

# Hatfield Business Park



Built around you

[www.hatfieldbusinesspark.co.uk](http://www.hatfieldbusinesspark.co.uk)



# substantial+

3.5 million sq ft set in 400 acres.

As a thriving mixed-use development, Hatfield Business Park already has over 3.5 million sq ft of bespoke business space. With room for an additional 600,000 sq ft, we can accommodate businesses of all sizes — from 1 to 5,000 staff.



# a famous past, successful present, and even bigger future+



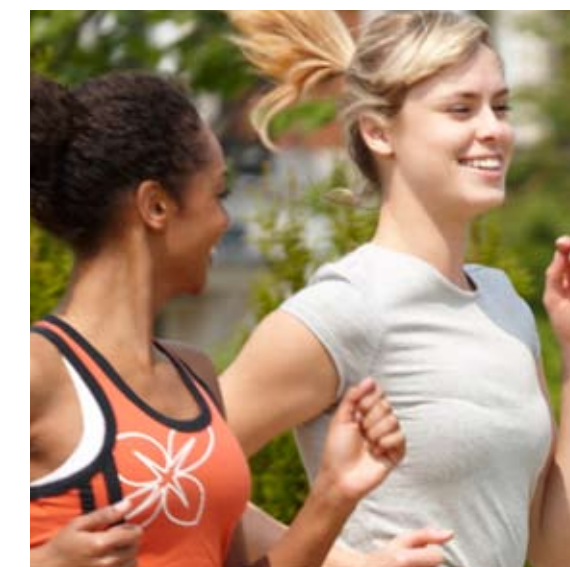
## The Comet

- + Designed and produced at Hatfield and Hawarden
- + Top speed of 490mph
- + Seating capacity of up to 99 passengers
- + First jetliner to cross the Atlantic in 1958

Hatfield Business Park has long been associated with innovation. It is the former site of the renowned Hatfield Aerodrome, which was home to de Havilland, Hawker Siddley and later British Aerospace. These companies were responsible for many aviation breakthroughs, including the Comet, the world's first commercial jetliner, halving travel times from London to New York.



Over 75 years since its establishment as the heart of commerce and industry in Hatfield, the new Business Park is still home to an impressive array of businesses. It has grown into one of the UK's most established and successful mixed-use business arenas.



After securing planning consent in 2000, Hatfield Business Park has evolved into a sustainable community, directly generating more than 10,000 jobs for the local community. It is home to diverse business occupiers — from corporate HQs to logistics and cutting-edge R&D, plus over 1,500 new homes and the UK's leading business-facing University.

Its impressive leisure facilities include the largest gym and raquets club in Europe and an on-site amenity centre housing a number of places to eat and shop. The Galleria, one of the region's most successful out-of-town retail and leisure developments, is adjacent to the Park.



# the bigger picture+

With 80% of the Park already completed, this is a rare opportunity to join an established and thriving community where business, residential, leisure and educational space integrates seamlessly. The success of the Park is underlined by the diversity and calibre of occupiers it has already attracted.

Today, it is home to leading businesses including T-Mobile, Ocado, Booker, Eisai, the Environment Agency, Porsche Cars (GB) Ltd, Royal Mail, DHL, Computacenter, Three Valleys Water and Henkle.

As with all Goodman developments, great attention has been paid to environmental impact. Goodman has the ability to deliver the latest in green design to accommodate all your aspirations for sustainability.

## Hatfield Business Park Occupiers

British Aerospace  
Bay Trading  
Booker  
Computacenter  
David Lloyd  
Denso  
DHL Express  
DHL Supply Chain  
Eisai  
Environment Agency  
Goodrich  
Henkle  
Lightning Packaging  
Ocado  
Porsche  
Regus  
Royal Mail  
Scania  
Skandia  
T-Mobile  
Three Valleys Water  
University of Hertfordshire



# big and bespoke+

(or small and specific)

“We are delighted with this location and with the part that Goodman and all the professional teams played in its creation.”

