



SALISBURY
SQUARE

OLD HATFIELD | HERTFORDSHIRE

THE PERFECT LOCATION

Where Heritage Meets Modernity

SPACE TO START, GROW & EXPAND

Welcome to Salisbury Square – the new heart of Old Hatfield and a vibrant community with space to live, work, relax and meet.

This exciting transformation is home to adaptable commercial, retail and hospitality spaces alongside elegant apartments – all available to let and occupy from Spring 2026 – and just a few minutes walk from the stunning historic Hatfield Park Estate.





DISCOVER OLD
Hatfield's
NEW **Heart**

Old Hatfield is a thriving hub of innovative start-ups, established professional services, sustainable independent businesses, wellbeing, beauty and fitness spaces.

Home to a growing, dynamic community, Salisbury Square features stunning new homes, flexible retail spaces and modern commercial offices – all connected to fast, efficient transport links and close to extensive parkland, gardens and wildlife.

Salisbury Square and Old Hatfield are an eclectic blend of creativity, energy and inspiration. Whether opening a new business or simply relocating to a vibrant, unique location – make Old Hatfield your new go-to destination.



**2.3 MILLION PASSENGERS
USED HATFIELD STATION
IN 2024**

^A **Desirable
Location**
THAT'S INCREDIBLY CONNECTED

Just a two minute walk from the train station, Salisbury Square is perfectly positioned for businesses of all types. Situated at the edge of London, Hatfield sits at the gateway to major scientific and economic hubs, with excellent rail connections and transportation.

Hatfield is within easy reach of London, Oxford and Cambridge and sits at the centre of the 'Golden Triangle' – a network of bioscience research clusters that account for 63% of all investment in UK bioscience over the past five years.

	HATFIELD STATION Regular trains to and from Central London	2 MINS Walk
	KINGS CROSS STATION Fast services to Kings Cross & St Pancras stations with access to London and beyond	26 MINS Train
	A1 MOTORWAY Access to Junction 4 of the A1, with a 10-15 minute drive southbound to Junction 23 of the M25	5 MINS Drive
	CAMBRIDGE STATION Straight into the centre of this University City	60 MINS Train
	LUTON AIRPORT Access to over 130 destinations in 30 countries	26 MINS Drive
	STEVENAGE STATION Connecting you to the Northern rail network	16 MINS Train



GREAT
Space
GREAT Place

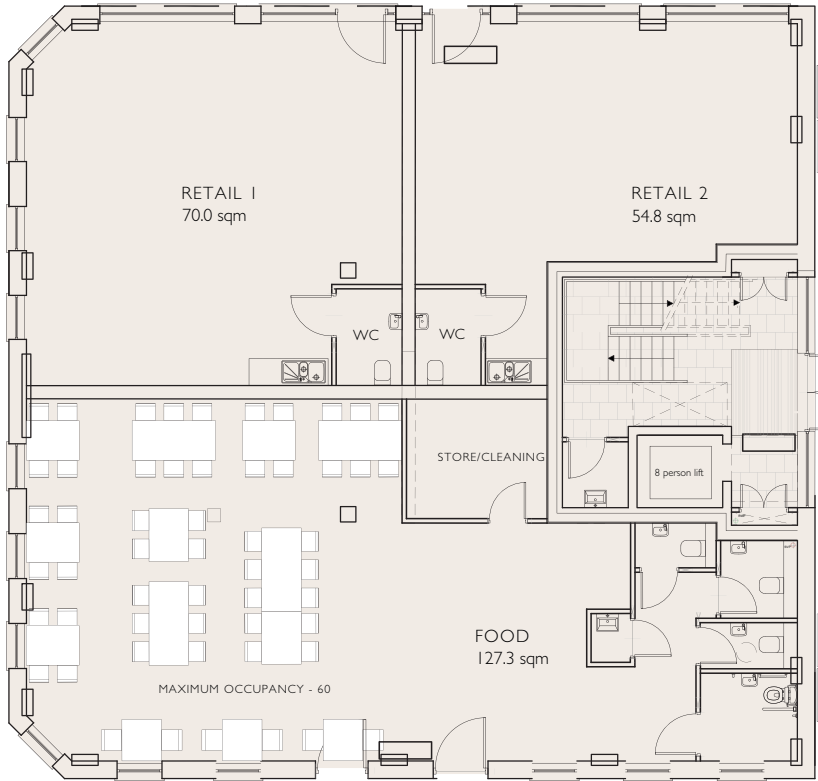
The redevelopment of Salisbury Square is scheduled to be completed in Spring 2026.

