

To let

Available Q4 2026

36,845 sq ft (3,423 sq m)

High Quality Manufacturing / Warehouse Space

Rutherford Close, Stevenage SG1 2EF



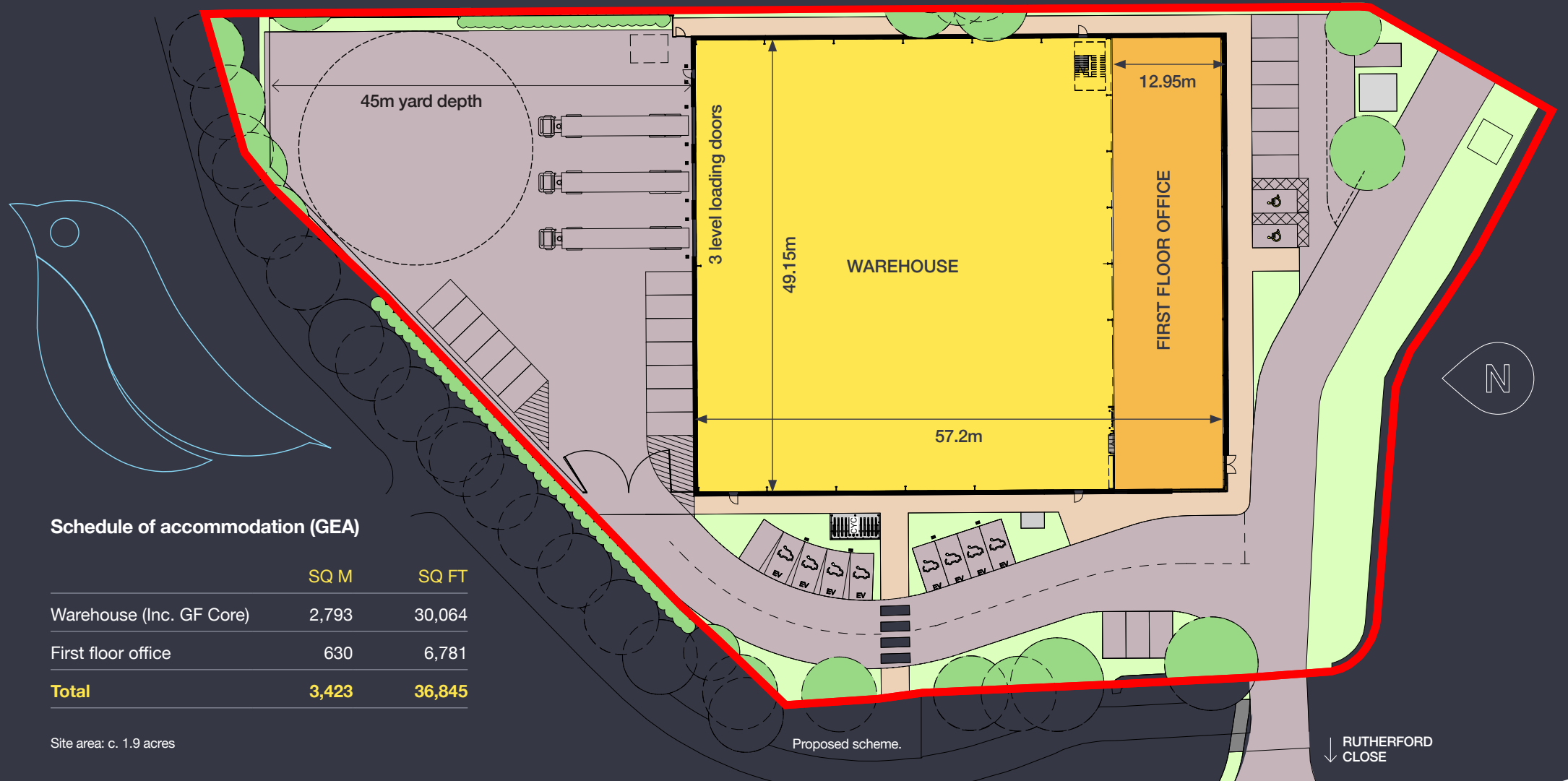
BlueBird
Stevenage

Barwood.

