

Unit 1 G-Park Stevenage

75,760 sq ft industrial and logistics speculative warehouse — available To Let now!



Speculative
build



75,760
sq ft



High spec



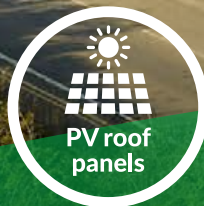
Strategic
location



Strong
labour pool



SG1 4BB



PV roof
panels



A
EPC rating



To Let
Now
Available for
occupation

GLP 

eu.glp.com

Cutting-edge specification in a prime location

Unit 1 G-Park Stevenage is a new, highly-specified 75,760 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.



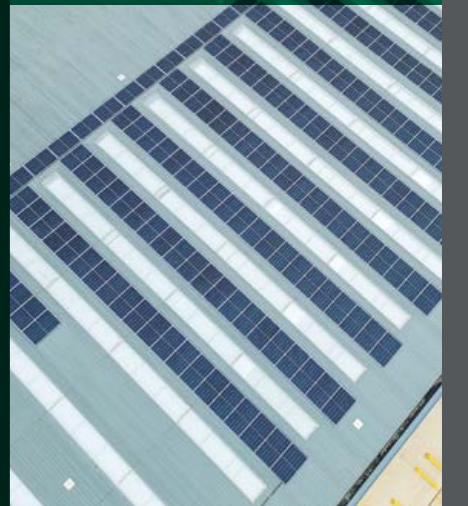
STRATEGIC LOCATION

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.



Key statistics



**TOTAL
GEA**
75,760
sq ft

**8 dock
doors**

**12m clear
internal height**

**PV roof
panels**

**16 HGV
parking**

**TOTAL
GEA**
7,038
sq m

**2 level
access**

**Safe working
environment**

**Optimising
natural light**

SG1 4BB

OFFICES
6,531
sq ft

**70
car parking**

**40m max
yard depth**

**1 MVA
of power**

**'A' EPC
rating**

12m
clear internal height
(from internal ground floor height level)

Internal
ground
floor level



1.2m dock wall height

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 11 of the M4, via the A33 is 14 miles to the North.



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STEVENAGE, UK



SG1 4BB

Strategic location for skilled labour

G-Park Stevenage currently has access to approximately 2,335,000 households within a 30 mile radius. The Stevenage Borough Local Plan (2011-2031) is seeking to provide a further 7,600 new homes increasing future labour supply to the area.

Stevenage has a working population of approximately 56,100 of which 1,250 employees are recorded as working within the transportation and storage sector. In addition, 93.5% of G-Park Stevenage's local labour pool is qualified to NVQ Level 1 compared to the national average of 85%.

Source: leafletdrop.co.uk
Source: NOMIS2019



7,600

new homes are planned for Stevenage which will further increase the potential labour supply

