

find out more

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www.hatfieldbusinesspark.co.uk



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Hatfield Business Park

Hatfield Business Park

built around you+

a Goodman + development



the business location that is
built around you+



a place where a famous past...

+ A famous history of innovation
Built on the former site of the renowned Hatfield Aerodrome – home to de Havilland, Hawker Siddeley and later British Aerospace – Hatfield Business Park is located in an area long associated with innovation. Many aviation breakthroughs took place here, including the design and construction of the Comet – the world's first commercial jetliner, which halved travel times between London and New York in the late 1950s.

has paved the way for a
successful
present





and provided
inspiration
for the future





creating 3.5m sq ft of employment space,
2,000 homes, a leading university, the largest
health and racquets club in Europe and
room for much, much more





and all set in a vast
landscaped environment
covering 800 acres

welcome to Hatfield Business Park+

A unique business location
with great transport links to
London, the rest of the UK
and International destinations

+ Over 75 years since its establishment as the heart of commerce and industry in the area, Hatfield Business Park has grown into a thriving community. It boasts more than 3.5 million sq ft of bespoke, tailor-made business space.

Generating more than 13,000 jobs, it includes a diverse range of business occupiers; from corporate HQs to logistics and cutting-edge R&D. The park is also home to a range of blue chip companies, including Everything Everywhere, DHL, Affinity Water, Computacenter, Royal Mail and Ocado; plus over 2,000 new homes and the University of Hertfordshire – the UK's leading business-facing university.

With room for an additional 20 acres of development, there's still a unique opportunity for businesses of all sizes to be accommodated comfortably – whether you have 5 staff or 5,000.



where everything is designed around you+

Although 95% of Hatfield Business Park has already been developed, there are still 20 acres left, leaving a unique opportunity to join an established and thriving community.

+ The success of the park is underlined by the diversity of industries and the calibre of occupiers it has attracted, including Everything Everywhere, DHL, Ocado, Royal Mail, Computacenter, Affinity Water, EISAI, Porsche Cars (GB) Ltd and David Lloyd Clubs.

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

Professor Sir Tim Wilson, Former Vice Chancellor of the University of Hertfordshire

Present occupiers

- + Affinity Water
- + Booker
- + City Link
- + Computacenter
- + David Lloyd
- + Denso
- + DHL
- + Eisai
- + Environment Agency
- + Everything Everywhere (formerly T-Mobile)
- + Falko
- + Goodrich
- + Lightning Packaging
- + Ocado
- + PCL/Arla
- + Pitney Bowes
- + Porsche
- + Regus
- + Royal Mail
- + S&B Commercials
- + Tesco
- + University of Hertfordshire
- + Yodel





tailor-made solutions that are built around your business+

+ We make moving your business to Hatfield Business Park simple, by using our experience as the UK's most successful 'build to suit' business space developer. Our track record can be viewed first hand at Hatfield, where all 3.5 million sq ft has been delivered on time, on budget, and to a highly bespoke brief.

Once you've identified your ideal plot, our team of in-house experts will work with you to create a tailor-made solution to your specific business needs. We will develop your initial aspirations through to a bespoke solution, including space planning and fit out design, ensuring the whole process is as easy as possible.

Here's how your business space solution can be delivered in just 24 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

