



**TRIDENT  
PLACE  
HATFIELD**

TRIDENTPLACEHATFIELD.COM

**BUILDING 3**  
75,735 SQ FT

**BUILDING 4**  
38,513 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.'



VARIETY

FLEXIBILITY

CHOICE



CGI



CGI



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

242

Parking spaces (ratio 1:313 sqft)

18,975 SQ FT

Floorplates

HQ

Opportunity for a single occupier

7,000 SQ FT

Shared atrium

GRADE A

Refurbished office and breakout spaces



CGI



CGI

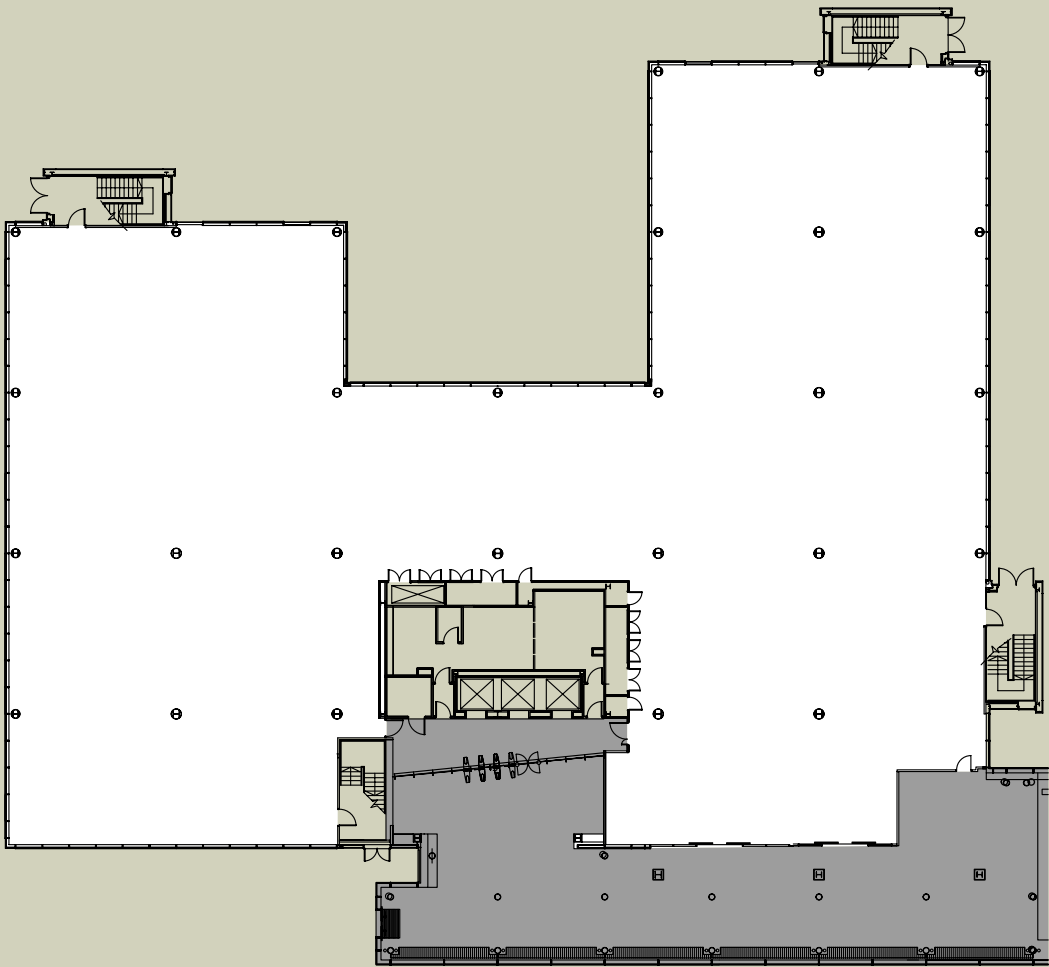


CGI



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
<b>Total</b>	<b>75,735</b>	<b>7,039</b>
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)