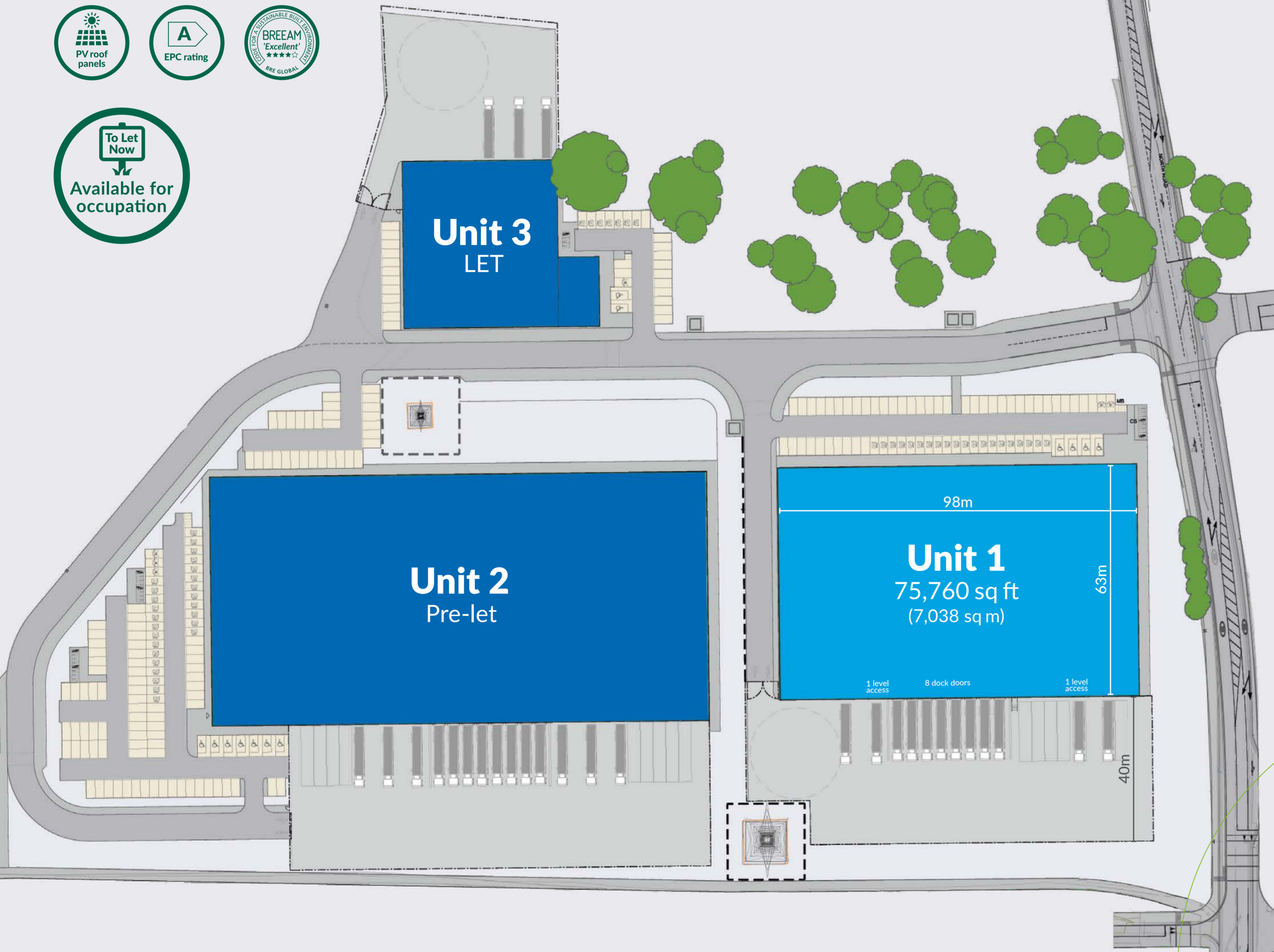


93.5%

NVQ1 qualified (compared to 85% in Great Britain)



G-Park Stevenage



UNIT 1 SCHEDULE OF ACCOMMODATION

TOTAL GEA	TOTAL GEA
75,760 SQ FT	7,038 SQ M

First Floor Office	6,531 sq ft	607 sq m
Main Warehouse	69,229 sq ft	6,431 sq m
Total GEA	75,760 sq ft	7,038 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 BSM Floor loading

