

Preliminary Details

Davies

01707 274237

Davies & Co  
Chartered Surveyors  
Amberley  
33-35 Wellfield Road  
Hatfield  
Herts, AL10 0BY

Tel: 01707 274 237  
Fax: 01707 269 053

# Trident Place Hatfield Business Park

## To Let

Superb Corporate Headquarters Office Building

20,000 - 80,000 Sq Ft (Net) Approx.

- Air conditioning
- High quality system furniture and fit out available
- Prime Business Park location



D8015.4  
O53-9

# Building 6 Trident Place, Mosquito Way, Hatfield Business Park

## HATFIELD BUSINESS PARK

Hatfield Business Park has become the premier location for commercial businesses in South Hertfordshire.

This is an extremely impressive development offering a range of headquarters office, research, warehouse and industrial buildings plus one of the two main campuses of the highly regarded University of Hertfordshire.

Named after one of the famous planes developed on the site Mosquito Way is the principal road through the Business Park and includes landmark occupations for prestige car dealerships for Porsche, McLaren, Jaguar, Land Rover, Bentley and Lamborghini.

The park is superbly located between junctions 3 and 4 of the A1(M) (linked by a tunnel) 6 miles north of the M25 at junction 23 (South Mimms).

Hatfield station provides a fast-electrified service to London Kings Cross / St Pancras Europe's major transport hub.

Trident Price is a major headquarters office campus of nearly 500,000 sq ft set in superb landscape setting.

Occupiers include Ocado, Pitney Bowes, BT, and Generics and Cardtronics.

## 6 TRIDENT PLACE

The property comprises a four storey two wing headquarters office building constructed to a high standard.

The specification includes:

- Impressive landscaped and architectural setting.
- Full height atrium entrance and reception area.
- Fully flexible open-plan offices
- Full access raised floor
- 4 Pipe fan coil air conditioning.
- High quality toilets and break out areas.
- 3 lifts
- Extensive tenant fit out
- On site security
- Kitchen and restaurant facility
- Separate estate restaurant facility

## APPROX. (NET INTERNAL) FLOOR AREAS

Ground Floor	20,090 sq ft
First Floor	19,625 sq ft
Second Floor	19,625 sq ft
Third Floor	<u>19,625</u> sq ft
Total	78,965 sq ft

## PARKING

There are 240 car spaces. Overflow opportunities exist locally.

## RENT / TERMS

Rent £22.50 per sq ft.

Full details are available on request.

All terms are subject to VAT.

## RATEABLE VALUE

Please see the Valuation Office Agency website. Indicated assessment £1,030,000. Rates payable approx. 50%

## AVAILABILITY

At an early date to be agreed.

## EPC

Category D (79).

## INSPECTION

For further information please contact Davies & Co.

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

## NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