Tim Wilson, *Vice Chancellor, University of Hertfordshire*



Once you have identified your preferred plot, our in-house team of experts will work with you to develop a tailor made product. We will take your initial aspirations through to a bespoke solution including space planning and fit out design, helping you every step of the way.

The design process can be a complicated one but we make it simple using our experience as the UK's most successful 'build to suit' business space developer.

Our track record is on view at Hatfield, 3.5 million sq ft has been delivered on time, on budget, and to a bespoke brief.

Here's how your business space solution can be delivered in just 18 months.

Month 1

The initial meeting to discuss and agree the brief  
First proposal submitted including outline designs, cost estimates and programme  
Review meeting to refine the outline proposals  
Final presentation where the finalised proposal is submitted for your approval

Month 2–3

Draft Heads of Terms issued for discussion  
Heads of Terms are agreed and solicitors instructed

Contracts are exchanged

Month 4–7

Planning application submitted for approval  
Planning approval received  
Detailed design work commences

Month 8–18

Construction starts  
Regular design meetings held to review construction progress  
Building complete



“With over 3,000 staff on-site, amenity and accessibility are vital to us.”

Matthew Wherry, *Head of Employee Environment, T-Mobile*



“Goodman interpreted our brief to deliver a building that meets our requirements perfectly, in terms of our staff, our customers and the environment.”

Fiona Winters, *Director of Change, Three Valleys Water*



## a modern office environment+

With an unrivalled reputation for delivering premium office space, we understand the needs of the modern business occupier.

This means we can create Grade A accommodation that is flexible enough to meet the demands of businesses today and adaptable enough to meet the challenges of the future. Goodman provide fresh, modern business environments that are a joy to work in and visit.

As one of Hatfield Business Park's prominent HQ occupiers, T-Mobile's offices are a prime example of an innovative, phased office development for a forward thinking business. The end result — an entire campus including six buildings to accommodate over 3,000 people, expansive open plan office space with breakout areas, presentation suites and lounges, plus a choice of internal restaurants and coffee shops.

# inventing the future+

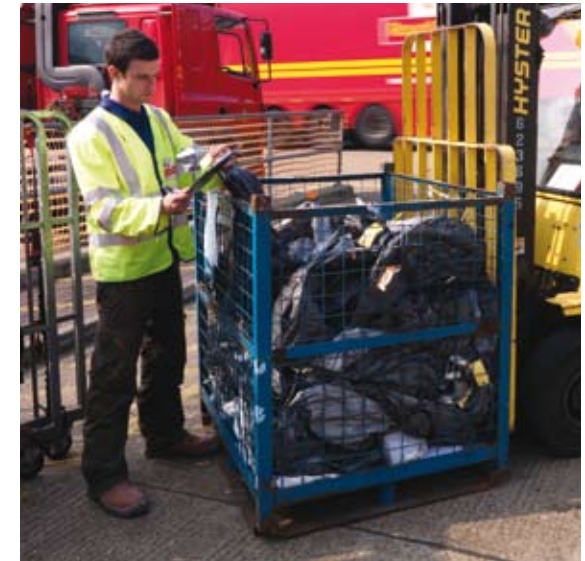
More than 50 years after the world's first commercial jetliner was developed here, the Park is once again home to innovation.

The scale of the space on offer is ideally suited to the range of specialist accommodation needed by R&D businesses, including laboratories, testing rooms and engineering departments. On-site facilities make the Park an excellent venue for national and international conferences and the secure, well-managed environment offer both a pleasant place to work and the ideal setting for confidential research activities.

“Goodman’s open-mindedness and can-do approach was very important in realising our cutting-edge facility.”