*incl. 4 disabled and 20 EV charging



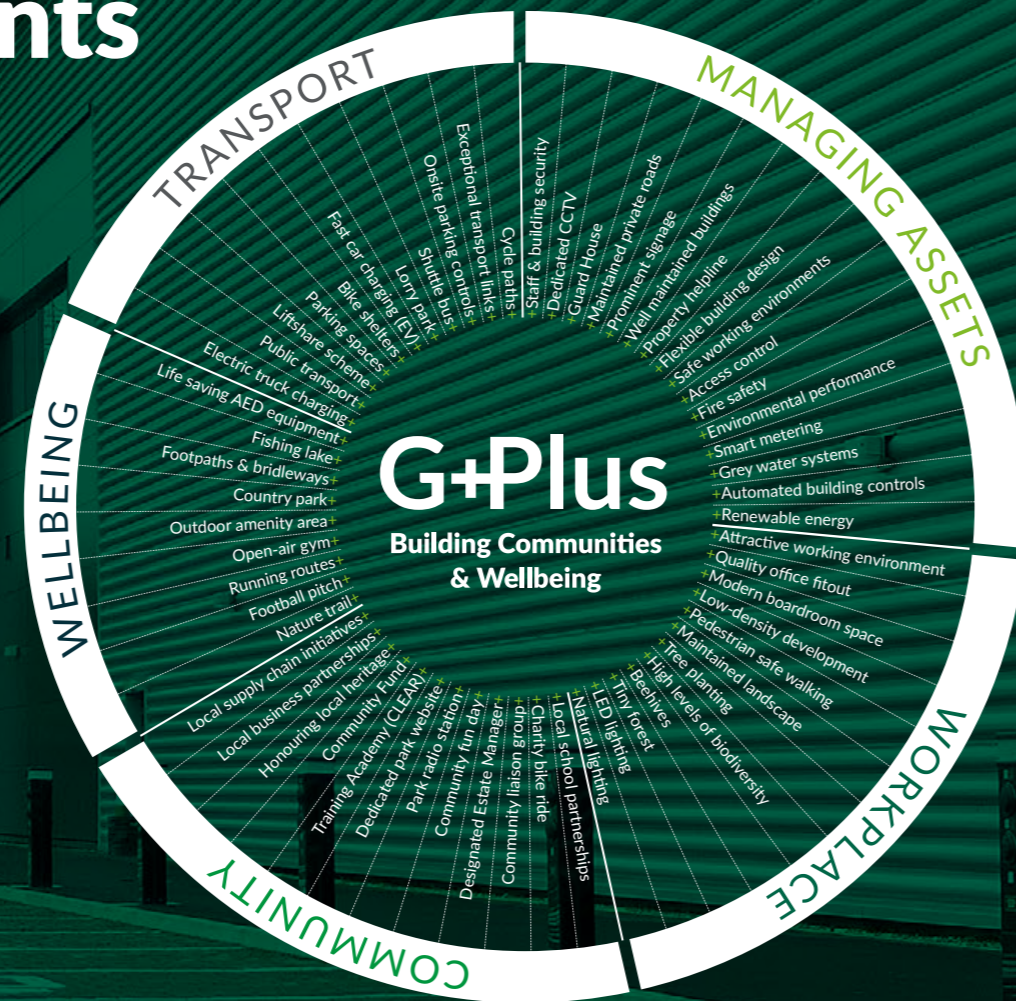
Building environments that work for you

Transport+Managing Assets+Workplace
+Community+Wellbeing

We're on a mission to create an environment where customers' businesses can prosper and employees enjoy coming to work. G-Plus – an initiative from GLP.

We're more than a logistics park

G+Plus
Building Communities & Wellbeing



Benefits of working at G-Park Stevenage

G-Park Stevenage takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging to easy access to transportation and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.

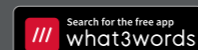
- Exceptional transport links
- Safe working environments
- Attractive work environment
- Smart metering
- Property helpline
- Quality office fitout
- Pedestrian safe walking
- Parking spaces
- Natural lighting
- Bike shelters
- Fast car charging (EV)
- Tree planting
- Well maintained buildings
- Staff and building security
- Renewable energy
- Environmental performance
- Grey water systems
- LED lighting

* All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

Location



G-Park Stevenage
Stevenage
SG1 4BB



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Stevenage, UK



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 \$125 billion in assets under management as of 31 March 2023, 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 9.1 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 3.5 million SQM. **To learn more about our European operations, please go to eu.glp.com**



**9.1 million sq m
operating portfolio**



**>10 million sq m
development in 30 years**



**3.5 million sq m
development pipeline**



**Strong
global presence**



G-Park Stevenage Unit 1

Contacts

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



James Atkinson
Development Director, GLP

james.atkinson@glp.com
 +44 (0)7890 564 941

Emily Le Gallais
Development Surveyor, GLP

emily-le.gallais@glp.com
 +44 (0)7399 471 577

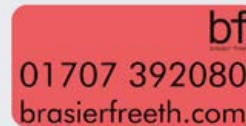
London office
50 New Bond Street
London WS1 1BJ

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



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

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



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



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

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



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



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