

To let

Available Q4 2026

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

High Quality Manufacturing / Warehouse Space

Rutherford Close, Stevenage SG1 2EF



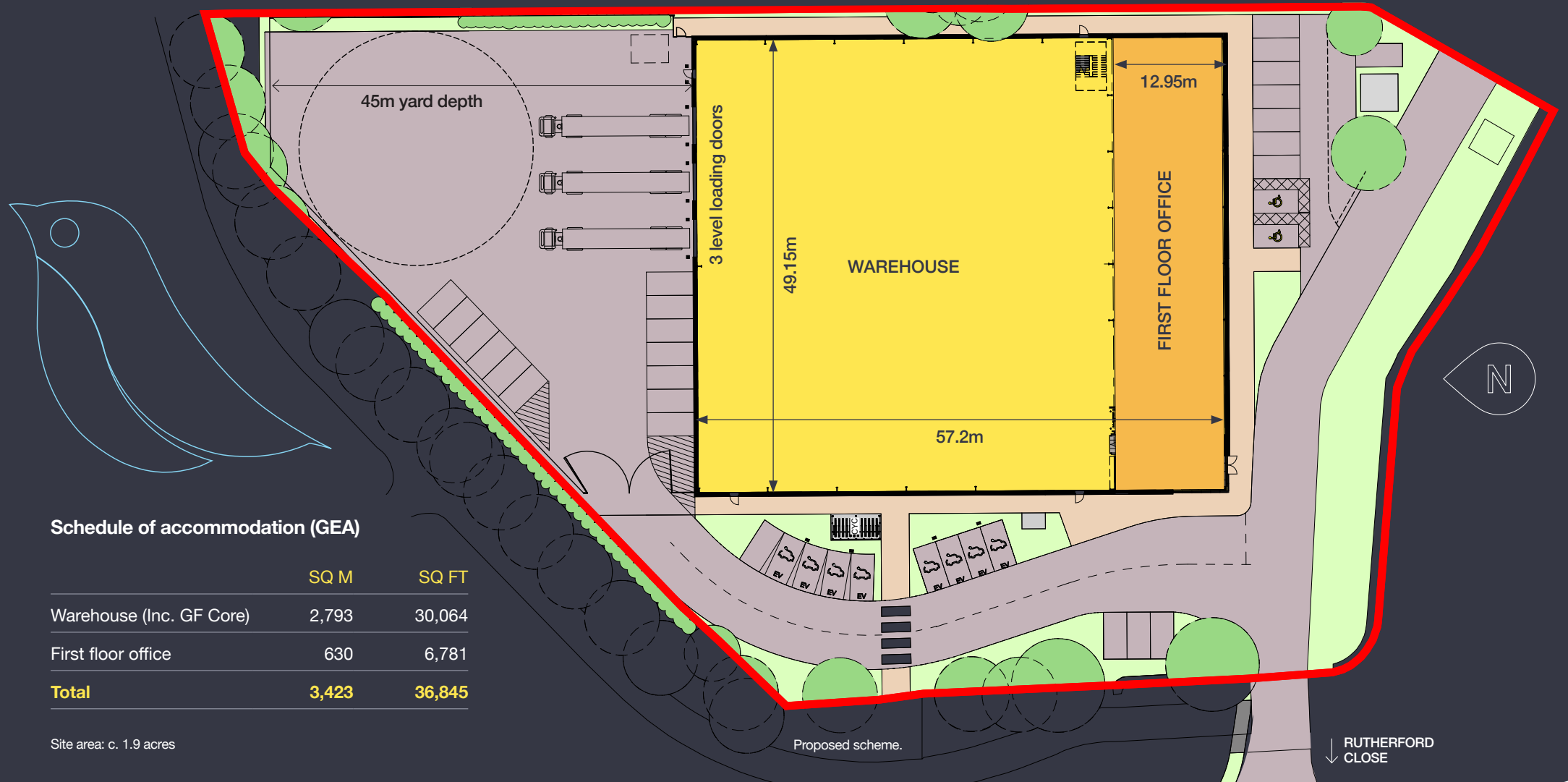
BlueBird
Stevenage

Barwood.