Neill Abrams, *Chief Legal Officer, Ocado*

# big on logistics+



## Scale and Accessibility

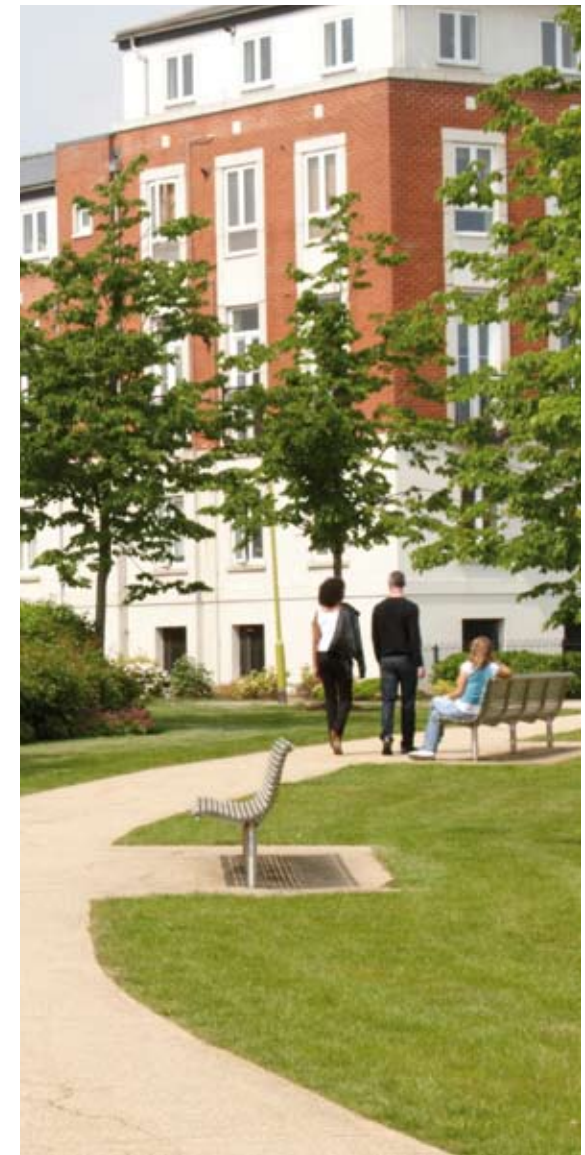
These are the two essentials for any logistics operator. Hatfield excels in its provision of both, and as a result it is home to leading names such as Ocado, DHL and Royal Mail.

The Park is well connected with its proximity to the A1(M), M25, M1, M11, M40 and central London. Its infrastructure has been specially designed to allow a smooth flow of high volume vehicles. It also offers large, state-of-the-art space with 24hr use and access, which is ideal for major logistics operations.



# amenities in abundance+

The extensive amenities provided both in and around the Park make this an enviable location.



A comprehensive mix of retail, leisure, recreation and residential development together with educational facilities, in a landscaped environment, gives Hatfield Business Park its unique community atmosphere.

## Leisure

The David Lloyd Club at the heart of the Park is the largest racquets, health and fitness club in Europe. It provides members with a host of sporting facilities including:

- + Indoor and Outdoor Pools
- + Tennis Courts
- + An Aerobics Studio
- + A State-of-the-Art Gym
- + Squash Courts
- + Basketball Courts
- + Children's Gym and Tennis Courts
- + A Crèche (Tinies Childcare)

The University's training grounds prove popular with professional sports teams, including Saracens rugby team and Arsenal Women's Football Club.

For those looking for somewhere to go in the evening, Europe's first Digiplex cinema in the nearby Galleria shopping centre offers a variety of films across nine screens.

## The Environment

The Park is a great place to relax outdoors, with a network of footpaths and cycleways taking you through the grounds and beyond.