Delivering the highest build standards, Salisbury Square will offer a mixture of modern and contemporary interior spaces, including six purpose-built commercial offices. Each space is large and open plan, encouraging collaborative working.

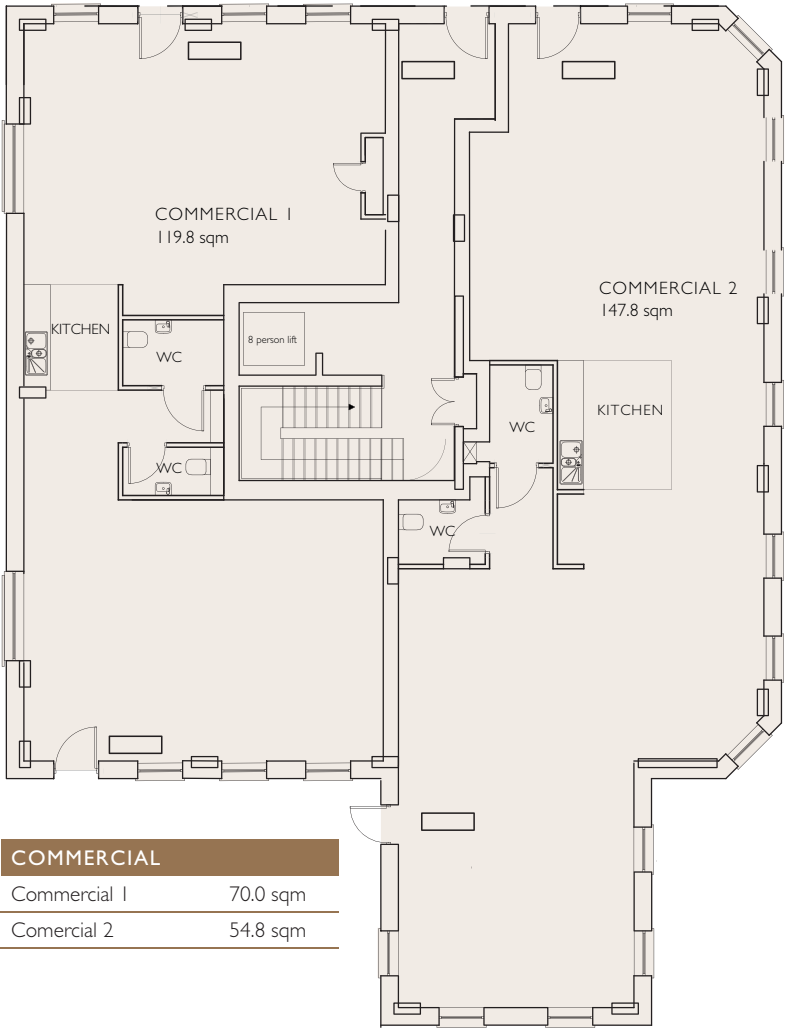
Range of office space from 59.36 sqm to 738.57 sqm.

Retail/restaurant space up to 263.56 sqm.