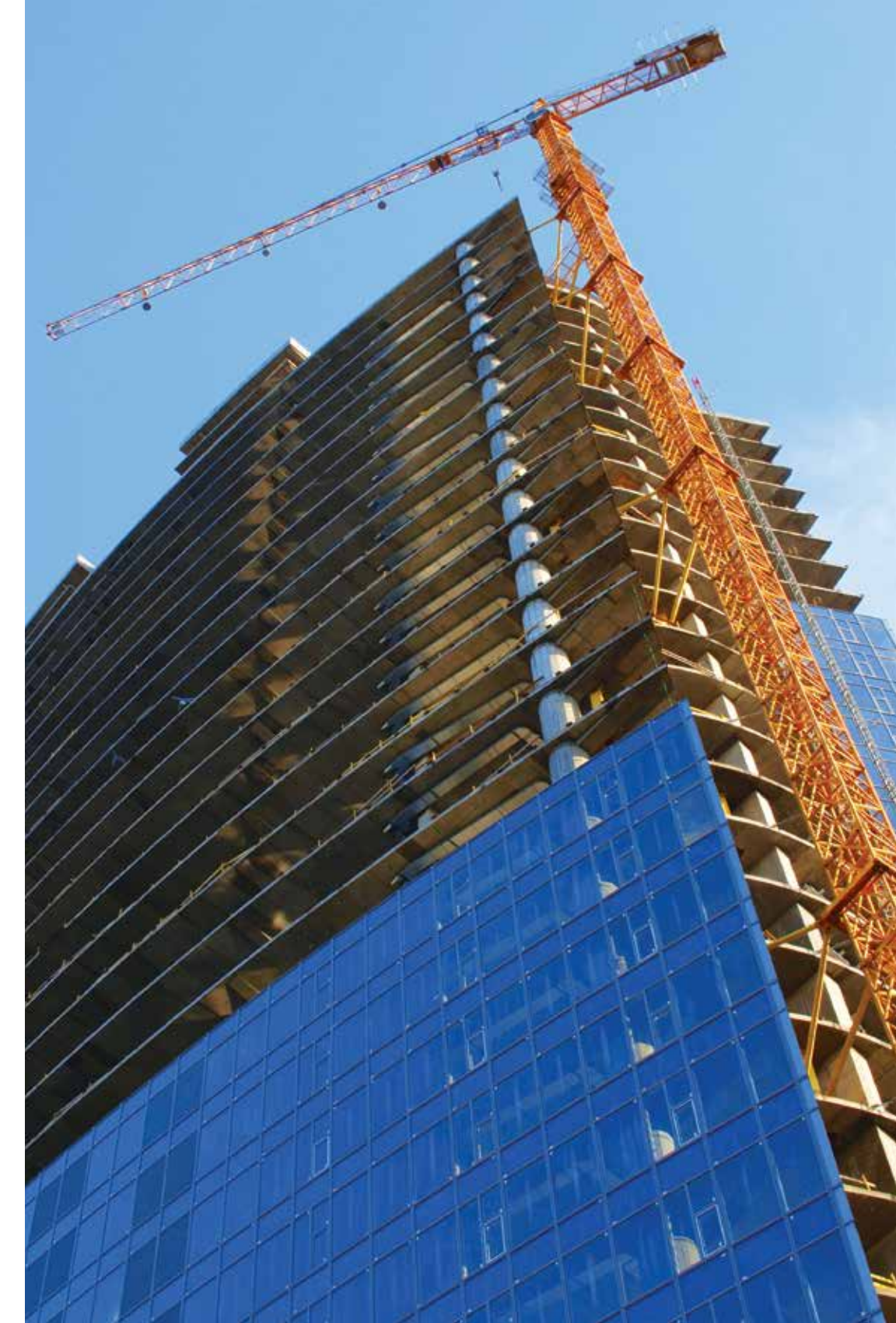
- + **Draft Heads of Terms** issued for discussion
- + **Heads of Terms** are agreed and solicitors instructed

month 4-8

- + **Contracts** are exchanged
- + **Planning application** submitted for approval
- + **Planning approval** received
- + **Detailed design work** commences

month 9-24

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



with such a thriving community there's so much going on+



With so much space, the park is perfect if you like cycling and walking, with a network of footpaths and cycleways taking you through the grounds and into the Hertfordshire countryside beyond. An amenity centre provides the park's community with convenient on-site facilities, including a supermarket, cafés and restaurants, a pharmacy, crèche, hotel and medical centre.

The David Lloyd club, developed in the park's listed aircraft test hangar – is the largest racquets, health and fitness club in Europe, providing members with a range of sporting facilities, including:

- + Indoor and outdoor pools
- + Tennis, squash and basketball courts
- + State-of-the-art gym and aerobics studio
- + Children's gym, crèche and tennis courts

The Galleria shopping centre alongside the park has more than 80 retailers and places to eat and drink, including a Marks & Spencer Outlet, Café, Gap, Jaeger, Austin Reed, GANT, French Connection, Nando's, Caffè Nero, Costa Coffee and many more.





the right connections+

Whether national or international, modern businesses demand the best connections – which is why Hatfield Business Park is in the perfect location, whether coming by car, train, or plane. Situated just off the A1(M), the park boasts excellent road, rail and air links, with Hatfield station only 26 minutes away from London's King's Cross and St Pancras International.



Situated 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.

