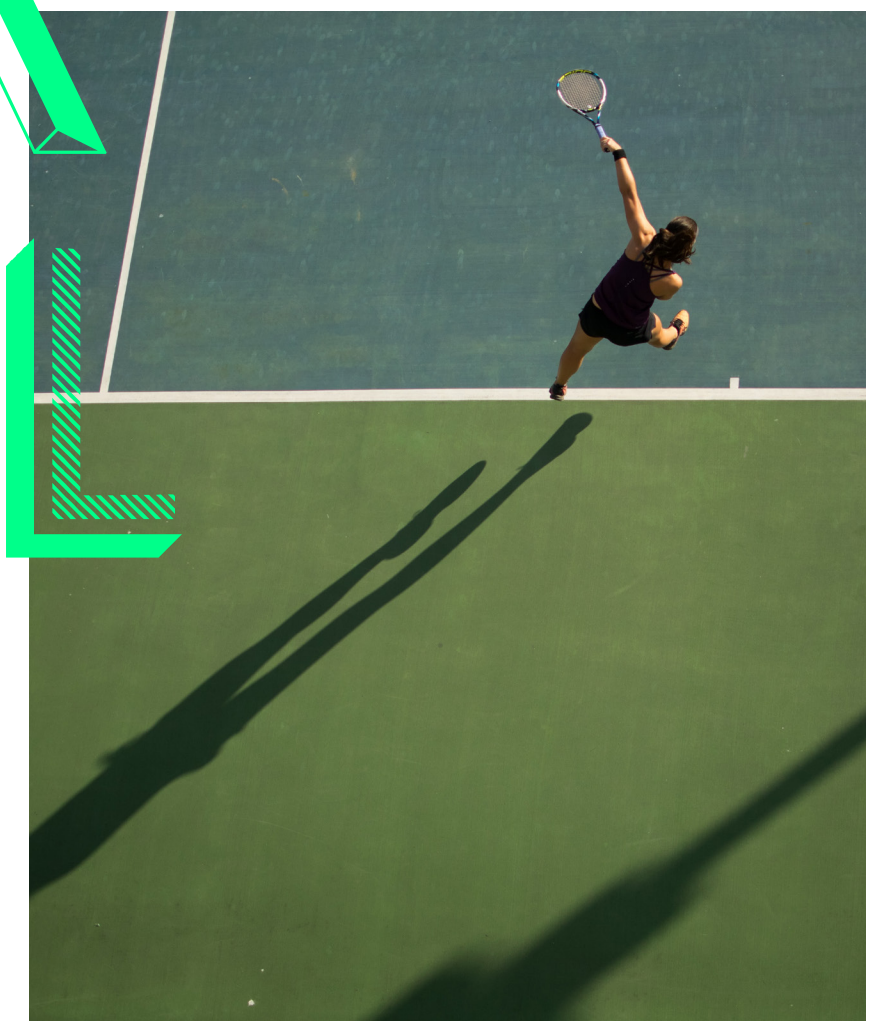
If you're looking for a place that offers a choice of amenities to suit a variety of lifestyles, it's here in Hatfield Business Park. Work out and play hard at the UK's biggest David Lloyd health club. Enjoy top class indoor and outdoor sporting facilities at the University Sports Village. Visit The Galleria to check out the latest movies, explore the many food and drink options, and do a spot of shopping. Everything you need, all in one place.



LOCKK



STOCK
BARRREL





EVERYTHING

FOR

EVERYONE



Trident Place



HOP

SKIP

JUMP

CAMBRIDGE
54 mins

OXFORD
54 mins

KINGS CROSS
54 mins

Trident Place is superbly connected whether you choose to travel by train, plane or automobile. Adjacent to the A1(M) there's fast connectivity to major motorways, airports and central London. Everything that modern business requires.

Road Distance



| | |
|------------------|----------|
| Luton Airport | 21 miles |
| Central London | 23 miles |
| Stansted Airport | 29 miles |
| Heathrow Airport | 32 miles |
| Cambridge | 39 miles |
| Milton Keynes | 41 miles |
| Northampton | 53 miles |

Rails Journey Times



| | |
|---------------------------------|--------------|
| Kings Cross | 26 mins |
| Watford | 1 hr 11 mins |
| Cambridge | 1 hr 13 mins |
| Peterborough | 1 hr 20 mins |
| Heathrow | 1 hr 42 mins |
| Kings Cross/St Pancras to Paris | 2 hr 15 mins |

Bus Route



| | |
|---|-----|
| Welwyn to St Albans & Borehamwood | 601 |
| Hatfield Station to St Albans & Watford | 602 |
| Harpenden & Luton to Cockfosters | 610 |
| Welwyn to St Albans & New Greens | 653 |
| Hatfield Station to Barnet & Queensbury | 614 |
| Stevenage to Bricket Wood and Watford | 635 |
| Hertford & Broxbourne to Hatfield | 341 |

Airport Times



| | |
|------------------|---------|
| Luton Airport | 26 mins |
| Stansted Airport | 45 mins |
| Heathrow Airport | 52 mins |

AGENTS



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BE

HERE

NOW