GLP

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G-Park Stevenage

Excellent connectivity to London, the midlands and the south via the A1(M) and M25.

UNIT 1	UNIT 2 PRE-LET	UNIT 3
73,733 SQ FT	106,542 SQ FT PRE-LET	25,930 SQ FT

SG1 4BB

Up to 15m Eaves in Height

High Specification

AVAILABLE Q3 2023

206,280 SQ FT OF SPECULATIVE LOGISTICS/INDUSTRIAL DEVELOPMENT

We're now using
/// what3words
wonderfully.ends.inform
STEVENAGE, UK

G-Park Stevenage

A prime location for logistics.

An extremely well connected 15.74 acre site located just 0.5 miles to the east of Junction 8 of the A1 (M).

Built to the highest specification, G-Park Stevenage will comprise Grade A logistics accommodation totalling 206,280 sq ft across three individual units.

G-Park Stevenage is the ideal location for reaching the Midlands and Southern markets in the UK, with the Port of Tilbury and London Gateway accessible in less than 90 minutes, providing easy access into Europe. The site offers excellent transport links being only 0.5 miles from Junction 8 of the A1(M) and 25 minutes away from the A1(M)/M25 intersection, providing access to Greater London, and a population of circa 12 million.

Stevenage is situated approximately 30 miles north of London, 9 miles north of Welwyn Garden City and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross in approximately 35 mins.

Stevenage is home to a series of international organisations and occupiers including MBDA, Sodexco, LifeArc, Airbus, Costco and GSK. The site is close to various local amenities and a short drive from Stevenage Town Centre.

15m
internal height

BREEAM
Excellent
Rating

Just
0.5 miles
From J8 A1M

Grade A
Specification

G-Park Stevenage

Strong Labour Pool

G-Park Stevenage currently has access to approximately 2,335,000 households within a 30 mile radius. The Stevenage Borough Local Plan (2011-2031) are seeking to provide a further 7,600 new homes increasing future labour supply to the area.

Stevenage has a working population of approximately 56,100 of which 1,250 employees are recorded as working within the transportation and storage sector. In addition, 93.5% of G-Park Stevenage's local labour pool is qualified to NVQ Level 1 compared to the national average of 85%.

The site is within close proximity to various local amenities including the adjacent Stevenage Garden Centre and Sainsburys Supermarket. Stevenage town centre is approximately a 5 minute drive from the site.

2,334,709
HOUSEHOLDS WITHIN A 30 MILE RADIUS*

93.5%
NVQ1 QUALIFIED (COMPARED TO 85% IN GREAT BRITAIN)**

LOWER
COST OF EMPLOYING STAFF

56,100
WORKING POPULATION

63.8%
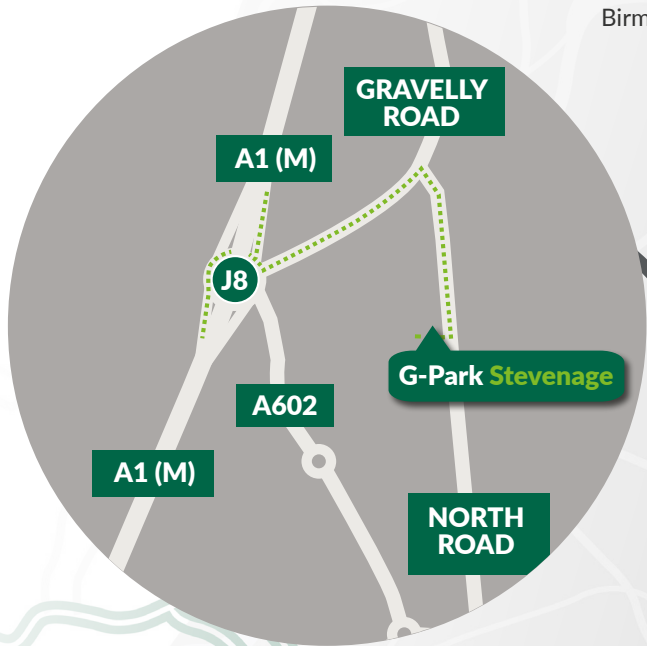WORKING AGE POPULATION IN STEVENAGE (COMPARED TO 60% IN THE EAST)

Stevenage is launching a major, 20-year, £1bn regeneration project designed to transform the area for local and future residents. The aim of this project is to provide a better and healthier environment to live in, work in and enjoy.

