

# 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



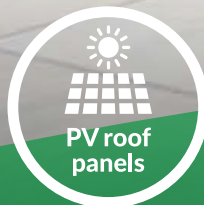
Strategic  
location



Strong  
labour pool



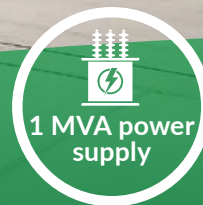
SG1 4BB



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



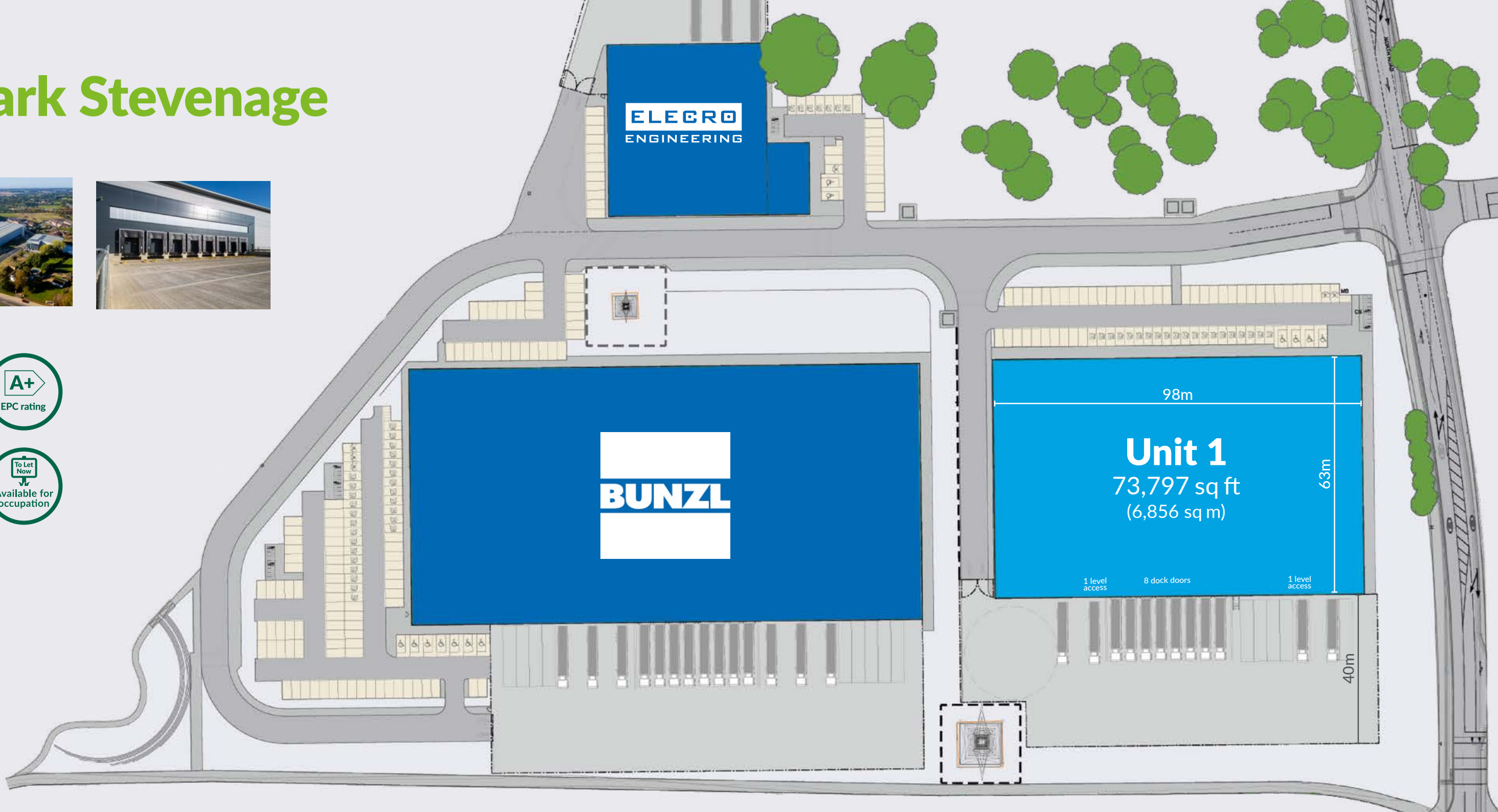
EPC rating



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
<b>Total GEA</b>	<b>73,797 sq ft</b>	<b>6,856 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



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.



# 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.

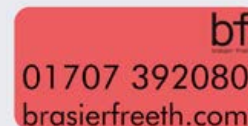


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