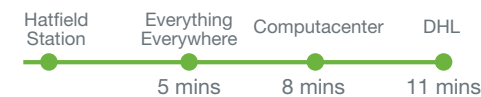
To Luton Airport	33 mins
To Heathrow Airport	50 mins
To London City Airport	47 mins
To Gatwick Airport	1 hr 17 mins
To Stansted Airport	51 mins
To Cambridge	53 mins
To Milton Keynes	53 mins
To Central London	57 mins
To Northampton	1 hr 3 mins
To Birmingham	1 hr 56 mins

Ref. AA Route Planner



28 bus routes serving the park ensure it is one of the best connected business parks in the UK. The Uno shuttle bus is a dedicated service tailored to the public transport needs of the University of Hertfordshire and Hatfield Business Park. The main Uno business route runs between the park and Hatfield mainline station every ten minutes with journey times of just five minutes ensuring you are never more than 15 minutes away at peak times.

Uno bus route durations



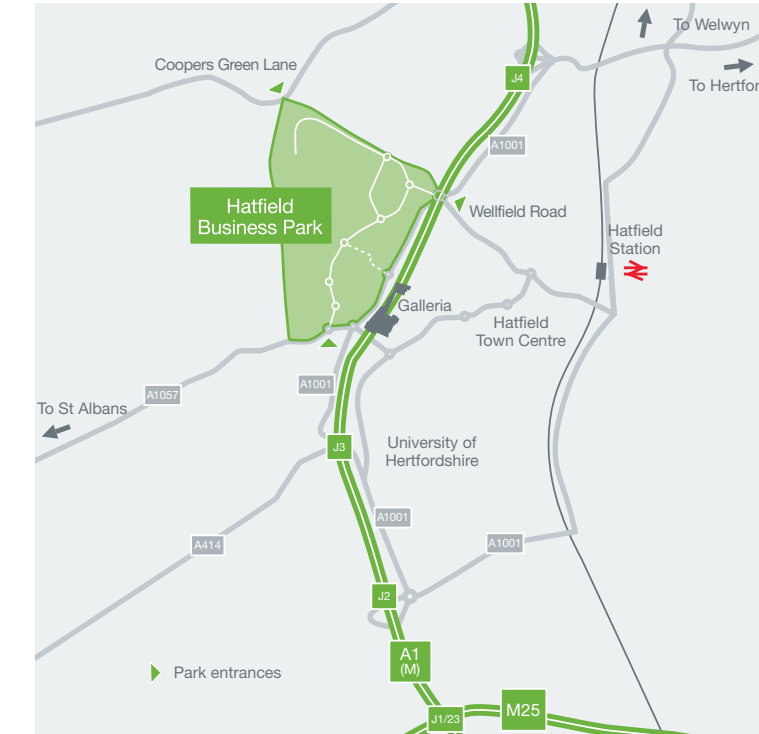
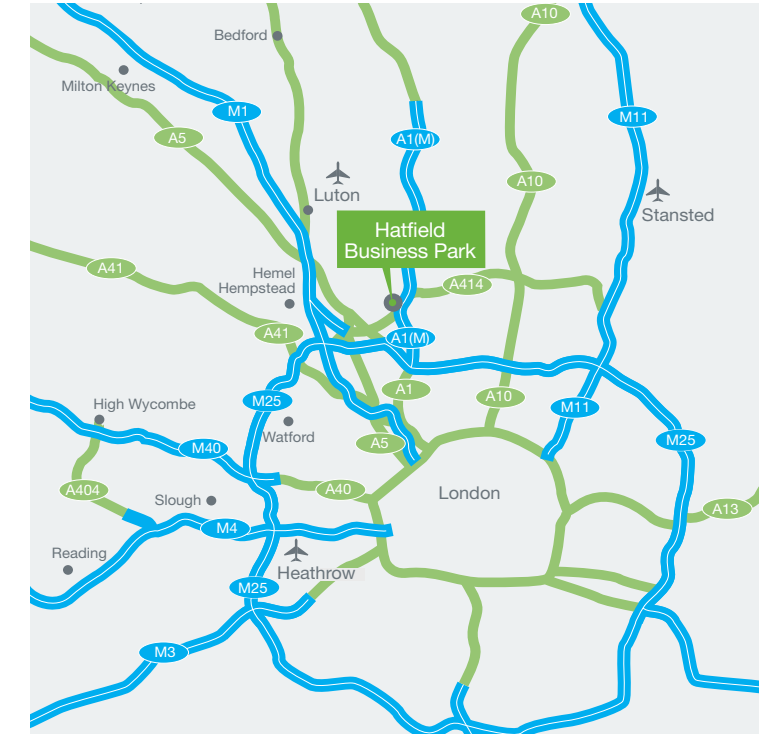
Arriva bus route durations



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



Hatfield train station is only a 20 minute walk away, and The Galleria, one of the region's most successful out-of-town retail and leisure destinations, is only five minutes from the park.