Ground Floor

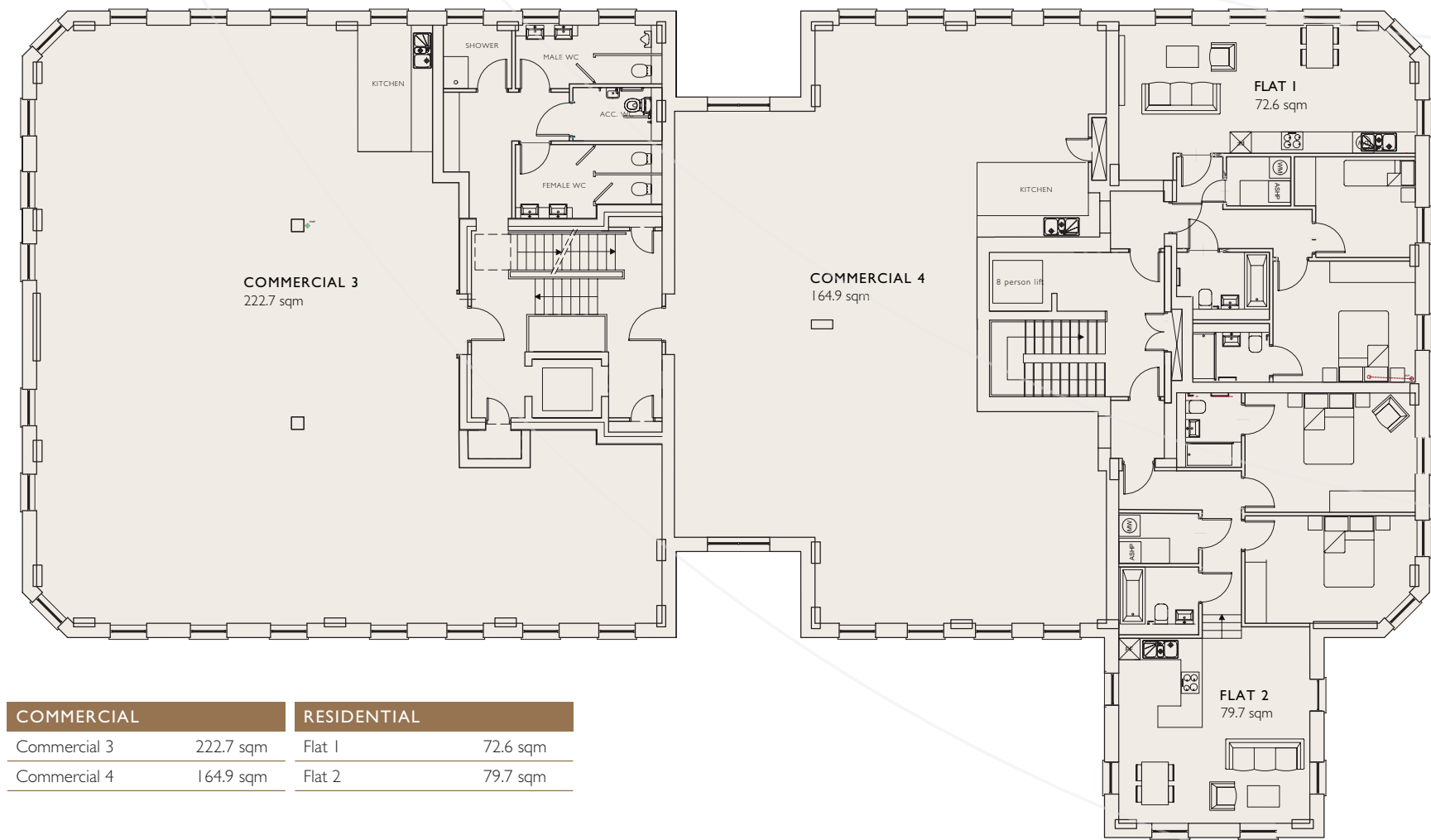


RETAIL	
Retail 1	70.0 sqm
Retail 2	54.8 sqm
Food	127.3 sqm

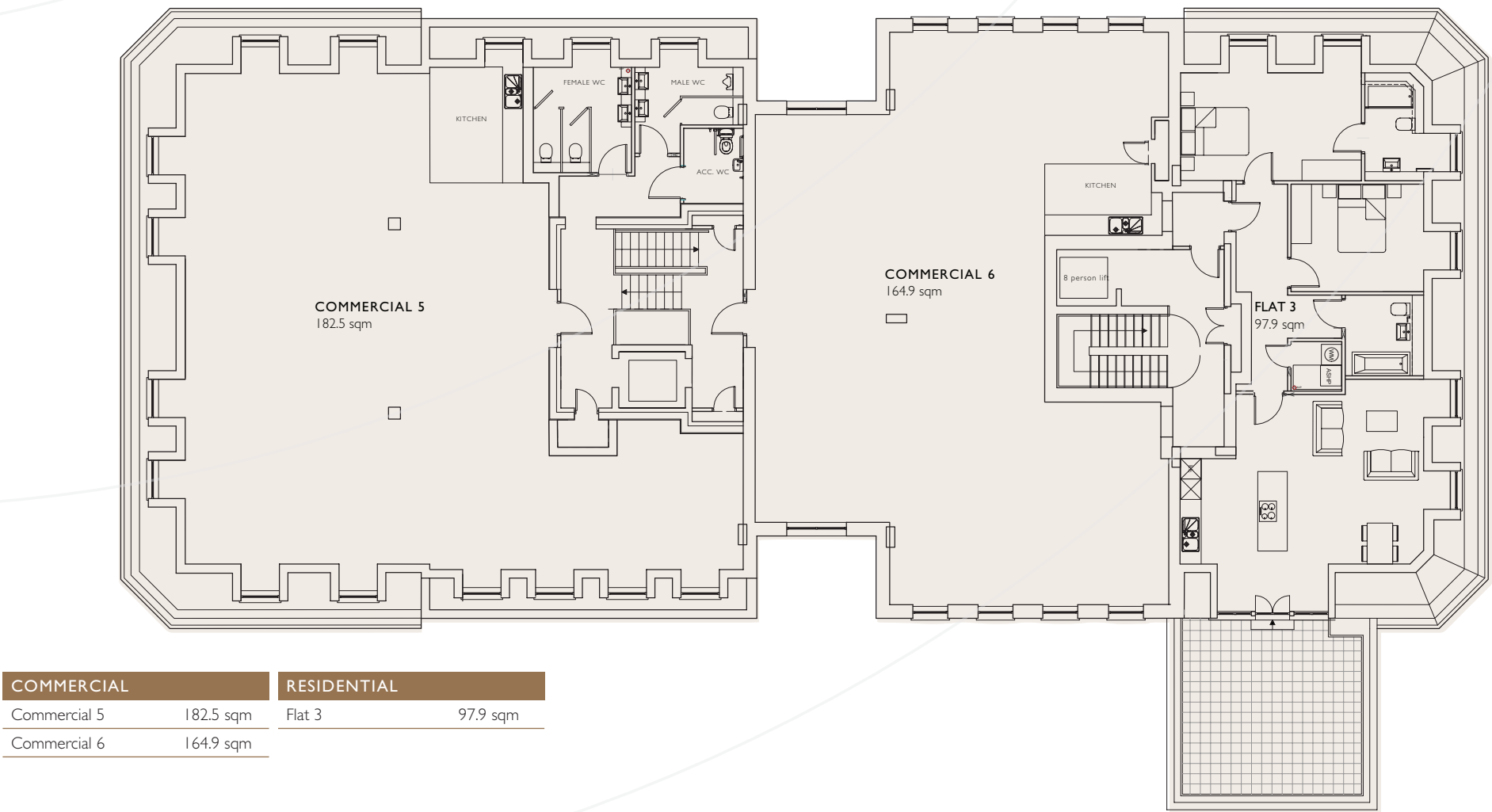


COMMERCIAL	
Commercial 1	70.0 sqm
Commercial 2	54.8 sqm

First Floor



Second Floor



Modern AND Contemporary

We understand how important the working environment is. That's why all our office spaces feature fantastic natural lighting, tiled and carpeted floors, LED lighting throughout and an intercom door entry. Additionally, many of our properties offer rooftop views and are fibre ready with accessible passenger lifts.

Salisbury Square's green credentials will reflect Gascoyne Estates' commitment to reducing our environmental impact, offered with a high EPC rating of A and consideration of the