



**TRIDENT
PLACE
HATFIELD**

TRIDENTPLACEHATFIELD.COM

**BUILDING 3
75,735 SQ FT**

**BUILDING 4
38,513 SQ FT**

3

8

4

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.'

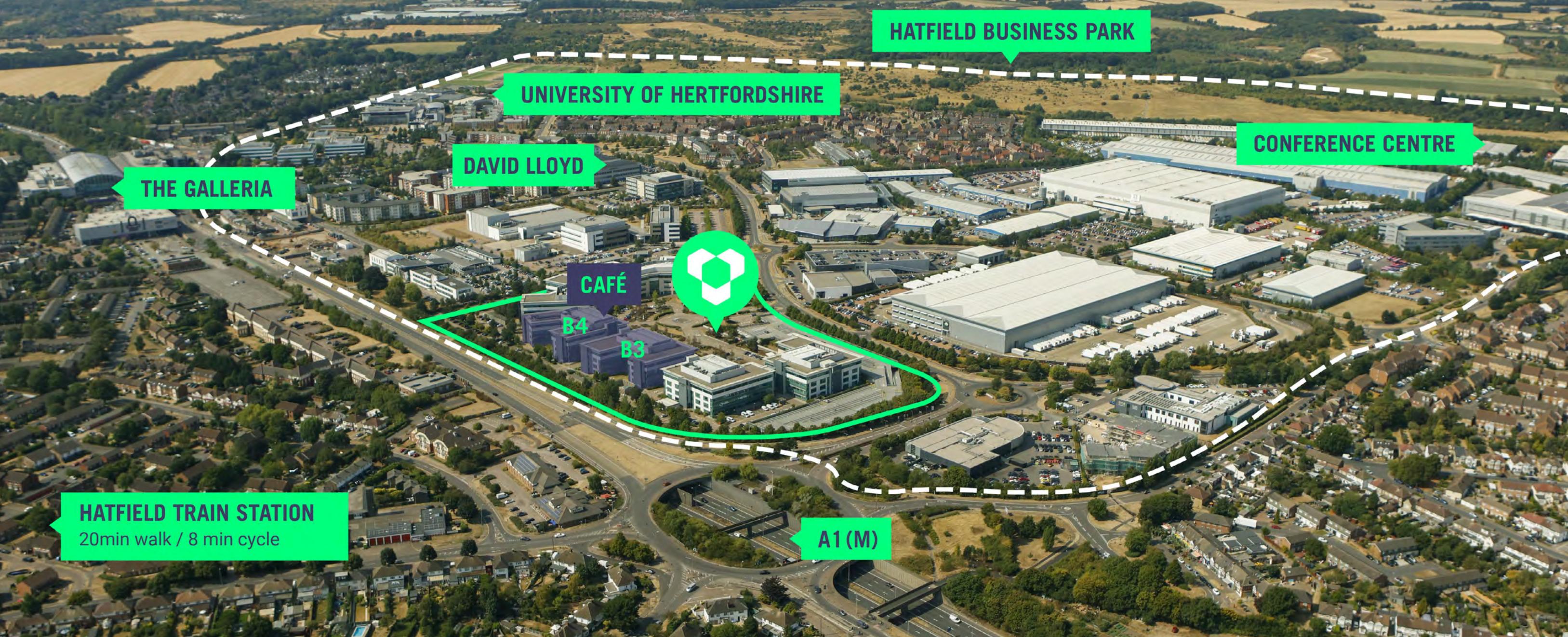
VERSATILITY

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.



BUILDING 3

17,880 SQ FT – 75,735 SQ FT
(1,666 SQ M – 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

18,975 SQ FT

Floorplates

7,000 SQ FT

Shared atrium

242

Parking spaces (ratio 1:313 sqft)

