

OFFICES TO LET

Building 4, Trident Place, Hatfield Business Park, AL10 9BW



PART FLOORS AVAILABLE FROM 10,000 SQ FT



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 million 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).

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 10,000 sq ft or whole floors totalling 19,391 sq ft. The building also contains a striking high quality atrium/reception area connecting both buildings 3 and 4 with amenities within.



CONTACT US

MATT WILLCOCK

07920 117257
Matt.Willcock@cbre.com

PETER YORK

07880 737182
Peter.York@cbre.com

DOM CLARKE

07766 721 036
Dom.Clarke@cbre.com

OFFICES

Building 4, Trident Place, Hatfield Business Park, AL10 9BW



Availability (NIA)

Floor	Sq Ft	Sq M
First	19,391	1,802
Ground	19,426	1,805
Total	38,817	3,606



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
- 13-person passenger lifts
- 2.75m clear floor to ceiling height
- EPC Rating D



Terms

Rent

On application

Rates

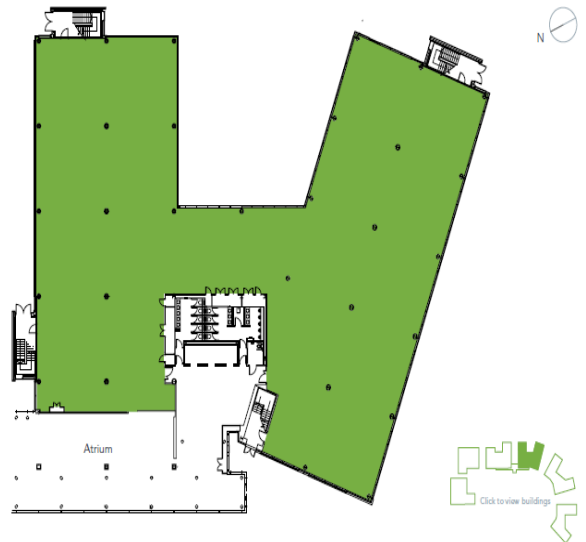
The rates payable are £8.00 psf (estimated for 2021)

Service Charge

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

Lease Terms

The building is available on a floor-by-floor basis by way of a new lease direct from the Landlord



Typical floorplate

© 1st September 2021 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.