## Amenities

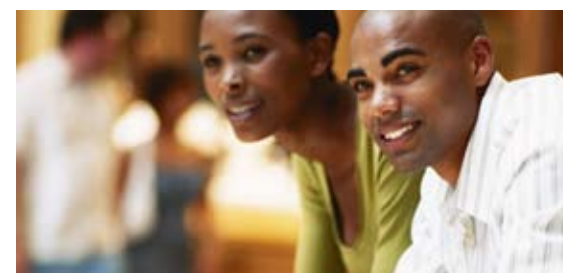
A new amenity centre adds to an already impressive list of facilities in and around the Park. The centre provides the Park's community with useful and convenient on-site amenities:

- + Supermarket
- + Range of Cafés and Restaurants
- + Pharmacy
- + Crèche
- + Hotel
- + Medical Centre

Bordering the Park, there is also the Galleria shopping centre, one of the region's most successful out-of-town retail and leisure destinations.

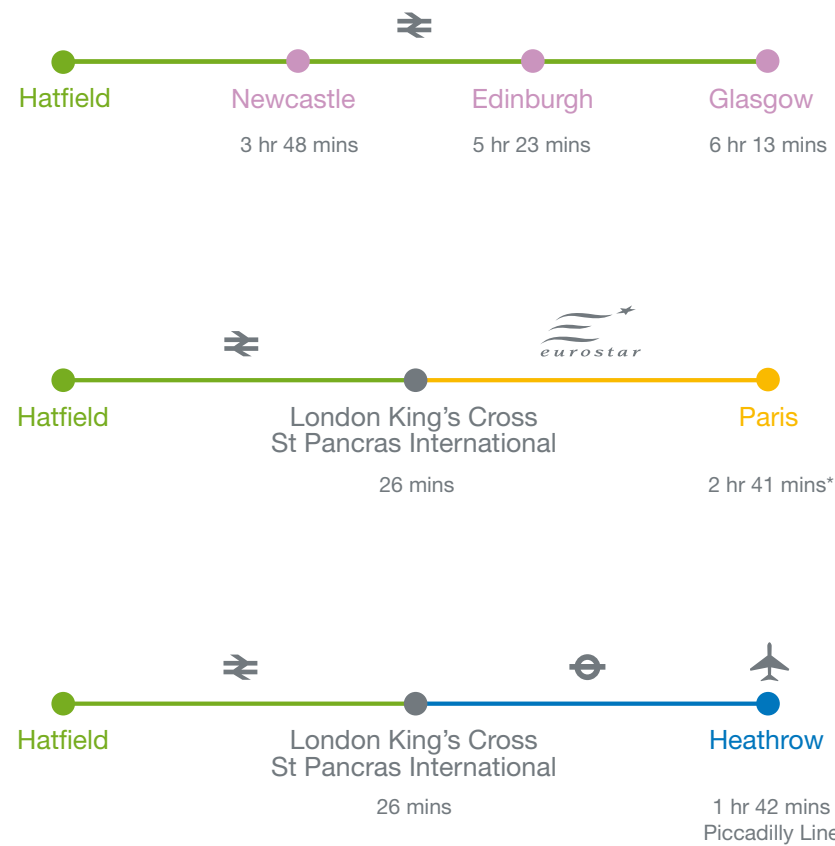
The centre is home to more than 70 retail outlets including:

- |                   |                |
|-------------------|----------------|
| + Marks & Spencer | + Costa Coffee |
| + Waterstone's    | + Jaeger       |
| + Pringle         | + Ghost        |
| + Austin Reed     | + Mexx         |