HQ

Opportunity for a single occupier

GRADE A

Refurbished office and breakout spaces

5



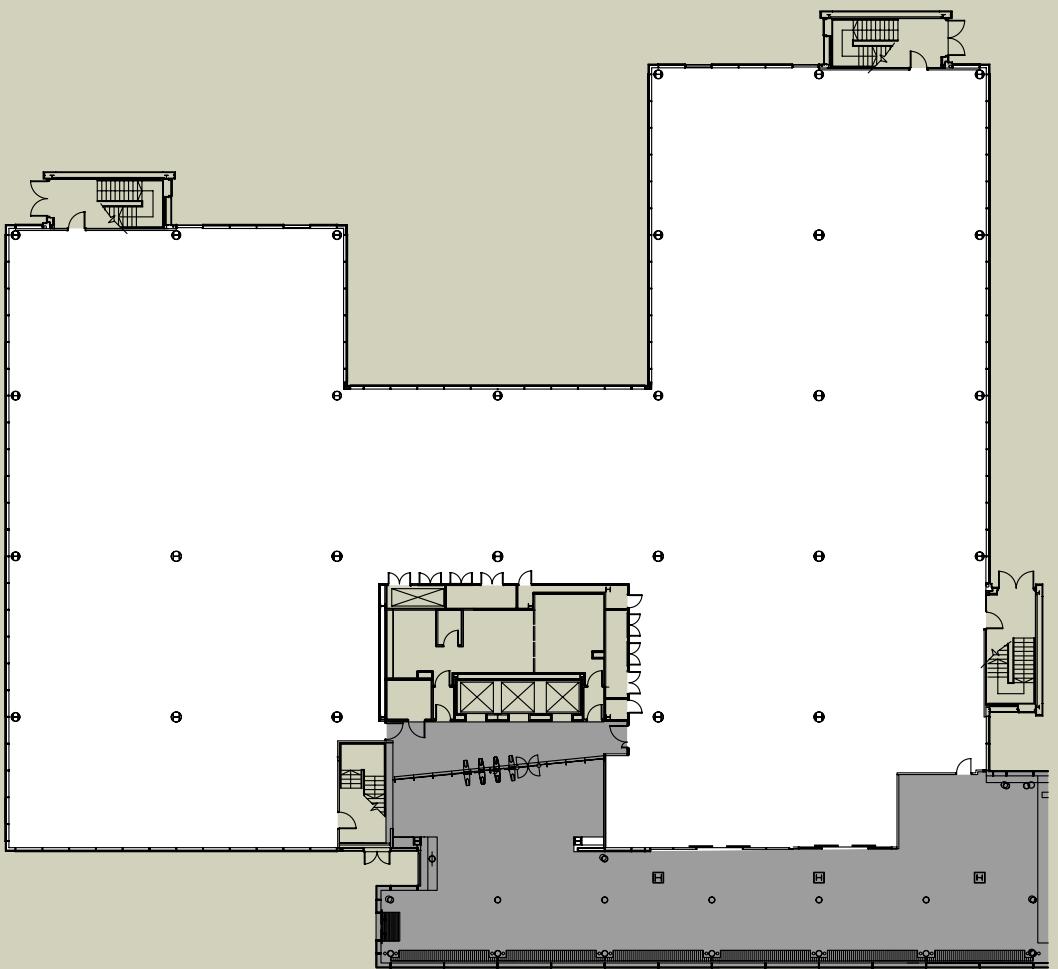
CGI



CGI

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 A
-  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

**8,650 SQ FT – 38,513 SQ FT
(807 SQ M – 4,414 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 8,650 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.



38,513 SQ FT

Available

19,421 SQ FT

Floorplates (8,000-19,421 sq ft)

7,000 SQ FT

Shared atrium

242

Parking spaces (1:313 sq ft)

