



STEVENAGE
northern gateway

FOR SALE / TO LET

Prime Employment Development Opportunity





Stevenage Northern Gateway
Land to the West of Junction 8 A1 (M)
Chantry Lane
Stevenage
Hertfordshire
SG1 2JE

 what3words [host.rapid.hype](https://www.what3words.com/host.rapid.hype)

STEVENAGE NORTHERN GATEWAY A1(M) J8 / SG1 2JE

Prime Employment Development Opportunity

- ▶ Total of 83,388 sq.ft of floorspace
- ▶ Design and Build Opportunities
- ▶ Strategic A1(M) (J8) Location
- ▶ Positive Pre-App Response supporting flexible B2/B8 Use.
- ▶ To suit a range of uses including industrial, logistics & pharmaceuticals (subject to planning permission).





STEVENAGE

Stevenage is the major residential and commercial centre in North Hertfordshire and is currently undergoing significant levels of re-development at a level not seen since its inception in the 1950's.



CGI Image Southern Section of the Site

There is a 20 year, £1bn programme of regeneration and development planned for Stevenage including town centre regeneration. Many projects are being undertaken as joint ventures between Stevenage borough council and private developers such as Mace and Reef.

There are also a number of other development schemes being brought forward by private owners and developers to benefit from the changing face of Stevenage and benefit from the gentrification that is being undertaken.

The commercial landscape is also going through many changes. there are many high tech manufacturing and science led occupiers in the town. This has recently been reinforced by the life science boom which Stevenage is now benefiting from. Due to its proximity between London and Cambridge many firms are now relocating to take advantage of the growing tech and science community. Most significant of which is the planned 900 million life science campus at the GSK site on Gunnels Wood Road which is planned to provide 1.6 million sqft of lab and office space.

STRATEGICALLY LOCATED

The site is located close to Junction 8 A1(M) on the outskirts of Stevenage. The A1(M) provides dual carriageway connection to the M25 (Junction 23) and London, together with the A10 and approximately 14 miles east of M1. The site is 35 miles north of Central London.



By Road

A1(M) immediate access
M25 (J23) 20 miles – 25-minute drive
M1 (J10) 14 miles – 20-minute drive



By Rail

Stevenage Railway Station 3.3 miles-
7-minute drive
Central London – regular services towards
London St Pancras International and
London Kings Cross. 20-minute journey
time



By Air

London Luton Airport 12 miles- 20-minute
drive
Stansted Airport 31 miles- 50-minute drive
London Heathrow 42 miles- 50- minute
drive.



THE SITE OPPORTUNITY

Stevenage Northern Gateway is a rare opportunity to acquire an interest in 7.56 hectares (18.70 acres) of allocated employment land to the west of A1(M).

The northern and southern parcel are bisected by the A602 and are proposed to be accessed via a new and improved entrance.

The site's location enables convenient access to London, Stevenage, Cambridge and the surrounding counties as well as the national motorway network.

The strategic location and range of potential uses makes Stevenage Northern Gateway a prime development opportunity which will prove attractive to developers and occupiers.



The site is marketed for sale/lease and or offers a design and build opportunity to suit specific end user requirements in units ranging from 2,400 sq.ft - 83,388 sqft

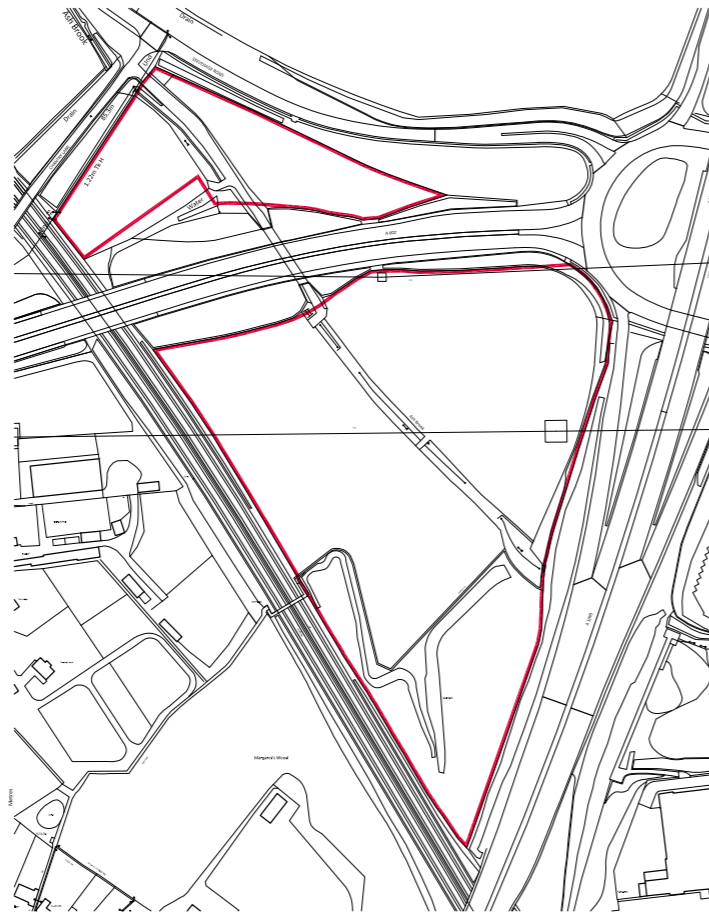
The site is split across two linked parcels of land and the shape and size of the units will reflect their intended use.