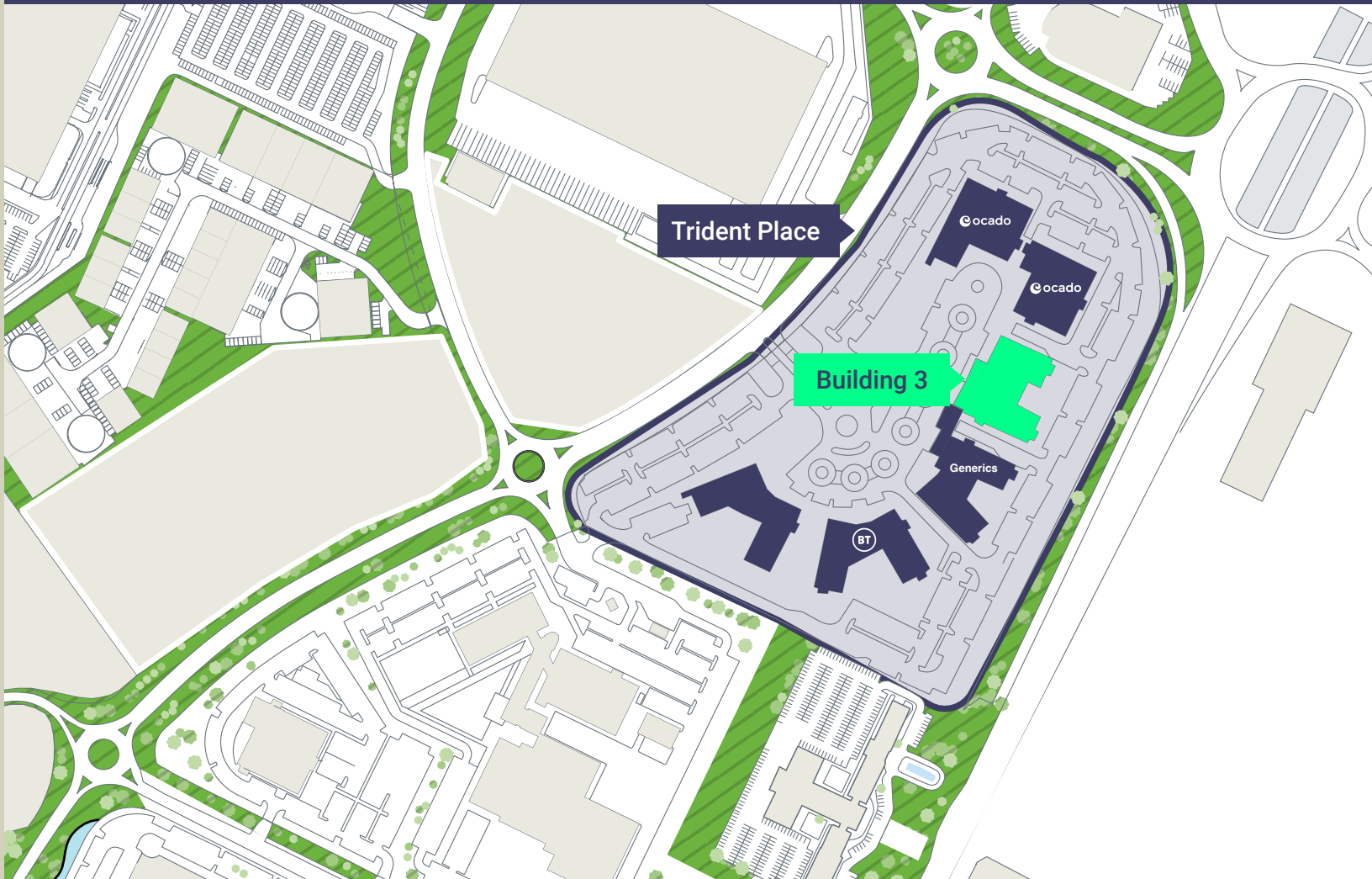
Electric Car charging points



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

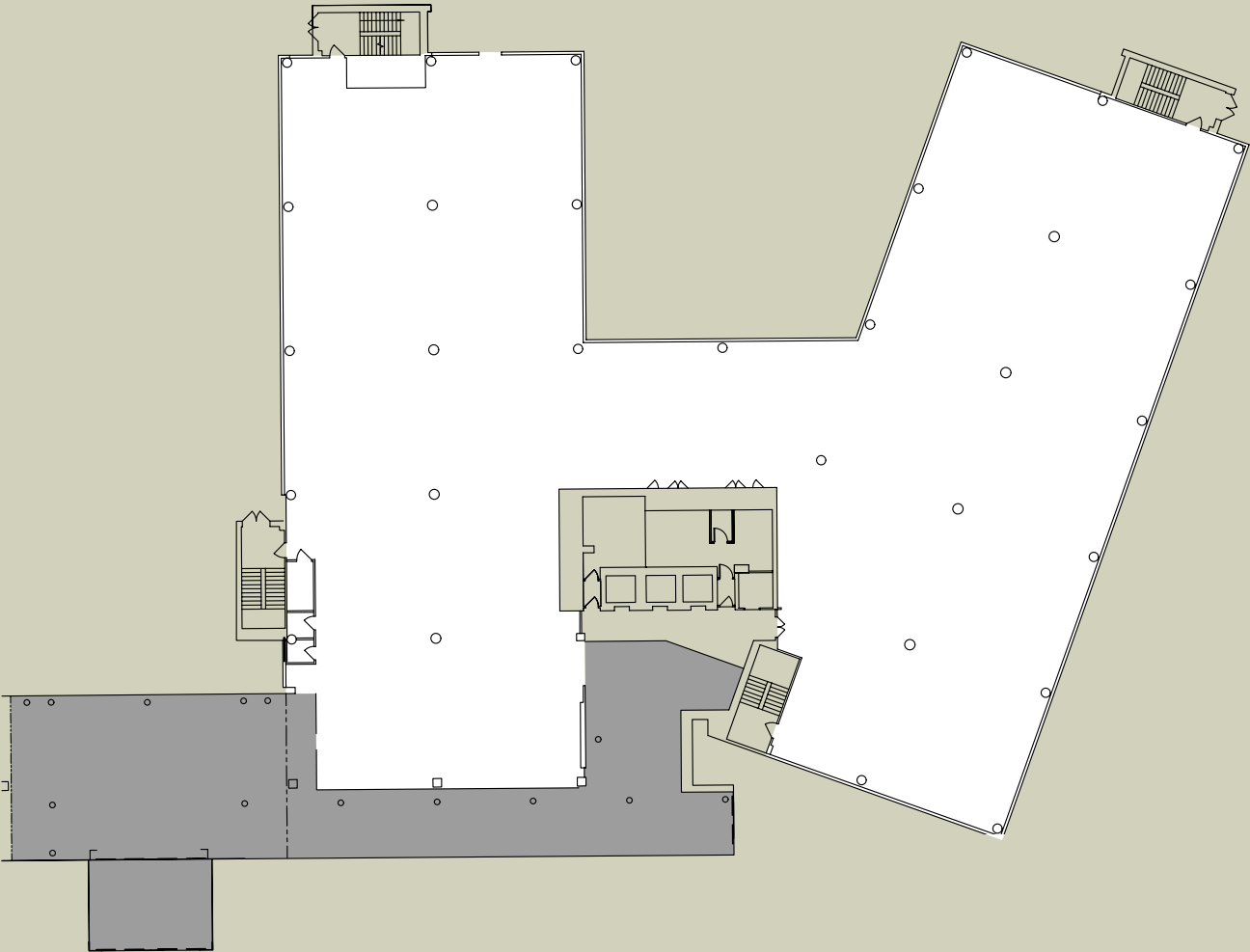
Refurbished office and breakout spaces





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
<b>Total</b>	<b>38,513</b>	<b>3,577</b>
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.



