

BUILDING 6, TRIDENT PLACE,  
HATFIELD BUSINESS PARK,  
AL10 9BW

**Grade A HQ office building To Let  
Floors or whole is available from  
19,500 - 80,200 sq ft (1,811 - 7,450 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 6 is part of six individual, award winning Grade A HQ office buildings, built for purpose in 2002. The self contained building has been designed with maximum flexibility in mind and can be taken as a whole or a floor by floor basis from Q3 2022.

## 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 of 1:334 sq ft

## AVAILABILITY (NIA)

Floor	sq ft	sq m
Third	20,572	1,911
Second	19,513	1,815
First	19,513	1,815
Ground	20,180	1,875
Reception	552	51
<b>Total</b>	<b>80,218</b>	<b>7,463</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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