



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

Paul Smith

D: 020 7629 5572 **M:** 07730 816 995 **E:** paulqsmith@brayfoxsmith.com

James Shillabeer

T: 020 3363 4351 **M:** 07824 663 594 **E:** jamesshillabeer@brayfoxsmith.com

CBRE

Matt Willcock

T: 020 7182 2491 **M:** 07920 117 257 **E:** matt.willcock@cbre.com

Dom Clarke

T: 020 7182 2142 **M:** 07766 721 036

E: dom.clarke@cbre.com

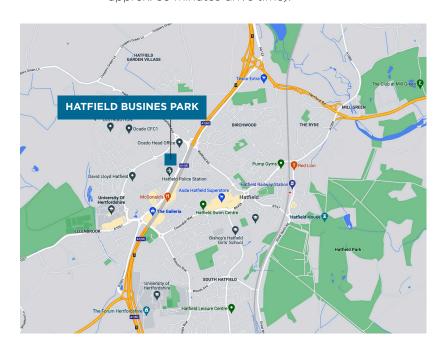
brayfoxsmith.com

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



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
Total	80,218	7,463

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.

For further information please contact

BRAY FOX SMITH

Paul Smith

D: 020 7629 5572 **M:** 07730 816 995

E: paulqsmith@brayfoxsmith.com

James Shillabeer

T: 020 3363 4351 **M:** 07824 663 594 **E:** jamesshillabeer@brayfoxsmith.com

CBRE

Matt Willcock

T: 020 7182 2491 **M:** 07920 117 257 **E:** matt.willcock@cbre.com

Dom Clarke

T: 020 7182 2142 **M:** 07766 721 036 **E:** dom.clarke@cbre.com



2nd Floor, Prince Frederick House 35/39 Maddox Street, London W1S 2PP T: 020 7<u>629 5456</u>

brayfoxsmith.com