

# G-Park Stevenage

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



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

206,205 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, Sodexo, 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)



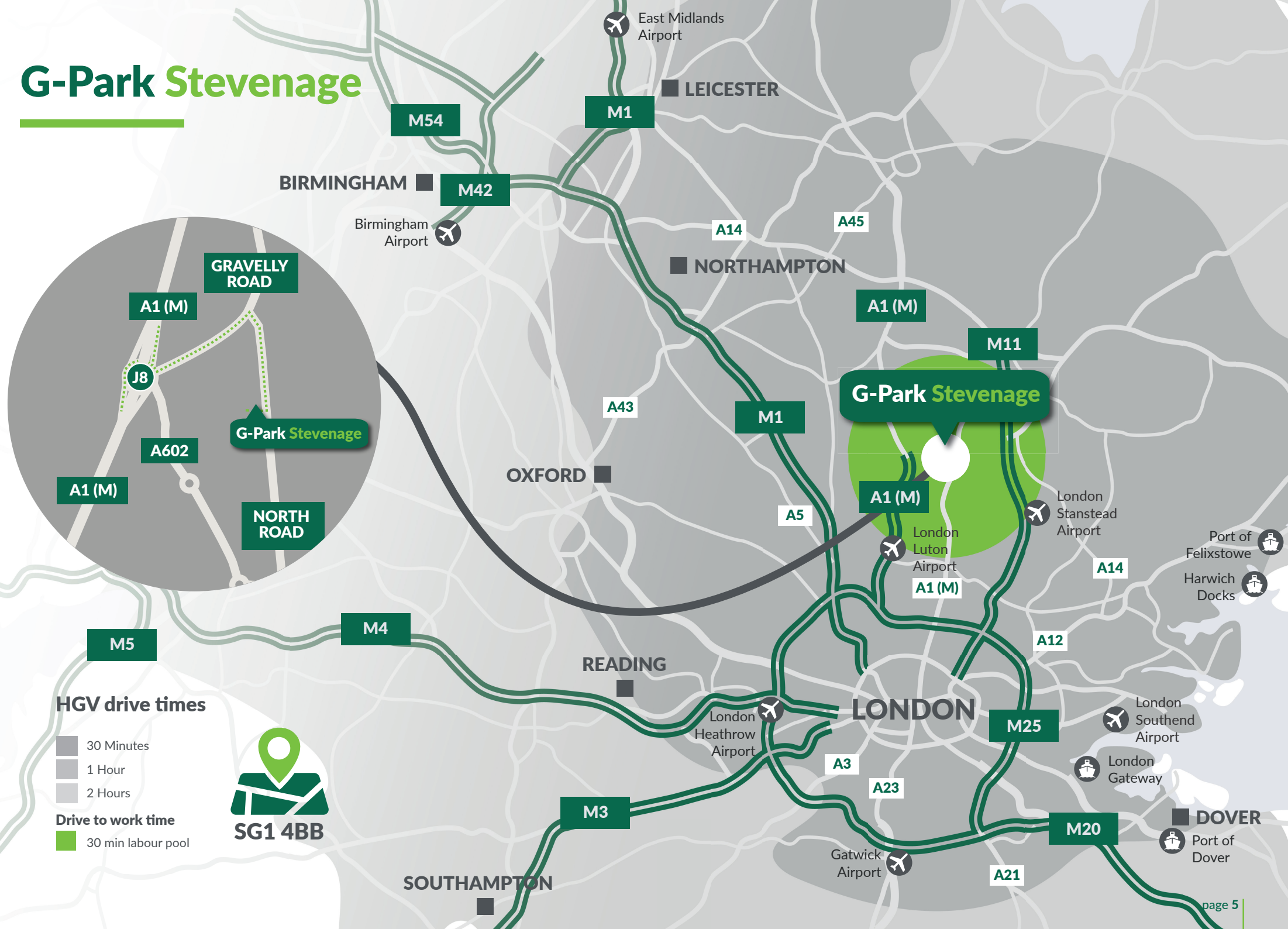
Stevenage is launching a major, 20-year, £1bn regeneration project designed to transform the area for local and future residents. The aim of this project is to provide a better and healthier environment to live in, work in and enjoy.

**STEVENAGE  
BETTER**  
a place for everyone

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



# G-Park Stevenage



## HGV drive times

- 30 Minutes
- 1 Hour
- 2 Hours

## Drive to work time

- 30 min labour pool



SG1 4BB



## Grade A Specification

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

Total GEA  
Haunch Height

**6,850 sq m 73,733 sq ft**  
**12m**

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

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

Total GEA  
Haunch Height

**9,898 sq m 106,542 sq ft**  
**15m**

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

**PRE-LET**

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

Total GEA  
Haunch Height

**2,409 sq 25,930 sq ft**  
**10m**

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

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

**BREEAM®**  
EXCELLENT

Certified as Breeam  
**EXCELLENT**



Power  
**2 MVA**



Up to **15M**  
eaves in height



**PV**  
roof panels



Yard depths of  
up to **40m**



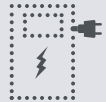
Built to a  
**HIGH**  
specification



Intelligent **LED**  
office lighting



**20%** EV  
charging points



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





UNIT 3

25,930 sq ft  
Total GEA

UNIT 2  
PRE-LET

106,542 sq ft  
Total GEA

PRE-LET

UNIT 1

73,733 sq ft  
Total GEA



# 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](https://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](https://eu.glp.com)

Learn more at [www.glp.com](https://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

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.



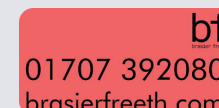
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QR code

