

# Unit 1 G-Park Stevenage

73,593 sq ft industrial and logistics speculative warehouse — *coming soon!*



Speculative  
build



73,593  
sq ft



High spec



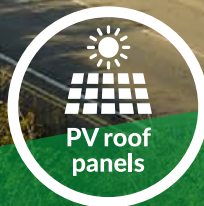
Strategic  
location



Strong  
labour pool



SG1 4BB



PV roof  
panels



EPC rating



Available  
Q2 2024

# Cutting-edge specification in a prime location

Unit 1 G-Park Stevenage is a new, highly-specified 73,593 sq ft speculative development, offering an opportunity to service the Midlands and Southern markets.

## Exciting major regeneration project

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.



## STRATEGIC LOCATION

Excellent connectivity to London, the Midlands and the South via the A1(M) and M25.



## SUSTAINABLE AS STANDARD

Sustainability benefits are built into every development at no extra cost, including water harvesting, PV roof panels, optimising natural light and implementing building environmental analytics to monitor energy usage.



## Key statistics



73,593 sq ft



8 dock doors



12m clear internal height



PV roof panels



16 HGV parking



6,837 sq m



2 level access



Safe working environment



Optimising natural light



SG1 4BB



4,983 sq ft office space



70 car parking



40m max yard depth



1 MVA of power



'A' EPC rating

12m clear internal height  
(from internal ground floor height level)

Internal ground floor level



1.2m dock wall height

## The right location

# Strategic 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.

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 home to a series of international organisations and occupiers including MBDA, Sodexo, LifeArc, Airbus, Costco and GSK.



## JOURNEY DISTANCE AND TIMES



Destination	Miles
A1 (M) Junction 8	0.5
Stevenage Town Centre	2
Luton	12
M25/A1(M) Junction 23	19
Bedford	29
Central London	35



Airports	Miles
London Luton Airport	13
London Stansted Airport	30
Heathrow	40
City Airport	51
Southend Airport	59
London Gatwick Airport	80



Ports	Miles
London Gateway Port	57
Port of Tilbury	58
Felixstowe	94
Channel Tunnel Dover	112
Dover port	115



Rail terminals	Miles
Stevenage Train Station	2



## MOTORWAY LINKS



### Major road links

Junction 8 of the A1 (M), via the B197 is 0.5 miles to the West.



### Major road links

Junction 11 of the M4, via the A33 is 14 miles to the North.



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STEVENAGE, UK



SG1 4BB

# Strategic location for skilled labour

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%.

Source: leafletdrop.co.uk  
Source: NOMIS2019



**7,600**

new homes are planned for Stevenage which will further increase the potential labour supply



**93.5%**

NVQ1 qualified (compared to 85% in Great Britain)



# G-Park Stevenage



**Unit 3**  
Under offer

**Unit 2**  
Pre-let

**Unit 1**  
73,593 sq ft  
(6,837 sq m)

1 level access    8 dock doors    1 level access

40m

98m

63m

## UNIT 1 SCHEDULE OF ACCOMMODATION

<b>TOTAL GEA</b>	<b>TOTAL GEA</b>
<b>73,593 SQ FT</b>	<b>6,837 SQ M</b>

First Floor Office	4,983 sq ft	463 sq m
Main Warehouse	66,457 sq ft	6,147 sq m
<b>Total GEA</b>	<b>73,593 sq ft</b>	<b>6,837 sq m</b>

## UNIT 1 KEY FEATURES

- 12m clear height
- 2 level access
- 8 dock doors
- 16 HGV parking
- 70 car parking\*
- 20 charging car bays
- 4 motorcycle bays
- 40m yard depth
- 24 cycle spaces
- PV roof panels
- Intelligent LED office lighting
- 50 kN BSM Floor loading

