

BUILDING 5, TRIDENT PLACE,  
HATFIELD BUSINESS PARK,  
AL10 9BW

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## Grade A HQ office building To Let Part floors available from 10,000 sq ft (929 sq m)

Situated on one of the largest and most successful  
mixed-use business parks in the UK

(Available October 2022)



For further information please contact

### BRAY FOX SMITH

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## LOCATION

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 m 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).



## DESCRIPTION

Building 5 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, available on a part floor basis from 10,000 sq ft or whole floors totalling 39,714 sq ft.

## SPECIFICATION

- 4 pipe fan-coil air conditioning
- Cat 2 lighting
- Full access raised floors
- On-site retail and catering facilities
- 13-person passenger lifts
- 2.75m clear floor to ceiling height
- Car parking ratio of 1:327 sq ft

## AVAILABILITY (NIA)

Floor	sq ft	sq m
First	19,534	1,815
Ground	20,180	1,875
<b>Total</b>	<b>39,714</b>	<b>3,689</b>

## TERMS

### Rent

Quoting 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 as a whole or floor by floor by way of a new lease direct from the landlord.

**EPC:** EPC Rating D.

## VIEWING

Strictly by appointment through the joint agents.

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