environment, using the latest building techniques, such as the use of air source heat pumps. Salisbury Square offers modern office spaces, designed with team member well-being in mind.



Integrated Amenities

Each of our commercial spaces at Salisbury Square comes fully equipped with contemporary integrated appliances and amenities, including:

- CARPETS AND LED LIGHTING
- HIGH SPECIFICATION WC AND SHOWER FACILITIES
- CONTEMPORARY KITCHEN FACILITIES
- OPEN PLAN LAYOUTS
- LIFT ACCESS
- STONE WINDOW SILLS AND FEATURES
- CYCLE SPACES
- FRIENDS OF HATFIELD PARK MEMBERSHIP

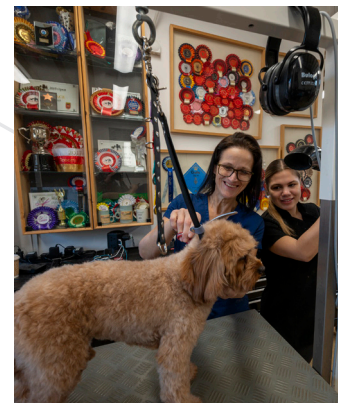
A Dynamic Independent COMMUNITY

Old Hatfield has a wealth of eclectic, one-of-a-kind businesses that you simply won't find on the typical high street.

