

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



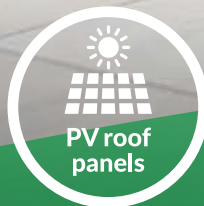
Strategic
location



Strong
labour pool



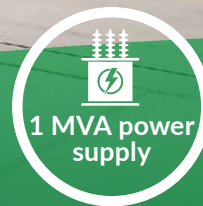
SG1 4BB



PV roof
panels



A+
EPC rating



1 MVA power
supply



To Let
Now
Available for
occupation

GLP 

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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



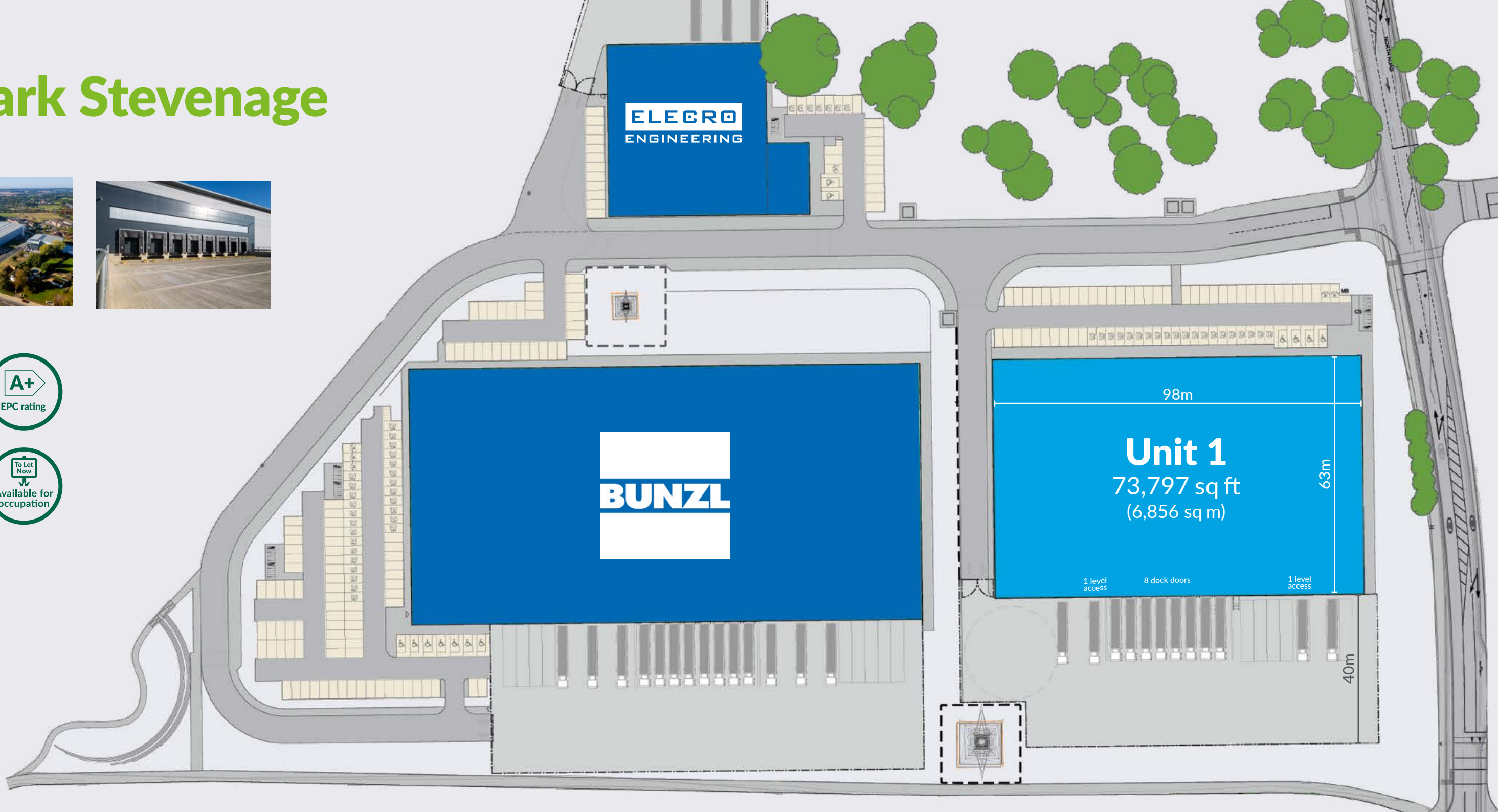
EPC rating



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



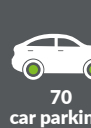
2 level
access



8 dock
doors



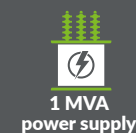
16 HGV
parking



70
car parking*



20 charging
car bays



1 MVA
power supply



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.

Contacts

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



Emily Le Gallais
Development Manager, GLP

emily.legallais@glp.com
 +44 (0)20 4557 6320

James Atkinson
Development Director, GLP

james.atkinson@glp.com
 +44 (0)20 4557 6320

London office
50 New Bond Street
London W1S 1BJ

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 2025. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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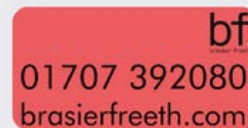


eu.glp.com



John Allan
 john.allan@avisonyoung.com
 +44 (0)7540 694 611

Chris Proctor
 chris.proctor@avisonyoung.com
 +44 (0)7798 690 234



Graham Ricketts
 graham.ricketts@brasierfreeth.com
 +44 (0)7841 235 185

Claire Madden
 claire.madden@brasierfreeth.com
 +44 (0)7540 107 824



Hannah Stainforth
 hannah.stainforth@cbre.com
 +44 (0)7500 990 467

Molly Powell
 molly.powell@cbre.com
 +44 (0)7880 487 839

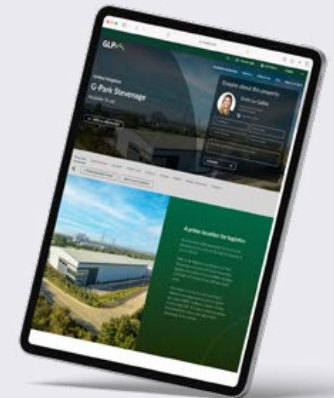


Toby Green
 tgreen@savills.com
 +44 (0)7870 555 716

Hugh Walton
 hugh.walton@savills.com
 +44 (0)7807 999 777

Oliver Hughes
 oliver.j.hughes@savills.com
 +44 (0)7815 032 104

G-Park Stevenage Unit 1



For the latest news and onsite progress visit
<https://eu.glp.com/property/g-park-stevenage/>



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