STEVENAGE BETTER a place for everyone

G-Park **Stevenage**

GRAVELLY ROAD

A1 (M)

J8

A602

A1 (M)

G-Park Stevenage

NORTH ROAD

M54

M1

LEICESTER

BIRMINGHAM

M42

Birmingham Airport

East Midlands Airport

A14

A45

NORTHAMPTON

A1 (M)

M11

A43

M1

G-Park Stevenage

A1 (M)

A5

London Luton Airport

London Stanstead Airport

A1 (M)

Port of Felixstowe

Harwich Docks

A14

M5

M4

OXFORD

READING

London Heathrow Airport

LONDON

A12

A3

A23

M25

London Southend Airport

London Gateway

HGV drive times

- 30 Minutes
- 1 Hour
- 2 Hours

Drive to work time

- 30 min labour pool

SG1 4BB

M3

Gatwick Airport

M20

A21

DOVER

Port of Dover

SOUTHAMPTON

G-Park Stevenage
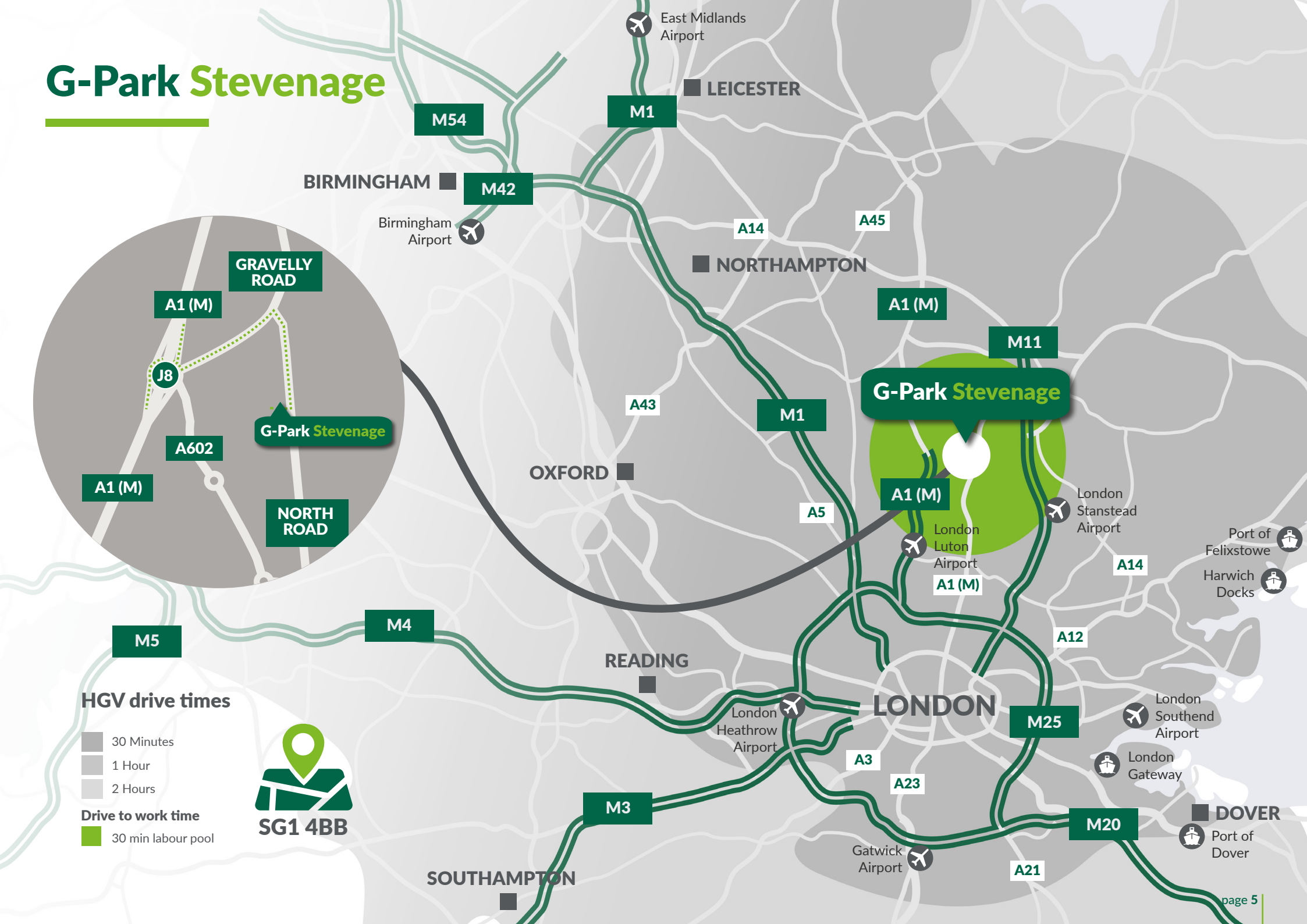
Grade A Specification

UNIT 1		SQ M	SQ FT
B1	First Floor Office	510 sq m	5,489 sq ft
B8	Main Warehouse	6,340 sq m	68,244 sq ft

Total GEA **6,850** sq m **73,733** sq ft
Haunch Height **12.5m**

HGV Parking **16 (Inc Loading Bays)**
Car Parking **70 (Inc. 4 Disabled)**
Cycle Store **24**
Motorcycle Bays **4**
Dock Levellers **8**