From beauty salons and coffee houses to bespoke jewellery stores, a bridal boutique, Italian deli and a chocolatier, there is a treasure trove of unique experiences waiting to be discovered.

Salisbury Square is the lively centre of the community, with regular events, pop-ups, markets and activities planned on completion in 2026.

Whether you're a local, setting up a business or simply passing through, every visit promises something new and delightful.



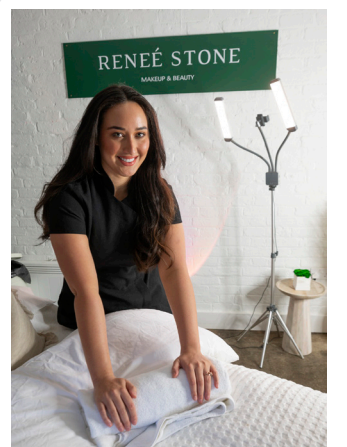
“ Our previous landlord used so much red tape it was very difficult to even run our business, let alone grow it. Working with the property team at Hatfield Park is a breath of fresh air, they are always flexible, accommodating and have supported the growth of my business – we have an exciting future here. ”

COMMERCIAL TENANT



“ Being based in Old Hatfield is a real asset. It's a peaceful and well-connected location, just a short train ride from London, which makes it ideal for both focused work and easy client access. Its unique mix of historic charm and modern amenities in the area creates an environment that's both professional and welcoming. ”

COMMERCIAL TENANT



A Sustainable Development

Our purpose at Gascoyne Estates is to grow lasting commercial and social value for the communities we serve and a big part of that social value is our contribution to a sustainable future. We want every aspect of our business to reflect our commitment to the environment.

CREATING A PLANET FOR FUTURE GENERATIONS TO ENJOY

We set the pace in environmental practices and sustainability by boosting biodiversity and cutting waste and carbon emissions. Alongside our commitment to improving our carbon footprint we're helping our tenants and suppliers to reach net zero too by implementing green leases.




EXPECT ONLY THE Highest Standards

The residential development will feature three apartments above the retail and commercial buildings. In addition, a new terrace of five stylish homes will mirror the existing townhouses on Arm and Sword Lane.

Gascoyne Estates offer a range of characterful homes within Old Hatfield and the surrounding area for those seeking a lifestyle that blends tranquility with adventure. All properties are maintained to modern standards while retaining delightful original features and heritage-inspired architecture.

MAJOR EMPLOYERS IN HATFIELD INCLUDE











A Centre FOR Commerce

Hatfield has become a major centre for employment within Hertfordshire, spread across a variety of sectors, but with an emphasis on higher-skilled jobs and innovation activities.



JOB DENSITY

Hatfield provides employment for over 100,000 people. Job density is calculated as the ratio of jobs to resident population aged 16-64.

Source of data: Office for National Statistics.

1.29 Welwyn Hatfield Local Authority District

0.85 Great Britain as a whole

0.84 East of England

EMPLOYEE POPULATION

The employee population includes strong representation among the following sectors:

Source of data: Office for National Statistics.

14.8% Human Health

9.9% Education

8.6% Professional, Scientific and Technical activities

6.2% Information and Communication

HATFIELD BUSINESS PARK

Hatfield's largest employment site is Hatfield Business Park, which sits on 400 acres of the former Hatfield Aerodrome.

Major HQ occupiers on the park include Computacentre, Eisai, Affinity Water, Ocado and Yodel.

3.5m Sq ft business space

13,000 Jobs

2,000 Homes - including student residences

THE Wider Innovation Ecosystem

Hertfordshire is already an established location for science and innovation, with a wide range of companies having a presence in the area.



LIFE SCIENCES

Some 250 life sciences businesses are located in Hertfordshire, and 70% of the UK's employees in the life sciences sector are located within a 2-hour radius of Hatfield.