Locally there are also several key existing developments such as Gunnels Wood Road, Pin Green Industrial Estate, G-Park and Roebuck Trade Park.

With the growth of the life science cluster in Stevenage Junction 8 could provide a location for allied businesses wanting to locate to the town and looking to benefit from the proximity and growth of this industry in the town.

The site could work as a mid tech, R&D, production warehouse or an owner-occupied site and does have the potential to be a secure self-contained facility if required.

PLANNING



The site is allocated for employment uses within Stevenage Borough Local Plan (EC1/7).

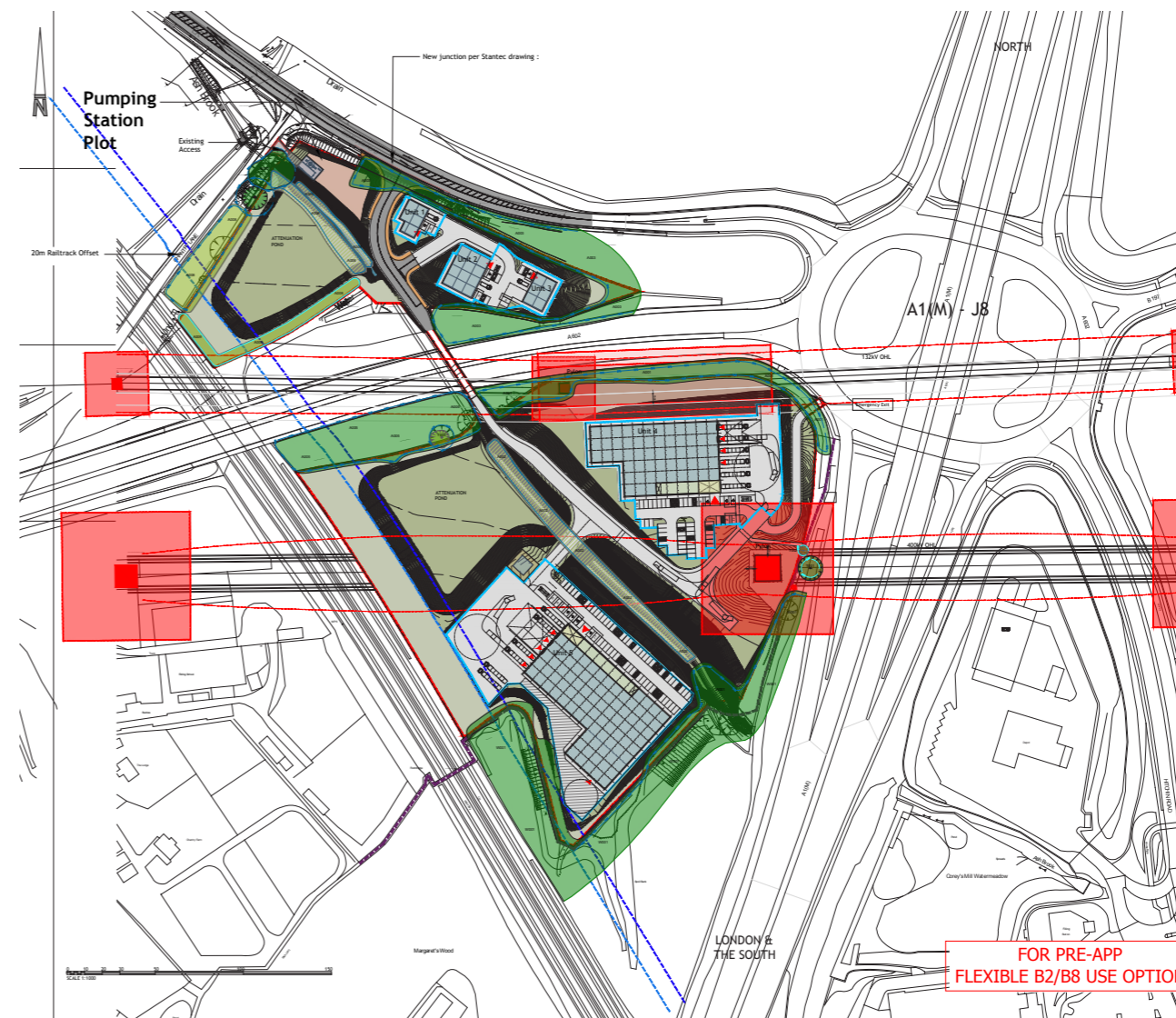
The site has received a positive pre-app response indicating that a flexible B2/B8 use will be acceptable on both the northern and southern parcels. Technical work has been undertaken looking at the sites topography, utilities, flood risk and proximity to the railway and access and this information has been used to inform the design. A report by Stantec summarising the technical information is included in the additional information pack.