BlueBirdLand.co.uk/stevenage

Built for business

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



Highly specified



**10m Clear
Internal
Height**



**3 Level
Loading
Doors**



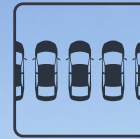
**Secure
45m Yard**



**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**

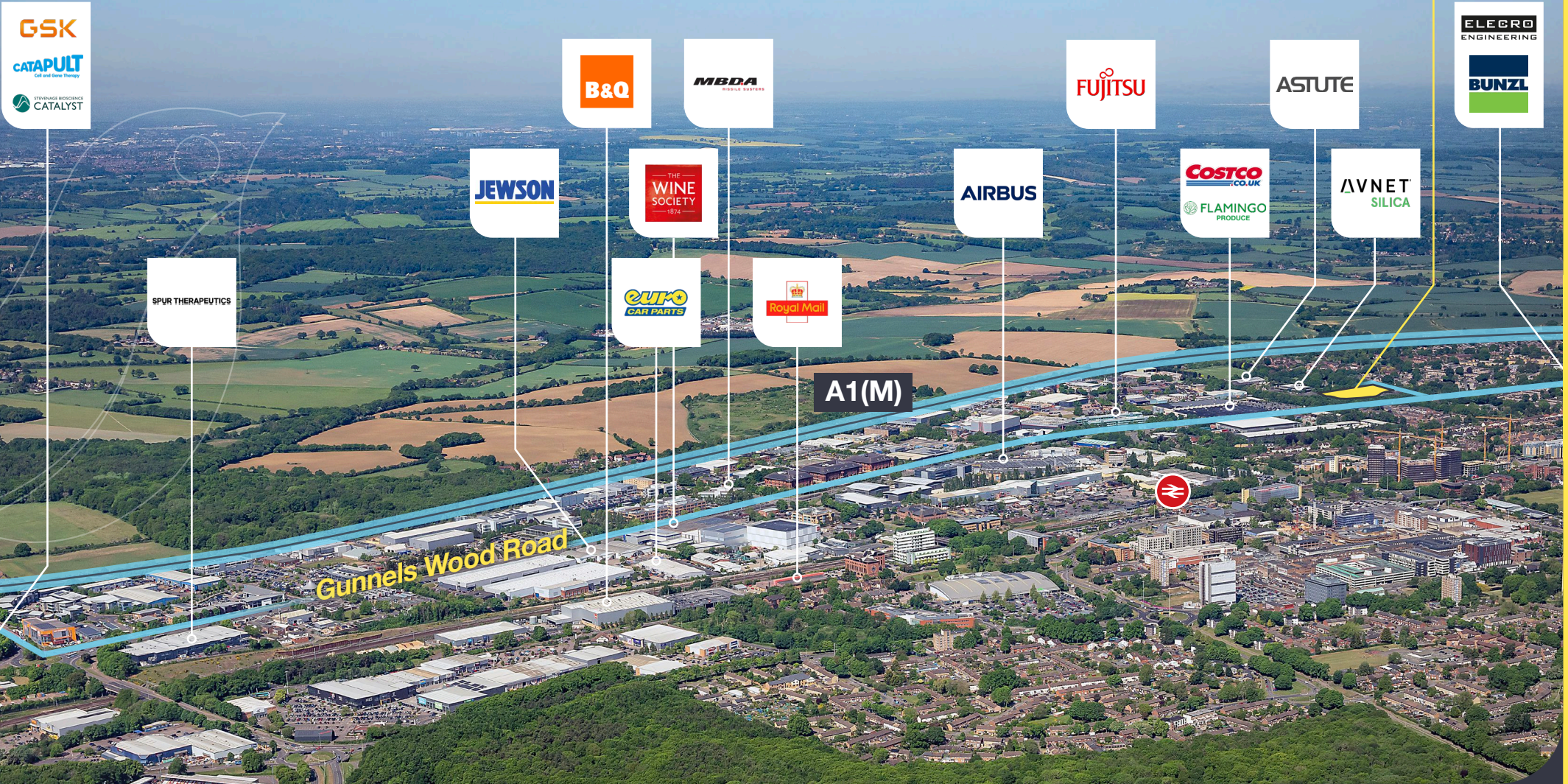