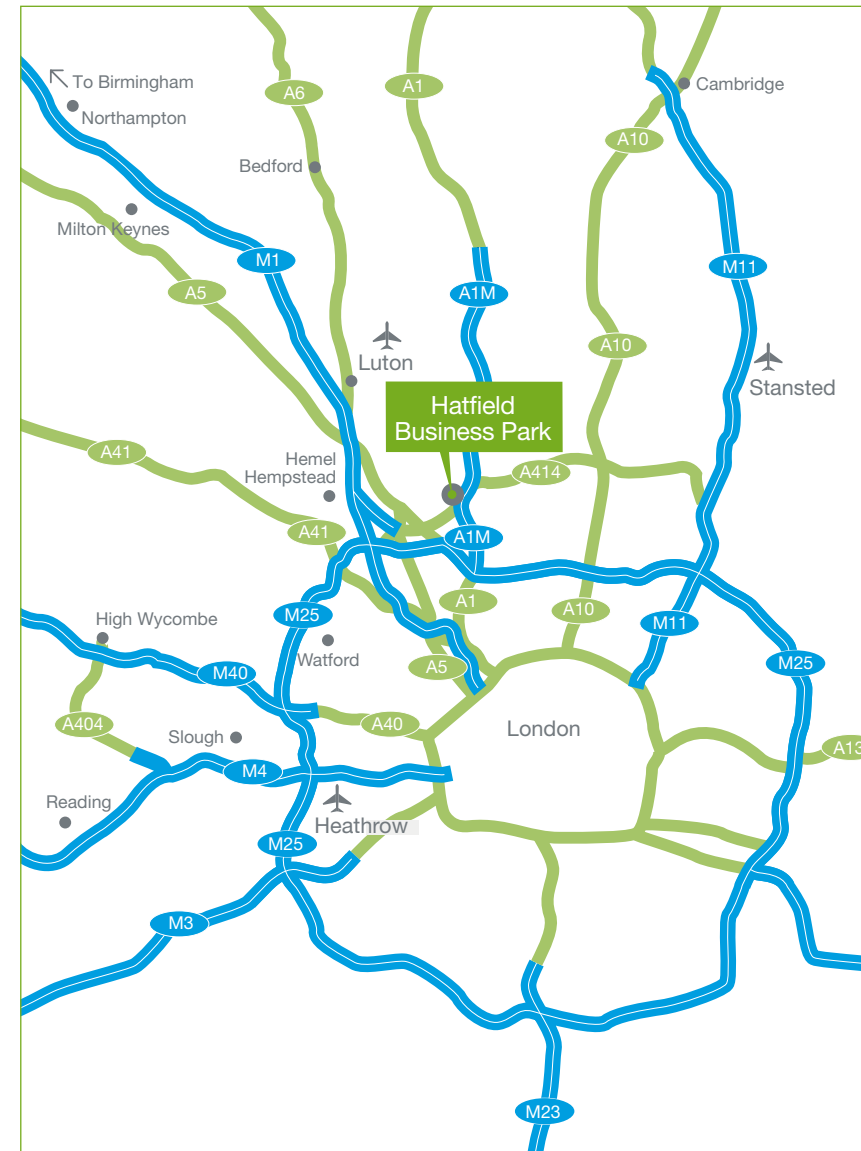
# comprehensive communications+

## Rail travel from Hatfield Station



\* Does not include transfer times.

## Road travel from Hatfield Business Park



## Car Drive Times and Distances

Destination	Time	Distance
Heathrow Airport	50 mins	32 miles
Stansted Airport	51 mins	29 miles
Luton Airport	33 mins	21 miles
Central London	57 mins	23 miles
Cambridge	53 mins	39 miles
Milton Keynes	53 mins	41 miles
Northampton	1 hr 3 mins	53 miles
Birmingham	1 hr 56 mins	104 miles

Ref. AA Route Planner

## By Rail

With a direct link to London's King's Cross, Hatfield mainline station offers some impressive links to London and Europe. London is just 26 minutes away and then it's only 2 hours 15 minutes on the high speed Eurostar link to Paris.

Hatfield to King's Cross	26 mins
King's Cross/St Pancras to Paris	2 hr 15 mins
Hatfield to Heathrow	1 hr 42 mins
Hatfield to Newcastle	3 hr 48 mins
Hatfield to Edinburgh	5 hr 23 mins
Hatfield to Glasgow	6 hr 13 mins

Ref. [www.trainline.co.uk](http://www.trainline.co.uk)

Modern businesses demand the best connections and Hatfield Business Park is ideally located. Situated just off the A1(M), the Park boasts excellent road, rail and air links. This has also helped to integrate the Park with Hatfield, creating a vibrant extension to the town. Major investment in the on-site transport infrastructure has further strengthened local links and made it easier for commuters and leisure visitors to come and go.