BlueBirdLand.co.uk/stevenage

Built for business

36,845 sq ft (3,423 sq m)
High Quality Manufacturing / Warehouse Space



Schedule of accommodation (GEA)

	SQ M	SQ FT
Warehouse (Inc. GF Core)	2,793	30,064
First floor office	630	6,781
Total	3,423	36,845

Site area: c. 1.9 acres

Highly specified



10m Clear
Internal
Height



3 Level
Loading
Doors



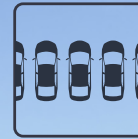
Secure
45m Yard



500 KVA
Power
Supply



Grade A
1st Floor
Fitted Offices



35 Car
Parking
Spaces (8 EV)



Solar panels
saving you
up to £5,768
per year*



Target
BREEAM
Excellent



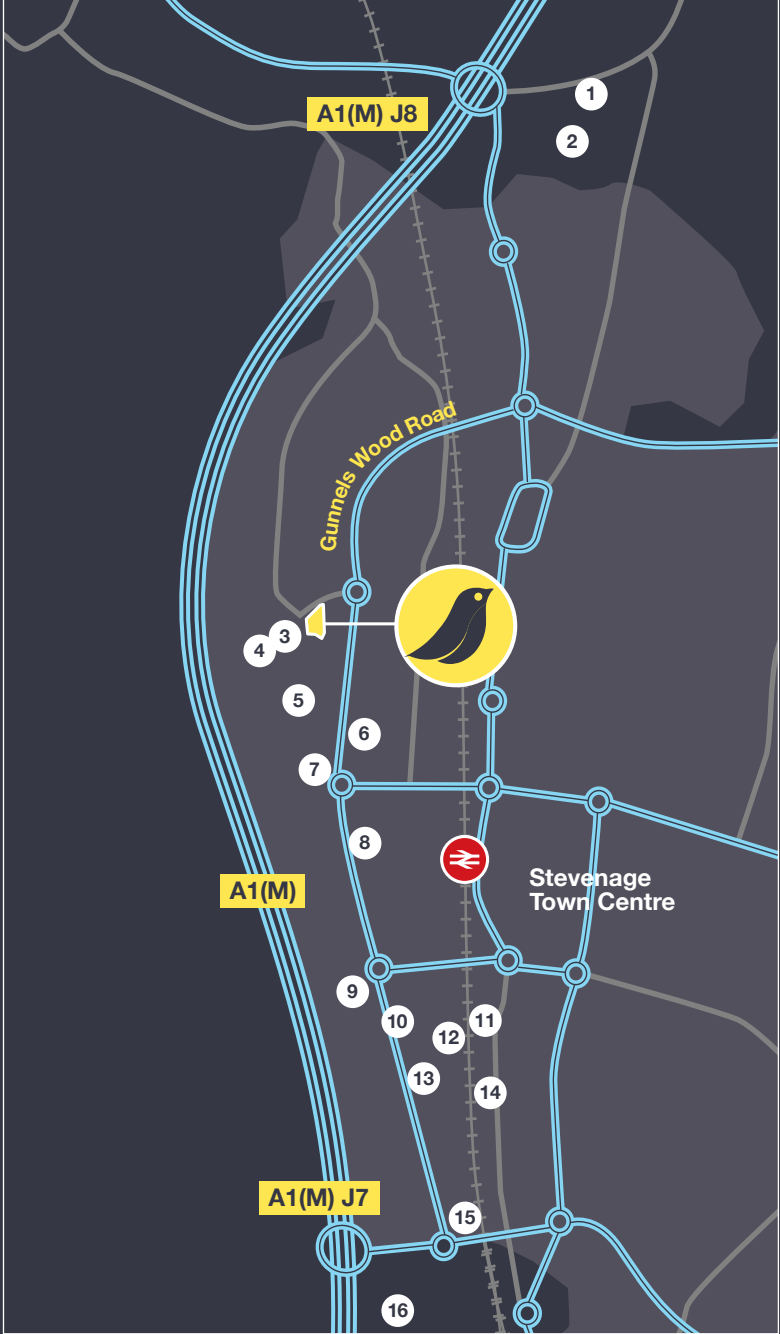
Target
EPC A



*Based on a cost of 24p per kWh

In good company





- ELECRO ENGINEERING 1
- BUNZL 2
- AVNET SILICA 3
- ASTUTE 4
- COSTCO 5
- FLAMINGO PRODUCE 6
- FUJITSU 7
- AIRBUS 8
- MBDA MISSILE SYSTEMS 9
- THE WINE SOCIETY 10
- ROYAL MAIL 11
- EURO CAR PARTS 12
- JEWSON 13
- B&Q 14
- SPUR THERAPEUTICS 15
- GSK / CATAPULT / CATALYST 16



CLICK TO VIEW LOCATION			WHAT3WORDS: ///RAPID.FETCH.ACTIVE		
Travel times	Mins	Distance	Travel times	Mins	Distance
A1(M) J8	5	2	Luton airport	22	13.8
A1(M) J7	5	2.4	Stansted airport	40	29.9
M25 J23	20	17.3	Heathrow airport	52	43.5
M1 J11	28	15.8	London Gateway	1hr 5	58.4
M11 J8	35	26.9	Port of Felixstowe	1hr 40	87.8
Cambridge	45	27.8			
London	1hr	32.9	Kings Cross station via train	22 mins	

Best in class self-contained facility within 30 miles of London. On site now.



All CGIs are indicative.

BlueBird Barwood.
LAND

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