CAFÉ

New café and breakout spaces

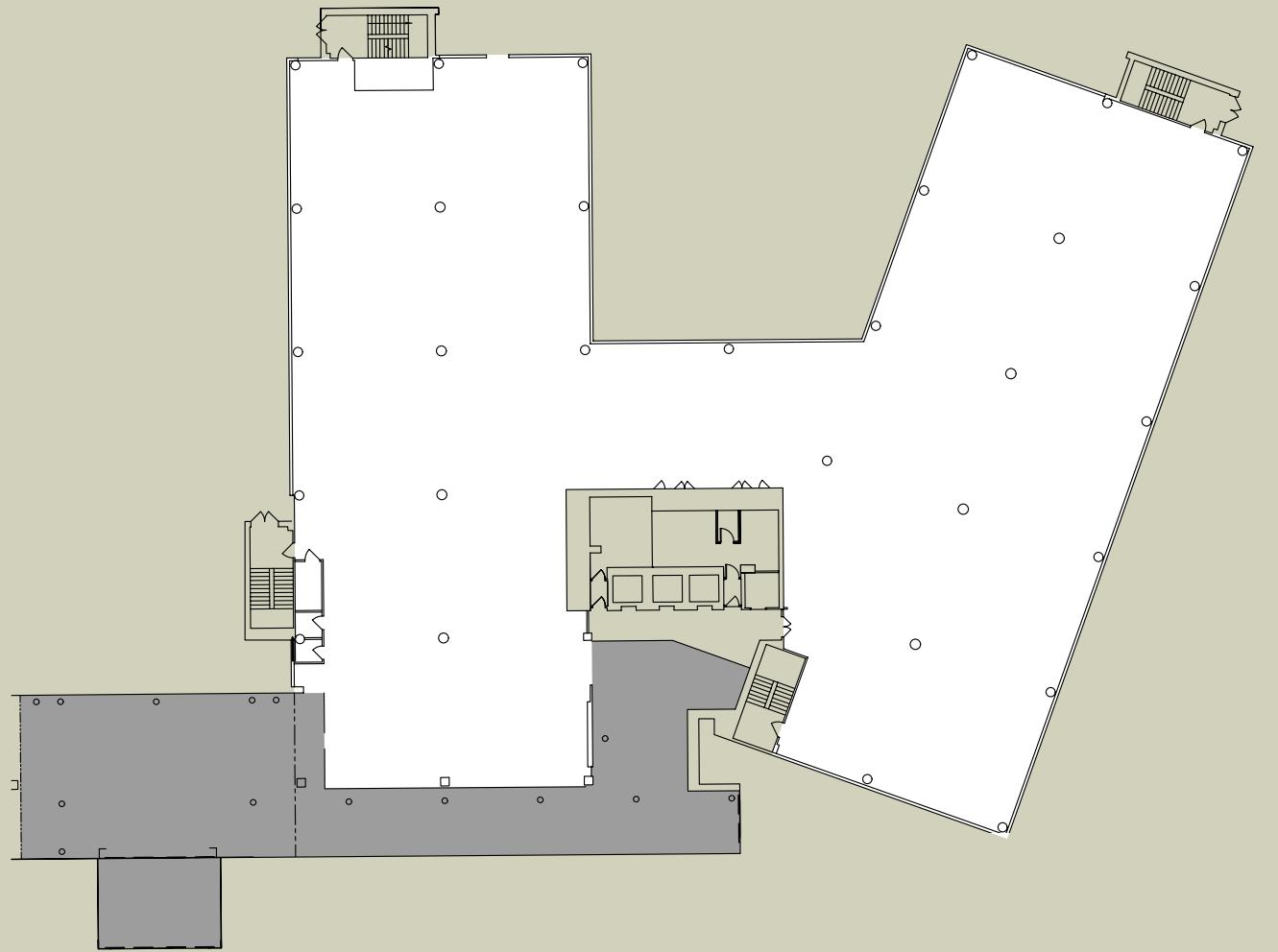
GRADE A

Refurbished office and breakout spaces



SCHEDULE OF AREAS

Area	sq ft	sq m
Third Floor	Let	
Part Second Floor	8,692	807
First Floor	19,391	1,802
Ground Floor	10,430	1,805
Total	38,513	3,577
Shared Atrium	7,000	650