## By Road

Located between junctions 3 and 4 of the A1(M), Hatfield Business Park is just five miles from the M25, bringing the national motorway network within easy reach. London can be reached in under an hour and Birmingham in just under two hours.

## By Air

The International airports of Heathrow, Stansted and Luton are all within an hour's drive.

Excellent connections to London, Paris and the UK motorway network.

## By Bus

The Park is served by eight local bus routes, creating strong links with Hatfield town and serving both commuters and leisure travellers.

The Uno shuttle bus is a dedicated bus service tailored to the public transport needs of the University and the Park.



The main Uno business route runs between the Park and Hatfield Rail Station every ten minutes at peak times.

Arriva buses also run a service from Hatfield Rail Station to the close-by Galleria shopping centre every 15 minutes during the day.

## Uno Bus Route Durations

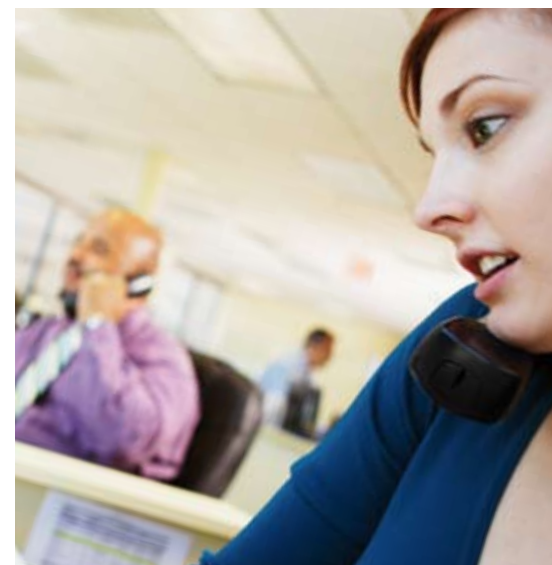
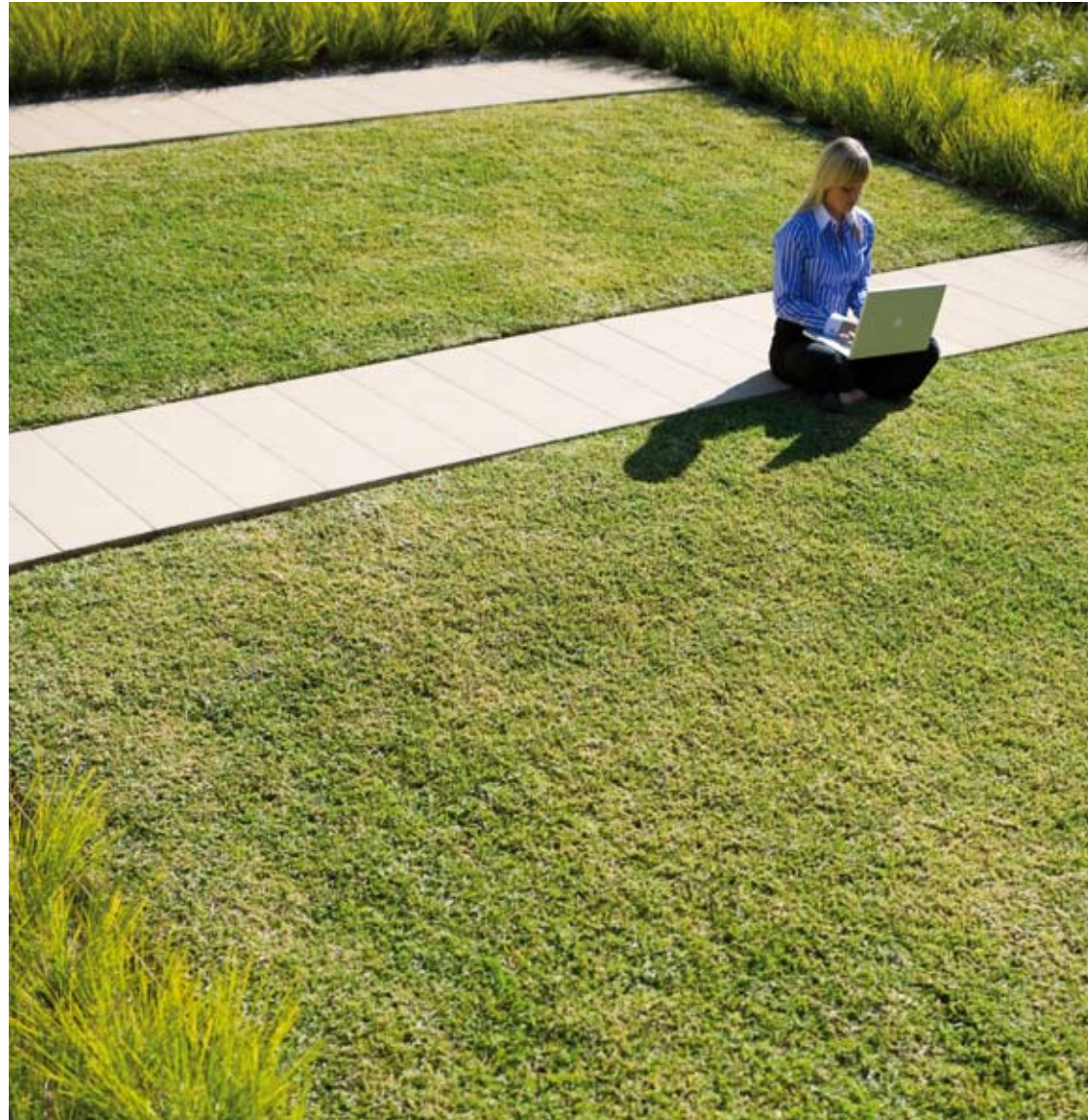