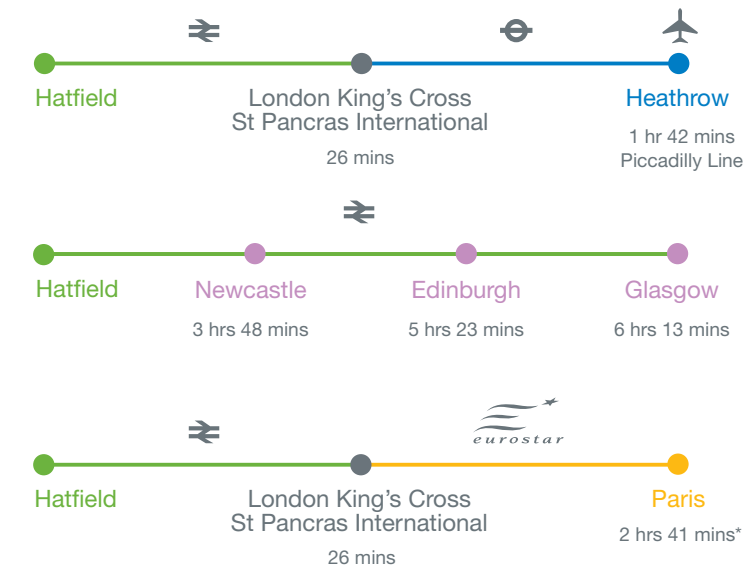


With a direct link to London St Pancras International, Hatfield mainline station offers great connections to London, the UK and mainland Europe. London is only 26 minutes away, and from there it's only 2 hours 15 minutes on the Eurostar to Paris.

Hatfield > St Pancras Intl	26 mins
St Pancras > Paris	2 hrs 15 mins
Hatfield > Heathrow	1 hr 42 mins
Hatfield > Newcastle	3 hrs 48 mins
Hatfield > Edinburgh	5 hrs 23 mins
Hatfield > Glasgow	6 hrs 13 mins

Ref. www.trainline.co.uk

Rail travel from Hatfield Station



* Does not include transfer times



case studies+

Hatfield Business Park occupiers



Eisai, the leading global biopharmaceutical company, was established in 1944 and now employs over 7,000 staff worldwide. Eisai wanted to incorporate all of their functions in a range of bespoke buildings within a campus-style setting. In addition to an outstanding working environment, they also wanted an easily accessible location close to major airports.

Goodman managed the development, providing them with a campus 22,992 sq m in total, set in three buildings, linked together with a central shared facilities building, all situated in a uniquely designed landscaped environment. This impressive, custom-built facility was completed on time and on budget and will further enhance the UK's reputation as an international location for scientific innovation.

“Much more than just a space in which to work, it facilitates our entire operation, from concept to creation to distribution.”

Haruo Naito, President



Affinity Water is the largest water-only supplier in the UK, providing over 900 million litres of water every day to over three million customers.

They wanted a building which promoted collaborative working and energised their staff; a statement building that would reflect their approach to the environment, whilst being flexible enough to accommodate all their operational needs.

Goodman succeeded in delivering a new 86,500 sq ft building with the practicality of a modern office, but with a much reduced impact on the environment. The design reflects Affinity Water's high standards in both design and environmental performance throughout, and features a full height statement Winter Garden with water conservation measures, including rain water harvesting and permeable hard surfacing together with state-of-the-art air handling systems.

“Hatfield Business Park is an ideal location for our business and our purpose-built headquarters provides a great environment for our staff.”

**Richard Bienfait,
Chief Executive Officer, Affinity Water**





No one delivers
bespoke business
space like Goodman

a great place to work+



With an unrivalled reputation for working with some of the UK's biggest companies and corporations, we understand the needs of the modern business occupier better than anyone else.

That's why the office space we create for you will be designed around your precise requirements; bespoke, tailor-made, Grade A accommodation, flexible enough to meet the business demands of today whilst being able to adapt to meet the challenges of the future.

But more than that, each work space we design and build is centred around the people working there, providing a fresh, modern business environment that is as pleasurable as it is professional.



always at your service+

At Goodman, we always put your needs first. That's why, when you move to Hatfield Business Park, you can be assured of outstanding service at all times thanks to a dedicated on-site park manager.

expertise+

We will take your initial aspirations through to a bespoke solution, including space planning and fit out design. Our business, now and in the future, is to ensure that your business is best served to thrive and succeed.

partnership+

Our integrated 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.

experience+

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.

support+

We're here to help you make the most of your property. We can assist with your move, create and maintain your workplace, 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.