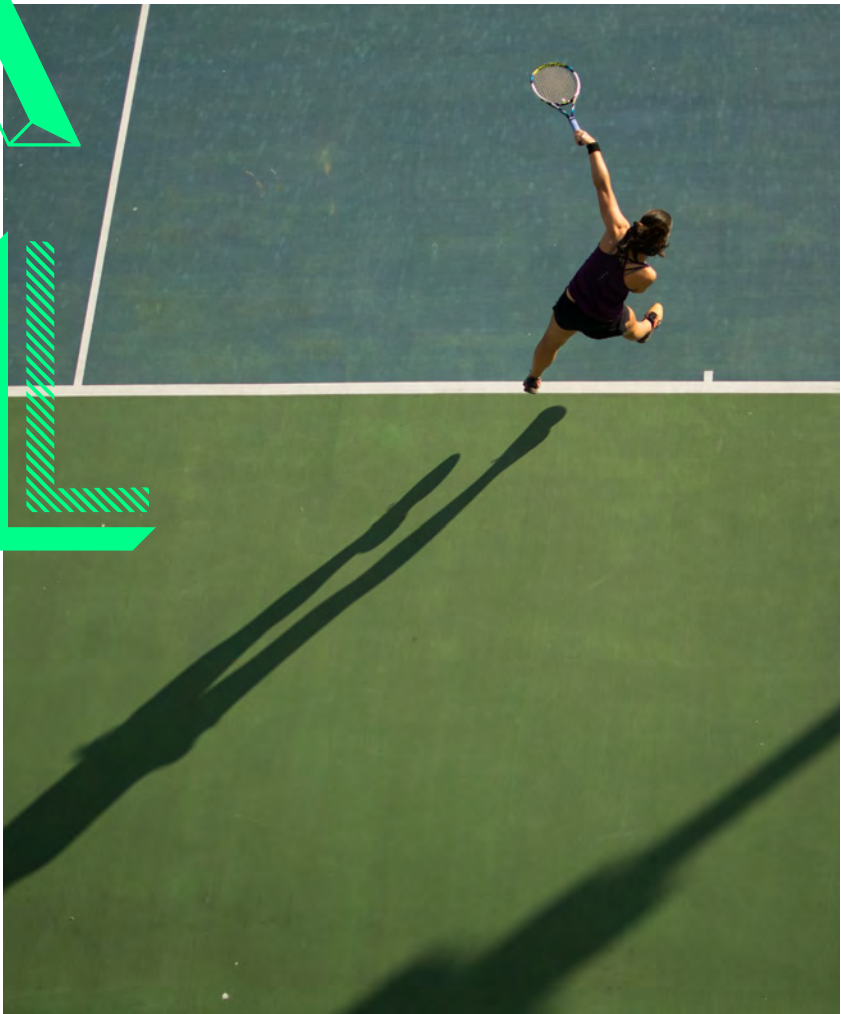


If you're looking for a place that offers a choice of amenities to suit a variety of lifestyles, it's here in Hatfield Business Park. Work out and play hard at the UK's biggest David Lloyd health club. Enjoy top class indoor and outdoor sporting facilities at the University Sports Village. Visit The 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
	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

CBRE

Jeremy Rodale  
m: 07766 780 590  
jeremy.rodale@cbre.com

Dom Clarke  
m: 07766 721 036  
dom.clarke@cbre.com

bray  
fox  
smith

Paul Smith  
m: 07730 816 995  
paulqsmith@brayfoxsmith.com

James Shillabeer  
m: 07824 663 594  
jameshillabeer@brayfoxsmith.com

Claudio Palmiero  
m: 07896 205 786  
claudiopalmiero@brayfoxsmith.com

TRIDENTPLACEHATFIELD.COM

TRIDENT PLACE  
HATFIELD BUSINESS PARK  
AL10 9BW

Design  
blast.co.uk

**Important Notice**  
CBRE and Bray Fox Smith, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CBRE and Bray Fox Smith have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

BE  
HERE  
NOW