## Arriva Bus Route Durations



# at your service+

We're here to help you make the most of your property. We can assist you with your move, create and maintain your workspace, support your technology and help you adapt and grow in the future – giving you peace of mind and helping to ensure that your aspirations are always met by your workplace.



## Goodman+ creating tomorrow's workplace today

Goodman is an integrated property group that owns, develops and manages industrial property and business space globally.

We invest in business parks, office parks, science parks, industrial estates and warehouse and distribution centres.

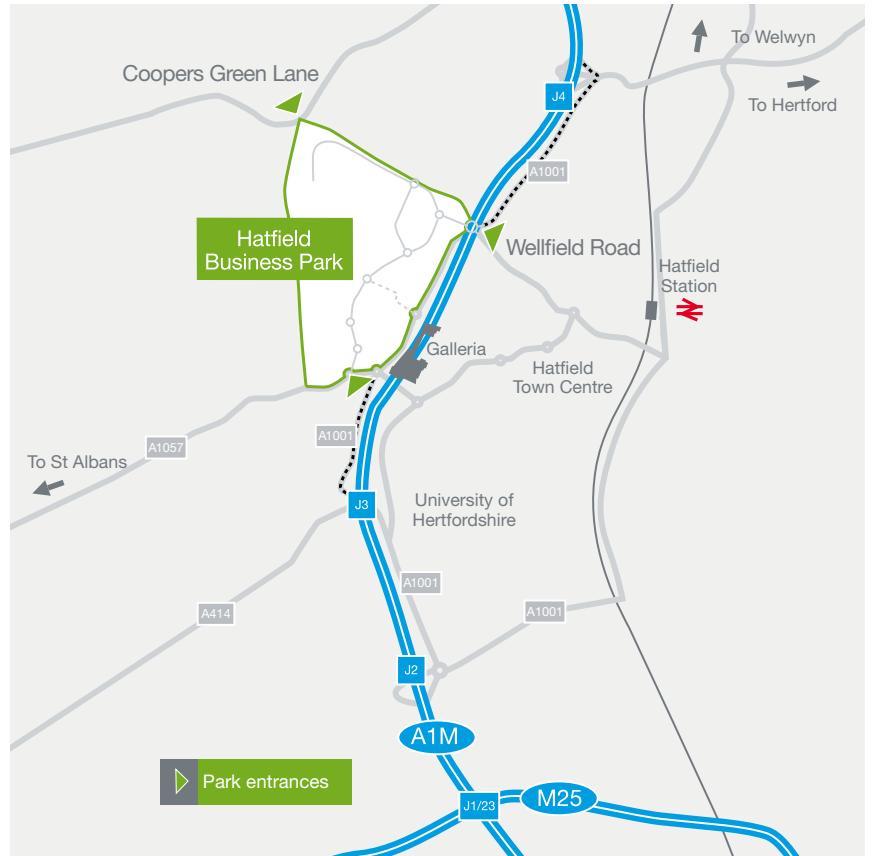
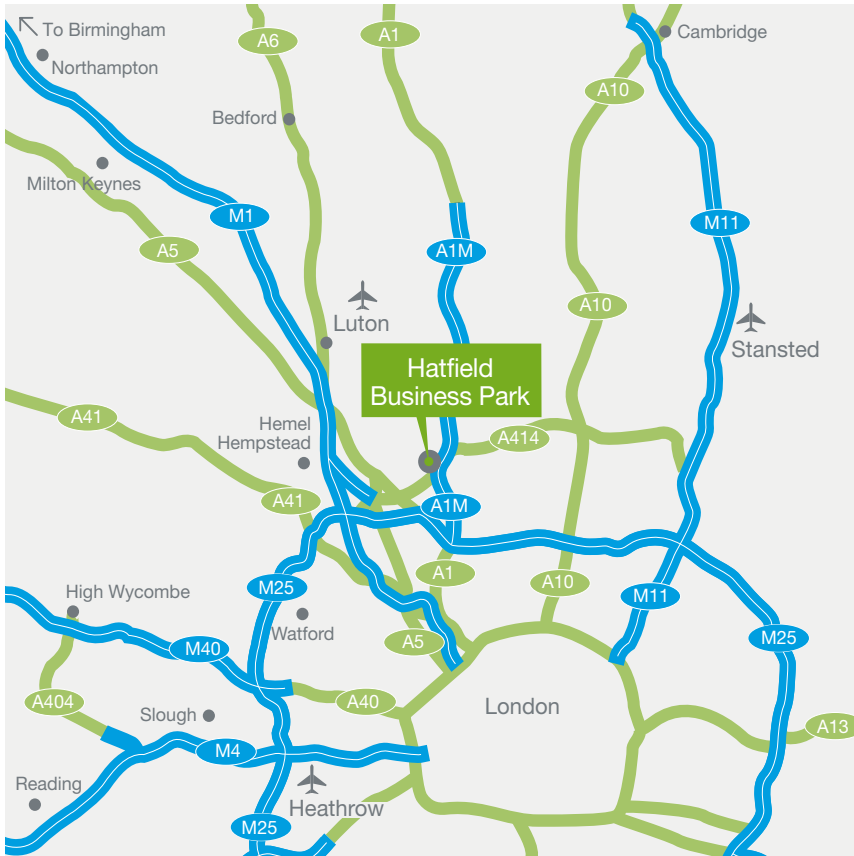
With more than 30 business parks in the UK and Europe and a substantial development pipeline in place, we have both the heritage (through the combined expertise of the former Arlington and Akeler businesses) and the resources to continue to lead the way in providing superior locations for the future.

Our integrated own-develop-manage customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long-term relationships and creative solutions.

Our business, now and in the future, is to ensure that your business is best placed to thrive and succeed.



# how to get here+



Sat Nav Code: AL10 9AX

## Contact+



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[www.goodman.com](http://www.goodman.com)  
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