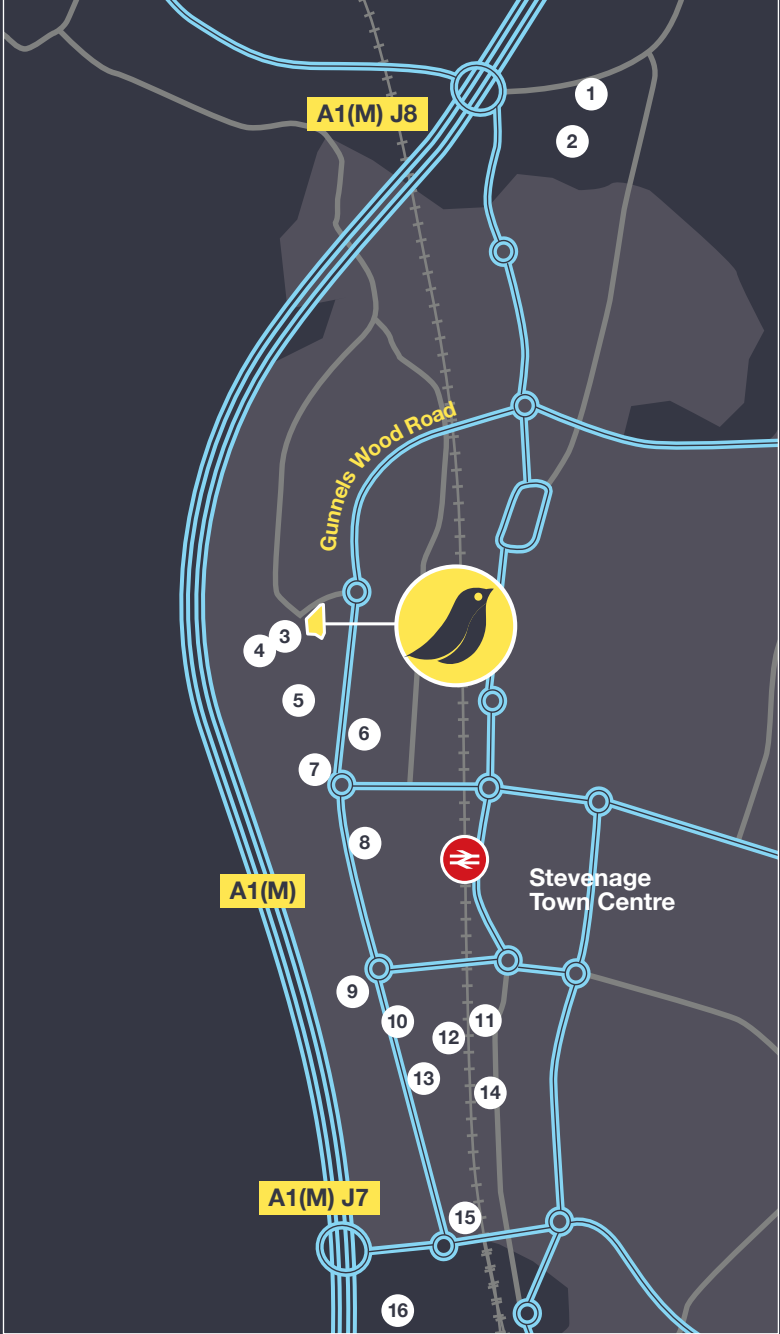
**Target
EPC A**



*Based on a cost of 24p per kWh

In good company





- 
- Stevenage SG1 2EF



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 LAND **Barwood.**



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