Level Access Doors **2**

UNIT 2		SQ M	SQ FT
B1	First Floor Office	498 sq m	5,360 sq ft
B8	Main Warehouse	9,400 sq m	101,181 sq ft

Total GEA **9,898** sq m **106,542** sq ft
Haunch Height **15m**

HGV Parking **23 (Inc Loading Bays)**
Car Parking **137 (Inc. 7 Disabled)**
Cycle Store **32**
Motorcycle Bays **5**
Dock Levellers **8**
Level Access Doors **4**

PRE-LET

UNIT 3		SQ M	SQ FT
B1	First Floor Office	233 sq m	2,508 sq ft
B8	Main Warehouse	2,176 sq m	23,422 sq ft

Total GEA **2,409** sq **25,930** sq ft
Haunch Height **10m**

HGV Parking **2 (Inc Loading Bays)**
Car Parking **35 (Inc. 3 Disabled)**
Cycle Store **8**
Motorcycle Bays **2**
Level Access Doors **2**

Measurements are approximate and calculated on a GEA basis. Buildings will be subject to measurement upon completion.

Certified as Breeam **EXCELLENT**

Power 2 MVA

Up to **15M** eaves in height

PV roof panels

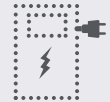Yard depths of up to **40m**

Built to a **HIGH** specification
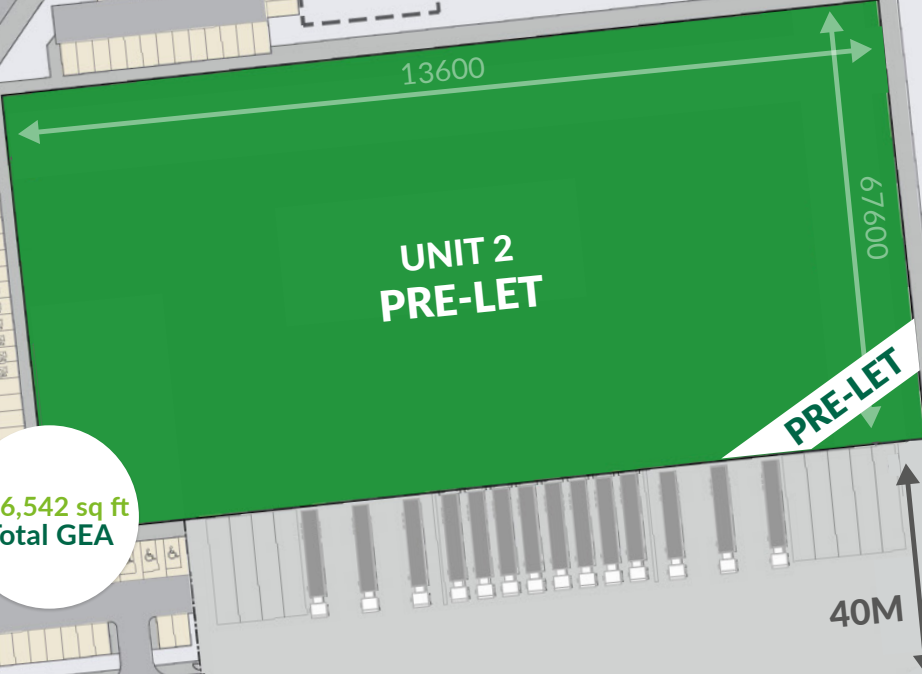
Intelligent **LED** office lighting