\*incl. 4 disabled and 20 EV charging



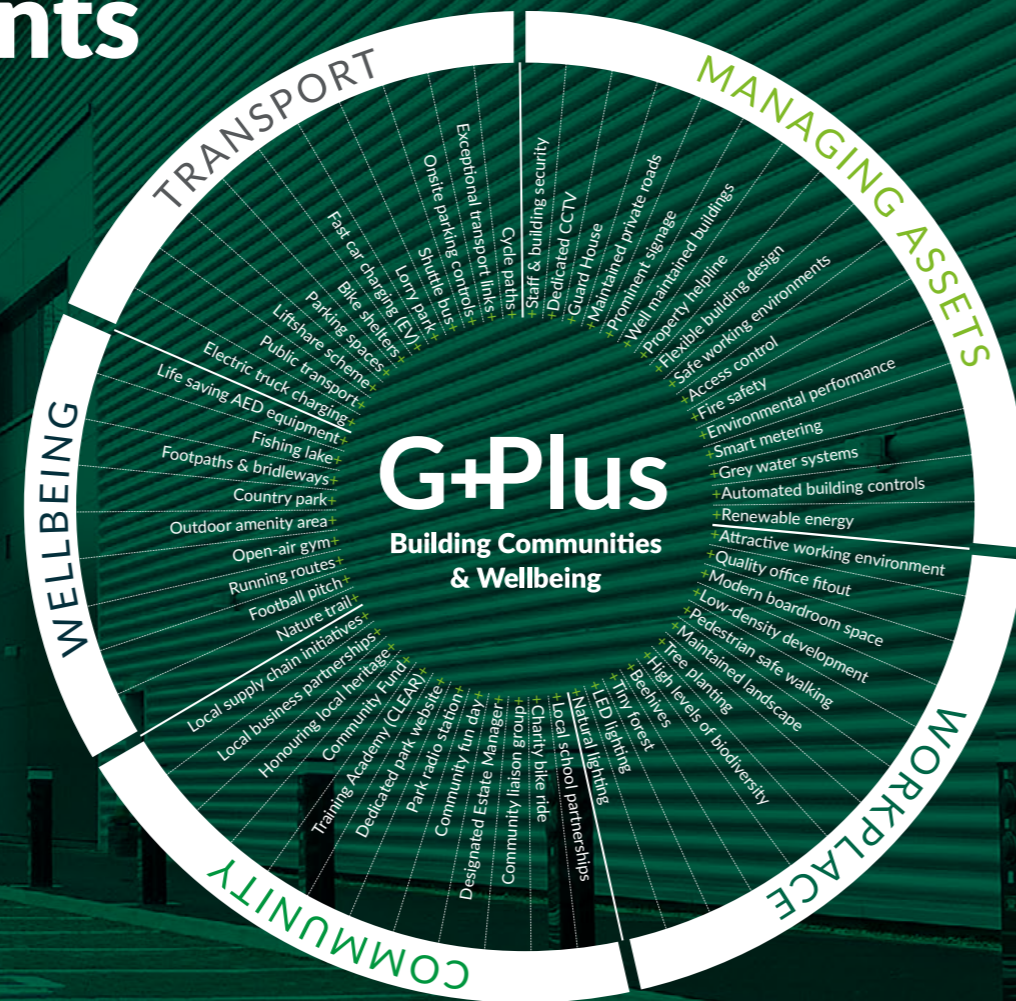
# Building environments that work for you

Transport+Managing Assets+Workplace  
+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work.  
G-Plus – an initiative from GLP.

We're more than a logistics park

**G+Plus**  
Building Communities & Wellbeing



## Benefits of working at G-Park Stevenage

G-Park Stevenage takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging to easy access to transportation and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.

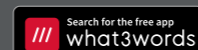
- Exceptional transport links
- Safe working environments
- Attractive work environment
- Smart metering
- Property helpline
- Quality office fitout
- Pedestrian safe walking
- Parking spaces
- Natural lighting
- Bike shelters
- Fast car charging (EV)
- Tree planting
- Well maintained buildings
- Staff and building security
- Renewable energy
- Environmental performance
- Grey water systems
- LED lighting

\* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

# Location



G-Park Stevenage  
Stevenage  
SG1 4BB



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Stevenage, UK





# GLP in Europe

**GLP** is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, 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 9.1 million SQM 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 3.5 million SQM. **To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)**



**9.1 million sq m  
operating portfolio**



**>10 million sq m  
development in 30 years**



**3.5 million sq m  
development pipeline**



**Strong  
global presence**

# G-Park Stevenage Unit 1

## Contacts

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



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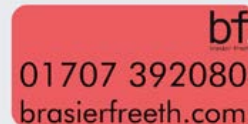
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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. April 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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