

G-PARK Stevenage

73,593 and 25,736 sq ft logistics/distribution units.

AVAILABLE Q1 2024

EXCELLENT CONNECTIVITY TO LONDON, THE MIDLANDS AND THE SOUTH VIA THE A1(M) AND M25.

UNIT 1 AND 3 AVAILABLE



GLP 
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G-Park Stevenage

A prime location for logistics.

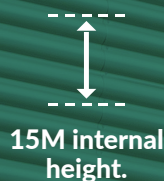
An extremely well connected 15.74 acre site located just 0.5 miles to the east of Junction 8 of the A1 (M).

Built to the highest specification, G-Park Stevenage comprises 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, Sodexo, LifeArc, Airbus, Costco and GSK. The site is close to various local amenities and a short drive from Stevenage Town Centre.



Grade A Specification



Just 0.5 miles from J8 A1M

BREEAM[®] EXCELLENT

BREEAM Excellent Rating





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) is 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%.

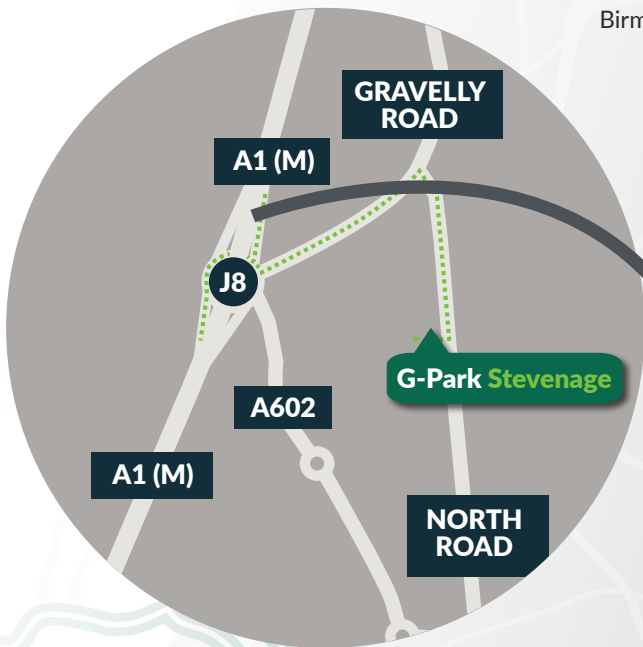
The site is within close proximity to various local amenities including the adjacent Stevenage Garden Centre and Sainsbury's Supermarket. Stevenage town centre is approximately a 5 minute drive from the site.

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.