20% EV charging points
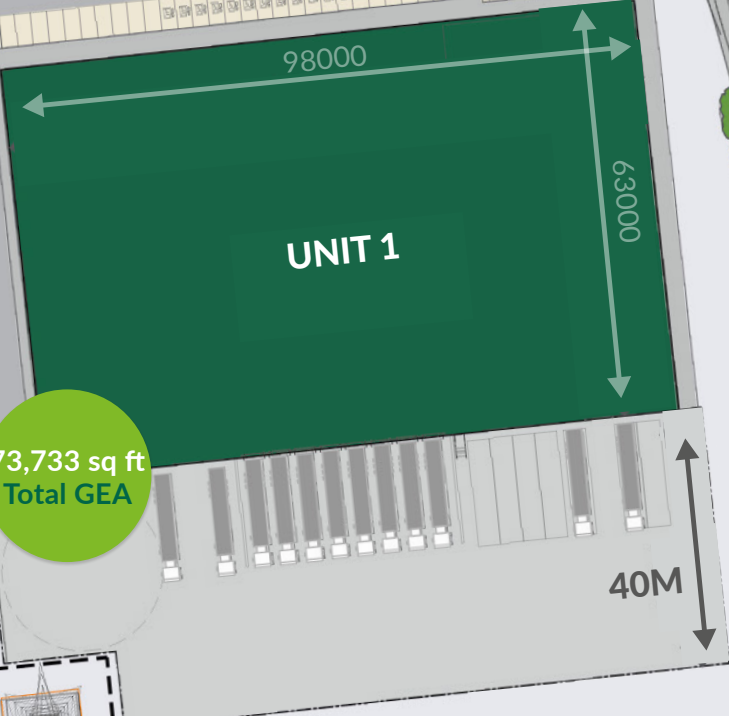
EV Infrastructure in place for **ALL** other parking spaces

40M

41600

45000

UNIT 3

25,930 sq ft
Total GEA

13600

67600

UNIT 2
PRE-LET

PRE-LET

106,542 sq ft
Total GEA

40M

98000

63000

UNIT 1

73,733 sq ft
Total GEA

40M

GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global

Our European operating portfolio consists of more than 5.6 million SQ M across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M. To learn more about our European operations, please go to **eu.glp.com**

Learn more at www.glp.com

**3.9 million sq m
operating portfolio**

**9 million sq m
development in 30 years**

**4 million sq m
development pipeline**

**Strong
global presence**

Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. April 2021. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Drive Times

A1(M) J8	0.5 miles	Heathrow Airport	40 miles
Stevenage Train Station	1.5 miles	City Airport	51 miles
Stevenage Town Centre	2 miles	London Gateway Port	57 miles
Luton	12 miles	Port of Tilbury	58 miles
Luton Airport	13 miles	Southend Airport	59 miles
M25 / A1(M) J23	19 miles	Gatwick Airport	80 miles
Bedford	29 miles	Felixstowe	94 miles
Stansted Airport	30 miles	Channel Tunnel Dover	112 miles
Central London	35 miles	Dover Port	115 miles

Location

G-Park Stevenage is the ideal location for reaching the Midlands and Southern markets in the UK, with the Port of Tilbury and London Gateway accessible in less than 90 minutes, providing easy access from and into Europe. The M25/A1(M) intersection is just 26 minutes away by car, providing swift access to Greater London, and a population of circa 12 million. Direct trains to London Kings Cross provide regular services with a journey time of 34 minutes.
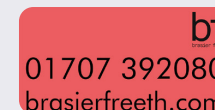
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