MASTERPLAN

A masterplan illustrating the proposed site layout has been prepared and this responds to the development requirements and the constraints of the site.

Whilst the northern parcel of the site falls largely outside of the allocation, it is identified as access land for the southern parcel and has been removed from the green belt.

The proposed masterplan shows how both parcels can accommodate a range of different sized units alongside the main access route to suit differing user's needs. The units can be either combined or occupied separately and the site can offer a flexible and future-proofed design with the opportunity of high-grade specifications.



- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding.
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- KEY**
- Boundary line
 - Indicative development plot
 - Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
 - Existing TreeHedge BS 5837:2012 Category B
 - Existing TreeHedge BS 5837:2012 Category C

REV	DESCRIPTION	DATE	CHK	DATE
PRELIMINARY	INFORMATION		TENDER	
CONSTRUCTION	AS BUILT			

SCALE: 1:1000 @ A1 DATE: JAN 2023
 DRAWN: SA CHK: SA
 DRAWING NO: 19128-P016 REV: A

TITLE: STEVENAGE NORTHERN GATEWAY JB, A1 STEVENAGE

DETAILS: PROPOSED MASTERPLAN FLOOD MITIGATION - OPT 1(H) - B2/B8

Woods Hardwick
 Architecture | Engineering | Planning | Surveying

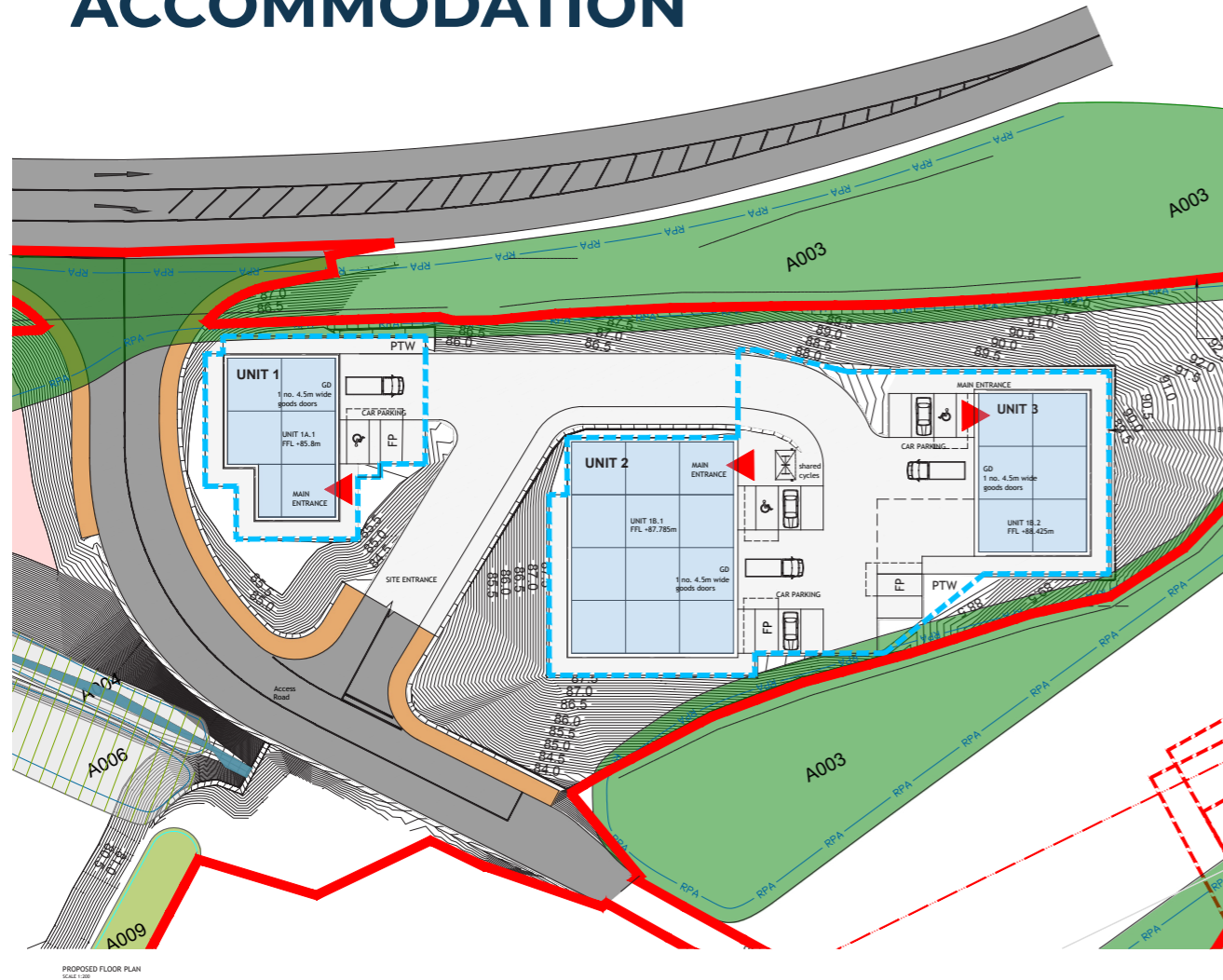
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING

**FOR PRE-APP
 FLEXIBLE B2/B8 USE OPTION**

SCHEDULE OF ACCOMMODATION



UNIT 1

	GIA (m2)	GIA (sq.ft)
GF	195	2100
Total	195	2100

- ▶ 3 x Car Parking Spaces (2 x accessible & 1 x EV Charging)
- ▶ 2 x Cycle Space
- ▶ Internal Height = 6m
- ▶ Level Access

UNIT 2

	GIA (m2)	GIA (sq.ft)
GF	432	4650
Total	432	4650

- ▶ 7 x Car Parking Spaces (2 x accessible & 2 x EV Charging)
- ▶ 2 x Cycle Space
- ▶ Internal Height = 6m
- ▶ Level Access
- ▶ Service Delivery Van Access

UNIT 3

	GIA (m2)	GIA (sq.ft)
GF	216	2325
Total	216	2325

- ▶ 4 x Car Parking Spaces (2 x accessible & 1 x EV Charging)
- ▶ 2 x Cycle Spaces
- ▶ Internal Height = 6m
- ▶ Level Access
- ▶ Service Delivery Van Access