* SOURCE: LEAFLETDROP.CO.UK
** SOURCE: NOMIS 2019




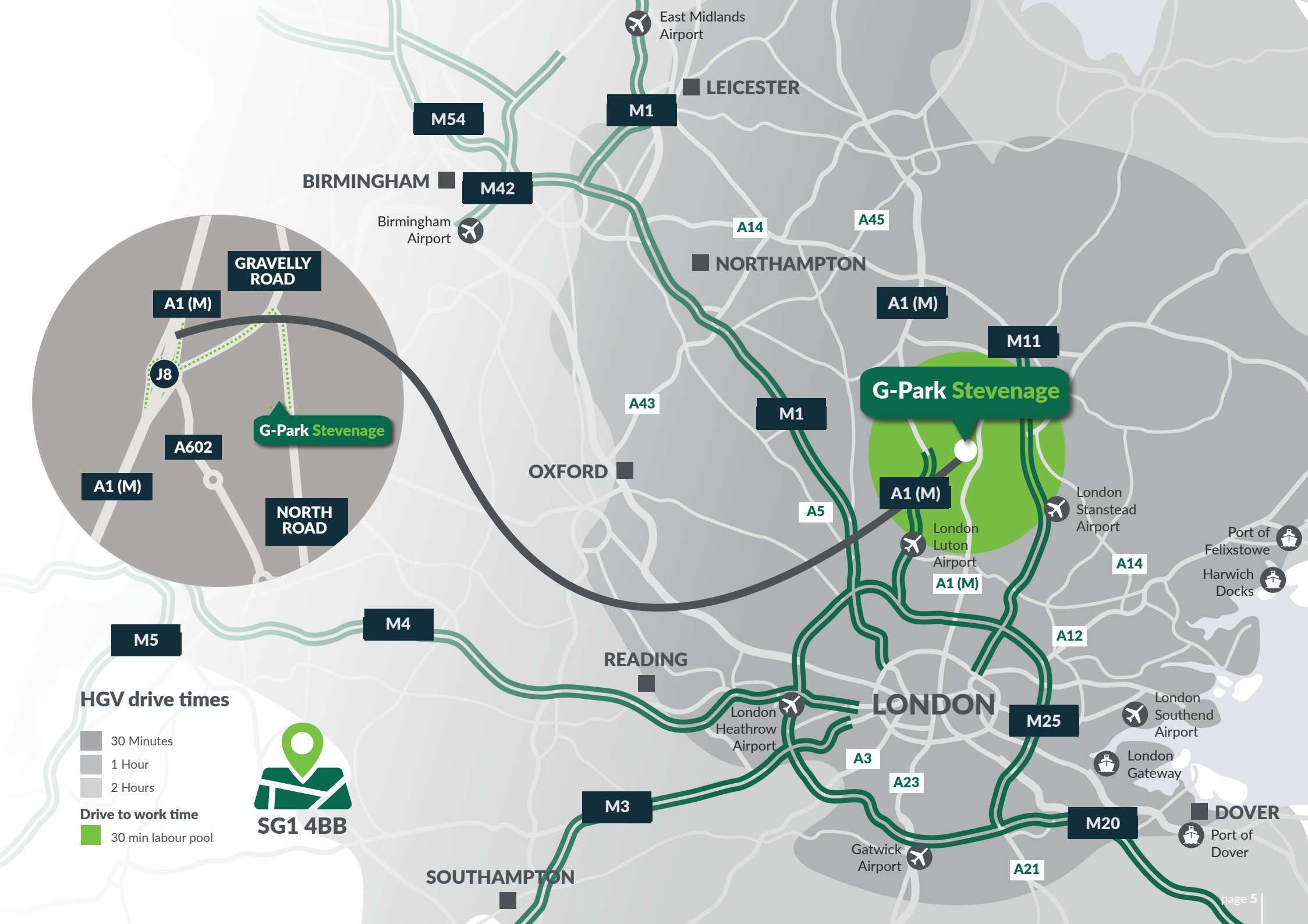
STEVENAGE
BETTER
a place for everyone



HGV drive times

-  30 Minutes
-  1 Hour
-  2 Hours

- Drive to work time**
-  30 min labour pool



Grade A Specification

International-standard Class A warehouses are state-of-the-art properties built specifically for warehousing and logistics. They have not been converted or renovated for this purpose. They are designed and built from the ground up to benefit the supply chain.



Intelligent **LED** office lighting



20% EV charging points



EV Infrastructure in place for **ALL** other parking spaces



Built to a **HIGH** specification



PV roof panels



Up to **12M** eaves height



Yard depths of up to **40m**



Certified as Breeam **EXCELLENT**



Unit 1 **1 MVA**



Unit 3 **470 MVA**

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



| UNIT 1 | | SQ M | SQ FT |
|--------|--------------------|------------|--------------|
| B1 | First Floor Office | 463 sq m | 4,983 sq ft |
| B8 | Main Warehouse | 6,174 sq m | 66,457 sq ft |

Total GEA **6,837 sq m 73,593 sq ft**
 Haunch Height **12m**

| | |
|--------------------|------------------------------|
| 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 | 459 sq m | 4,940 sq ft |
| B8 | Main Warehouse | 8,756 sq m | 94,249 sq ft |

Total GEA **9,804 sq m 106,606 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 | 374 sq m | 4,025 sq ft |
| B8 | Main Warehouse | 1,871 sq m | 20,139 sq ft |

Total GEA **2,391 sq m 25,736 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 |

Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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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
Stevenage Train Station
Stevenage Town Centre
Luton
Luton Airport
M25 / A1(M) J23
Bedford
Stansted Airport
Central London

| | | |
|------------------|----------------------|------------------|
| 0.5 miles | Heathrow Airport | 40 miles |
| 1.5 miles | City Airport | 51 miles |
| 2 miles | London Gateway Port | 57 miles |
| 12 miles | Port of Tilbury | 58 miles |
| 13 miles | Southend Airport | 59 miles |
| 19 miles | Gatwick Airport | 80 miles |
| 29 miles | Felixstowe | 94 miles |
| 30 miles | Channel Tunnel Dover | 112 miles |
| 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.



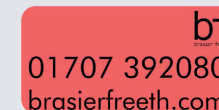
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