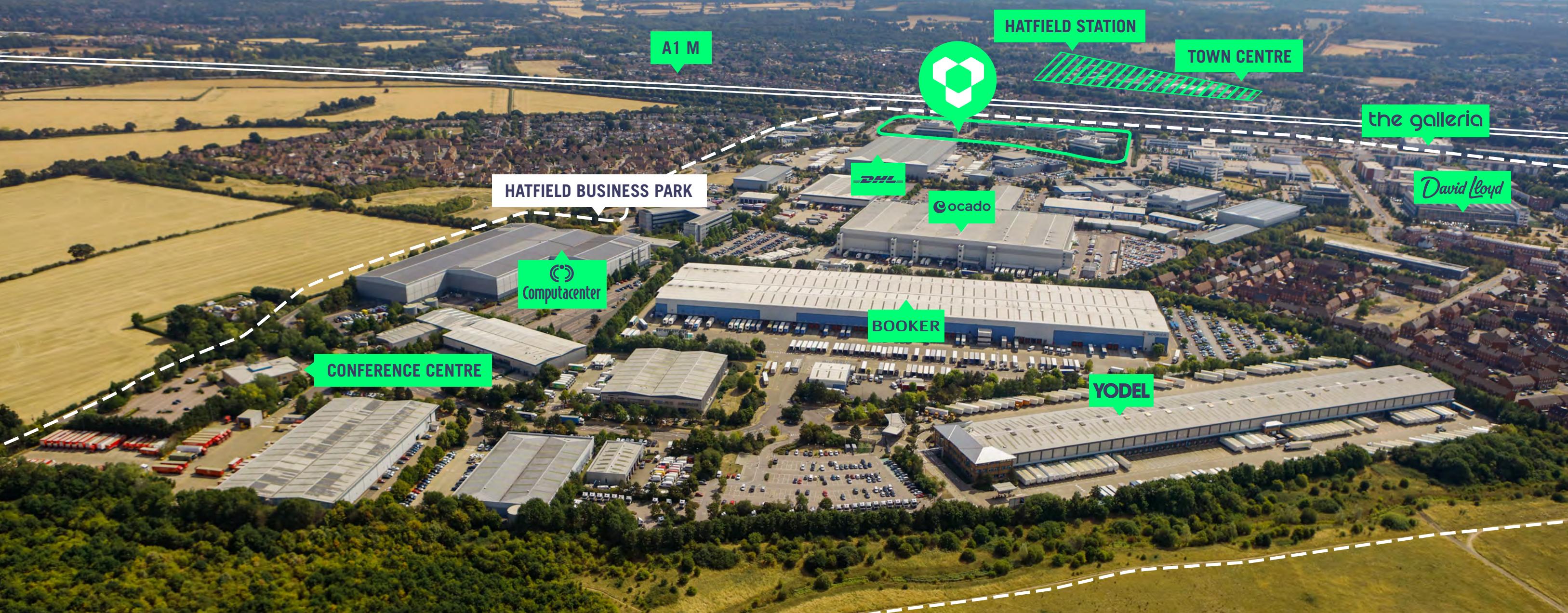
GROUND FLOOR AND SHARED ATRIUM

BUILDING SPECIFICATION

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

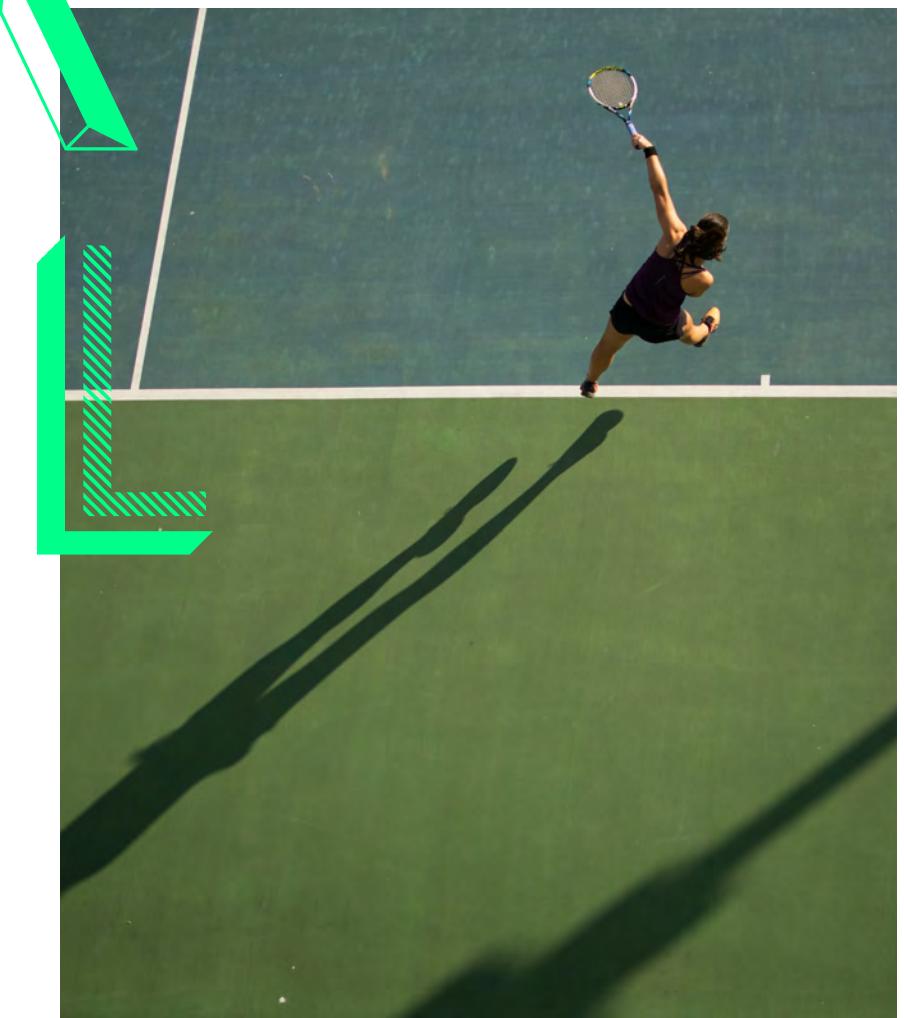


Hatfield Business Park is a true mixed-use development which provides variety in every way. It's home to a diverse business community, laboratories for science & tech, a conference centre and franchises for luxury car dealerships. It includes residential housing, a university campus and many leisure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

LOCK STOCK BARREL





EVERYTHING
FOR
EVERYONE





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
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
Harpden & 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**