UNIT 4

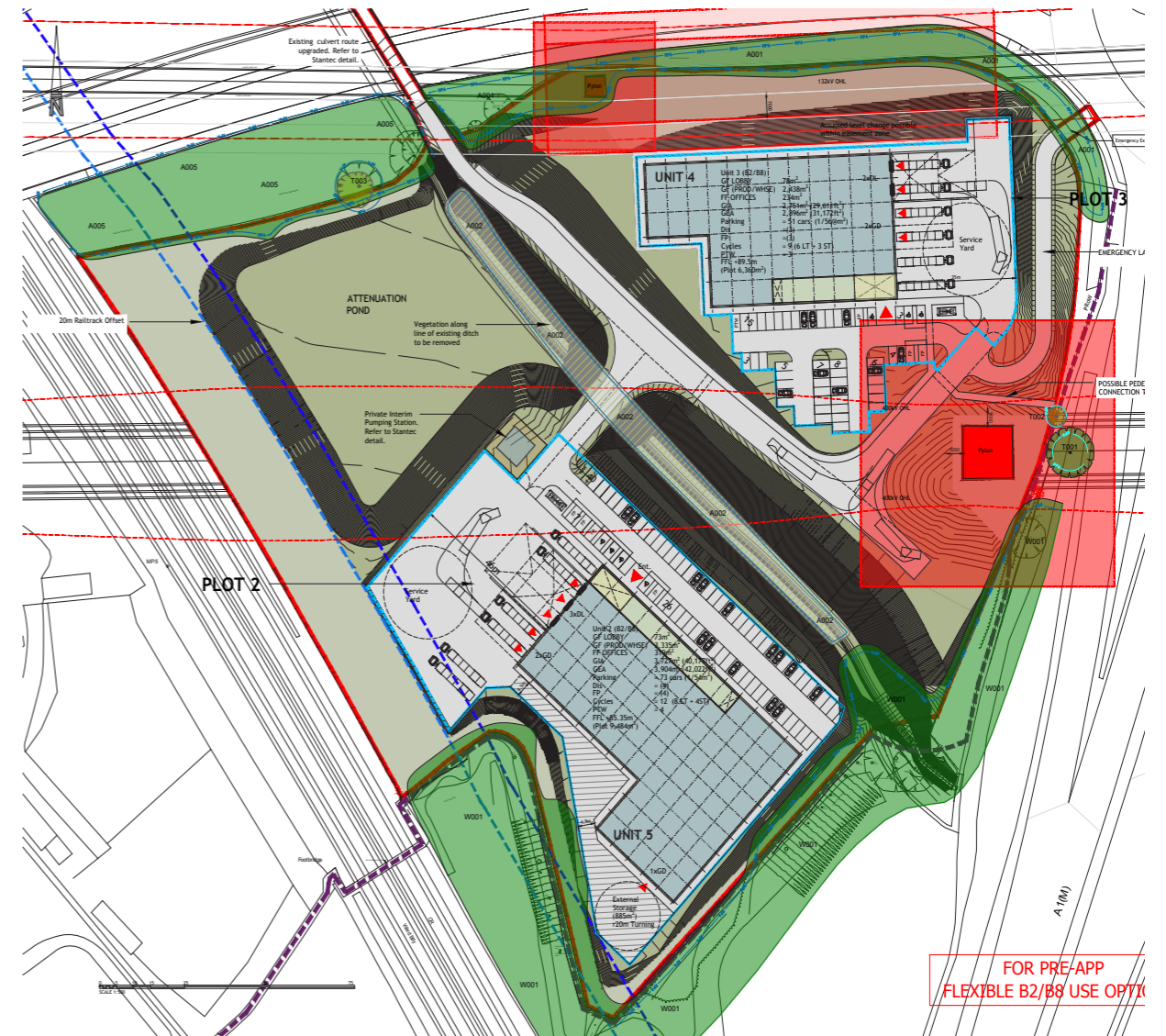
	GIA (m2)	GIA (sq.ft)
GF (Warehouse)	2516	27,080
1F	234	2519
Total	2750	29611

UNIT 5

	GIA (m2)	GIA (sq.ft)
GF (Warehouse)	3408	36681
1F	319	3433
Total	3727	40177

- ▶ 51 x Car Parking Spaces (6 x accessible & 11 x EV Charging) 6 x HGV
- ▶ 9 x Cycle Spaces
- ▶ Internal Height = 12m
- ▶ Level Access
- ▶ Service Delivery HGV Access
- ▶ Dock Levellers
- ▶ Service Yard

- ▶ 73 x Car Parking Spaces (8 x accessible & 15 x EV Charging) 8 x HGV
- ▶ 12 x Cycle Spaces
- ▶ Yard Area = 885m²
- ▶ Internal Height = 12m
- ▶ Level Access Service Delivery HGV Access
- ▶ Dock Levellers
- ▶ Service Yard



For further details please refer to the Design and Access Statement and further information contained in the additional information pack

TERMS

The site is available for sale/lease and or offers a design and build opportunity to suit specific end user requirements. The site is available as a whole or in separate lots.

All offers are invited.

The Vendor is not obliged to accept the highest or any bid received. The bid deadline will be confirmed by the agents during the marketing process.

Any guide price/rent quoted or discussed is exclusive of VAT. In the event that a sale or lease of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

ADDITIONAL INFORMATION PACK

A Dataroom has been prepared to provide interested parties with technical information on the site. For the login details please contact the agents.

For further information and viewing arrangements please contact the joint sole agents.

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IMPORTANT NOTICE These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All measurements are approximate. Please note that interested parties will be asked to provide identification documentation at a later stage of the process to adhere with anti-money laundering regulations and cooperation in supplying this information would be appreciated. Particulars prepared October 2023.