BIOPHARMA

1. Eisai EMEA Knowledge Centre, Hatfield
2. Roche Pharma R&D Hub, Welwyn
3. National Institute for Biological Standards & Control, Potters Bar
4. Ascend Gene and Cell Therapies (GMP), Potters Bar
5. Cell and Gene Therapy Catapult, Stevenage
6. Stevenage Bioscience Catalyst, Stevenage
7. GSK R&D, Stevenage
8. GSK respiratory manufacturing plant Ware Medigen, Hoddesdon
9. Pharmaron, Hoddesdon
10. IQVIA Biotech, Stevenage
11. Thermo Fisher Scientific, Stevenage
12. Autolus, Stevenage

CLEAN TECH

Hertfordshire's low carbon environmental industries account for 12.4% of the UK's GDP, with 2,000 businesses employing 40,000 people.

The top twelve Clean Tech sub-sectors in Hertfordshire in terms of revenues are: Alternative Fuels, Wind, Building Technologies, Alternative Fuel Vehicles, Geothermal, Photovoltaic, Energy from Waste, Biomass, Recovery & Recycling, Water & Waste Water, Waste Management and Carbon Finance.

CLEAN TECH

1. BRE Group, Watford
2. Symphony Environmental, Borehamwood
3. Drakes Renewables, Harpenden
4. Cactus Energy, Berkhamsted
5. Herts Renewable Energy Solutions, Hatfield
6. VPI Power, Hoddesdon

TECH

1. Computacenter, Hatfield
2. SynApps Solutions, Hatfield
3. EE, Hatfield
4. Denso, Hatfield
5. Mitsubishi Electric, Hatfield
6. BAE Systems, Hatfield
7. Imagination Technologies, Kings Langley
8. Nordic Semiconductor, Hatfield Park
9. DigiHaul, Hatfield Park

UNIVERSITIES AND RESEARCH

1. University of Hertfordshire, Hatfield
2. Royal Veterinary College, Brookmans Park
3. UCL Clare Hall, Potters Bar

AGRITECH

1. Rothamsted Research, Harpenden
2. Rothamsted Agritech Business Centre, Harpenden
3. PheroSyn, Harpenden
4. Gowan Crop Protection, Harpenden
5. Agricultural & Environmental Research Unit, Hatfield

Local Amenities AND Lifestyle

Hatfield is often hailed for its liveability. It offers the combination of heritage and green spaces, education and employment opportunities, leisure and retail – all within a town that retains a sense of human scale.

HERITAGE

The splendour of Hatfield House, the historic seat of the Cecil family, is matched by its 42 acres of gardens.

The Chapman Gallery showcases the University of Hertfordshire's Art Collection. The University also offers the public a Sculpture Walk, charting the evolution of British sculpture since the 1950s.

Mill Green Museum is centred around a beautifully preserved 17th-century mill that still grinds flour today.

GREEN SPACES

The extensive grounds of Hatfield Park include formal gardens, historic parkland and the Queen Elizabeth Oak Field – venue of the Battle Proms Picnic Concerts.

Ellenbrook Nature Park offers 400 acres of country rambles on what was once the de Havilland airfield.

Stream Woods provide picturesque walks through woodland that follows the line of the railway north of the Hatfield Innovation Campus.



ENTERTAINMENT

The Galleria shopping mall, offers over 60 retail outlets, including luxury as well as high-street brands at discounted prices.

The Galleria also includes numerous restaurants, a multiplex cinema (including Europe's first digiplex) and children's play area Get Wild!

The Weston Auditorium and The Forum Hertfordshire offer live performance arts, ranging from symphony concerts to theatre to club nights and gigs.

SPORTS

Set in a striking Grade II listed aircraft hangar, David Lloyd Hatfield provides a health and fitness club for all the family.

Salisbury Square is home to New Horizon CrossFit, while Hatfield Park hosts a Real Tennis Club and The Oak House, offering Pilates, yoga and meditation classes. A number of golf and country clubs are also located within a short drive.

How to engage further

Website: hatfield-house.co.uk/old-hatfield/

Contact:

Philip Brimley, Head of Property
Email: p.brimley@gascoyne.org
Tel: 01707 287000

How to get there

Address: Salisbury Square, Old Hatfield, Hertfordshire, AL9 5AD
What3Words: shed.tend.rich

Terms and Conditions

Lease and service charge terms to be agreed, subject to contract and allowing for the refurbishment to be completed.

Rates to be assessed.

EPC - commercial spaces A rated.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices, rents or quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide the information necessary to complete these checks before the deal is completed.

Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee





SALISBURY
SQUARE



HATFIELD PARK

HATFIELD-HOUSE.CO.UK/OLD-HATFIELD/