

Unit 1 G-Park Stevenage

73,797 sq ft industrial and logistics speculative warehouse — available To Let now!



Speculative
build



73,797
sq ft



High spec



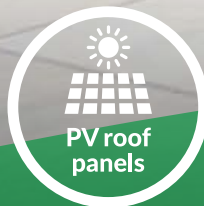
Strategic
location



Strong
labour pool



SG1 4BB



PV roof
panels



A+
EPC rating



To Let
Now
Available for
occupation

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Cutting-edge specification in a prime location

Unit 1 G-Park Stevenage is a new, highly-specified 73,797 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.



G-Park Stevenage



PV roof panels



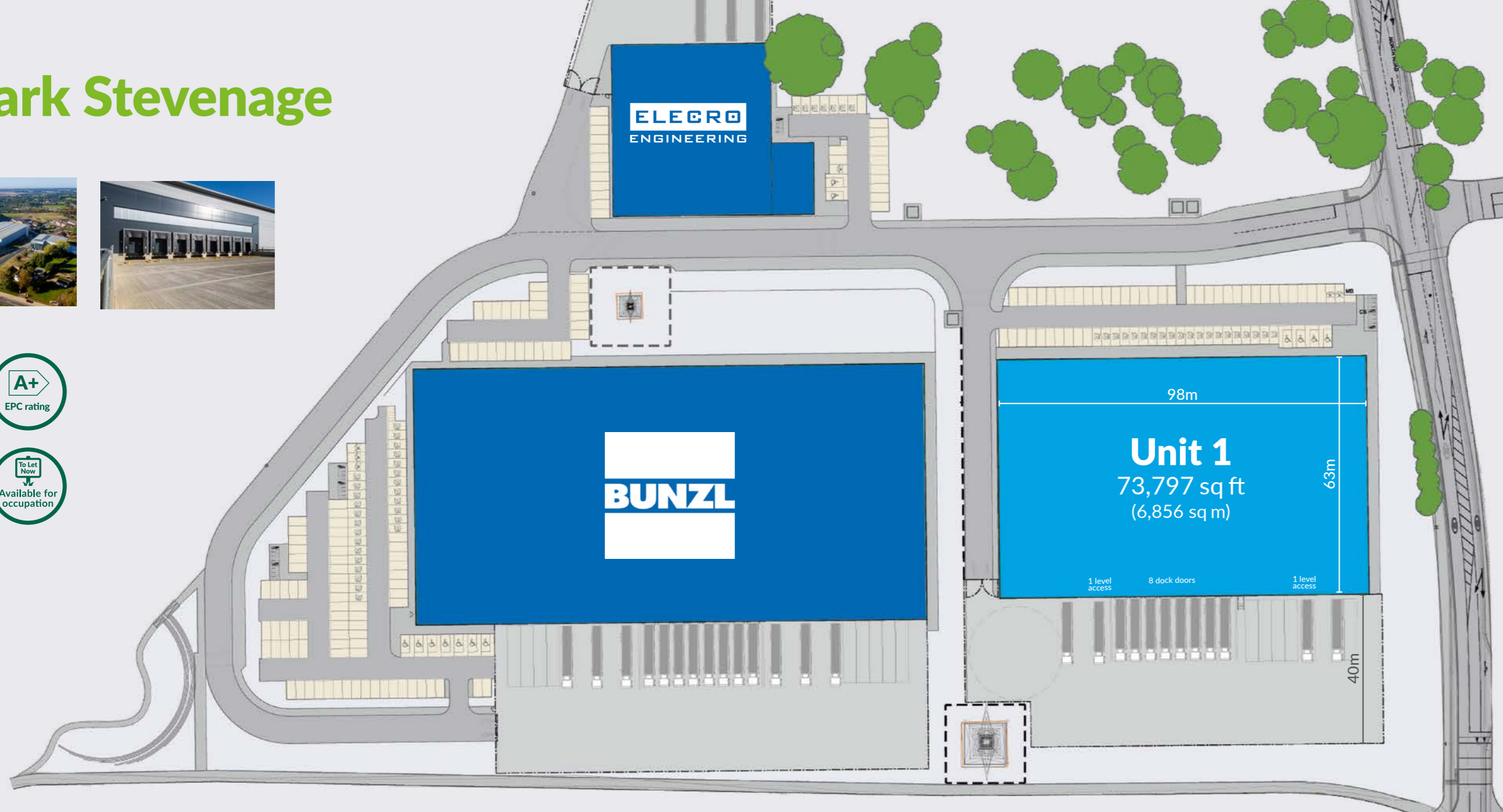
EPC rating



BREEAM
'Excellent'
★★★★☆



To Let Now
Available for occupation



UNIT 1 SCHEDULE OF ACCOMMODATION

TOTAL GEA
73,797
SQ FT

TOTAL GEA
6,856
SQ M

Warehouse	67,266 sq ft	6,249 sq m
Office (Ground & 1st floor)	6,531 sq ft	607 sq m
Total GEA	73,797 sq ft	6,856 sq m

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
psm
Floor
loading

* incl. 4 disabled and 20 EV charging

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 23 of the M25, via the A1(M) is 19 miles to the South.



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STEVENAGE, UK



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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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. October 2024. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

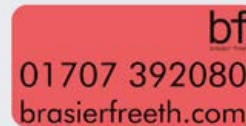


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