

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



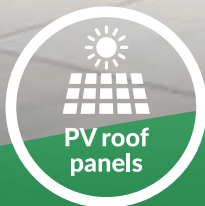
Strategic
location



Strong
labour pool



SG1 4BB



PV roof
panels



A+
EPC rating



BREEAM
'Excellent'
★★★★★



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.



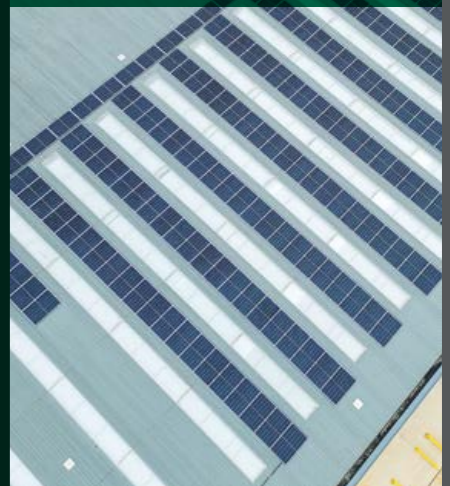
STRATEGIC LOCATION

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.



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.



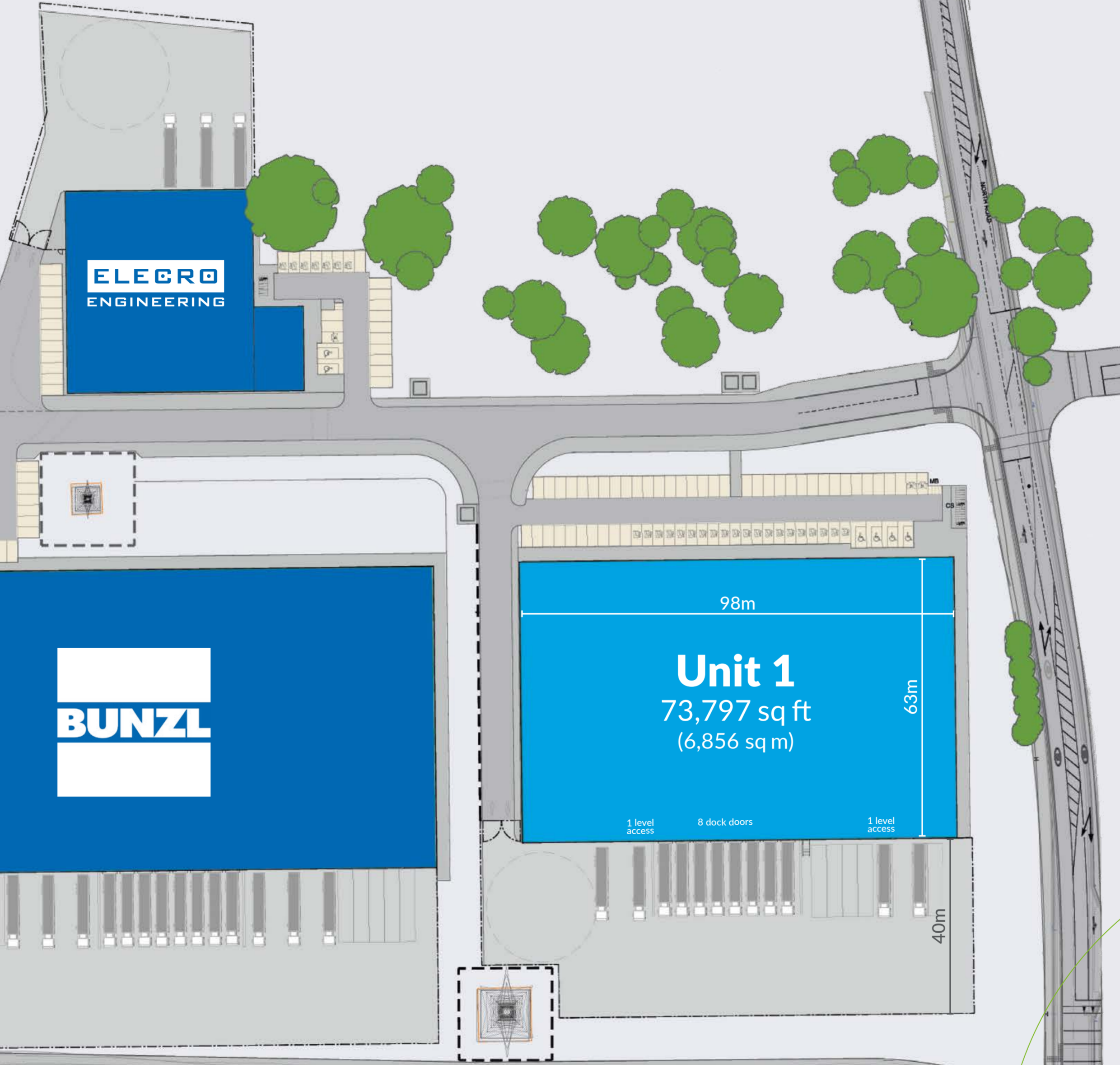
Major road links
Junction 23 of the M25, via the A1(M) is 19 miles to the South.



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STEVENAGE, UK



G-Park Stevenage



UNIT 1 SCHEDULE OF ACCOMMODATION

| | |
|---------------------|-------------------|
| TOTAL GEA | TOTAL GEA |
| 73,797 SQ FT | 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 Floor loading

* Incl. 4 disabled and 20 EV charging



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 \$124 billion in assets under management as of 31 March 2024, 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

Our European operating portfolio consists of more than 10.2 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 1.3 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**10.2 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



**1.3 million sq m
development pipeline**



**Strong
global presence**



G-Park Stevenage Unit 1

Contacts

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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.

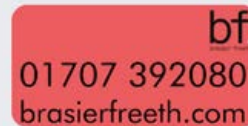


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