

# AIM


STEVENAGE A1(M) SG14QJ

**FREEHOLD / LEASEHOLD  
READY FOR OCCUPATION  
AVAILABLE NOW**

# 120,948 SQ FT

OF OUTSTANDING INDUSTRIAL/LOGISTICS SPACE

STREAM.AIMS.MOVIE 

 Wrenbridge

 FIERA  
REAL ESTATE

[aimstevenage.co.uk](http://aimstevenage.co.uk)



AIM is a high specification HQ style industrial/logistics facility located in Stevenage and positioned minutes from junctions 7 and 8 of the A1(M)

This best-in-class development has been designed and delivered to target storage, distribution, manufacturing, studio and life science operations within a secure and gated self-contained site.

The building benefits from a double height atrium and reception space, full height glazing to first floor office accommodation, passenger lift, LED lighting, EV charging, green roof cycle shelters and outdoor

amenity areas. Achieving EPC A+, the occupant is to receive the full benefit of power generated from solar panels.



POSITIONED 6 MINUTES FROM THE A1(M) AND 25 MINUTES FROM THE M25



BREEAM OUTSTANDING



EPC A+



1.25MVA POWER SUPPLY



NET ZERO CARBON DELIVERY



SOLAR PANELS REDUCE OCCUPATIONAL COSTS BY £112,508 PA\*

\*based on a cost of 31p per kWh



12.5M CLEAR  
INTERNAL HEIGHT



15% ROOF  
LIGHTS



GLAZING READY  
UNDERCROFT



50 KN PER SQ M  
LOADING



10 DOCK LEVELLERS



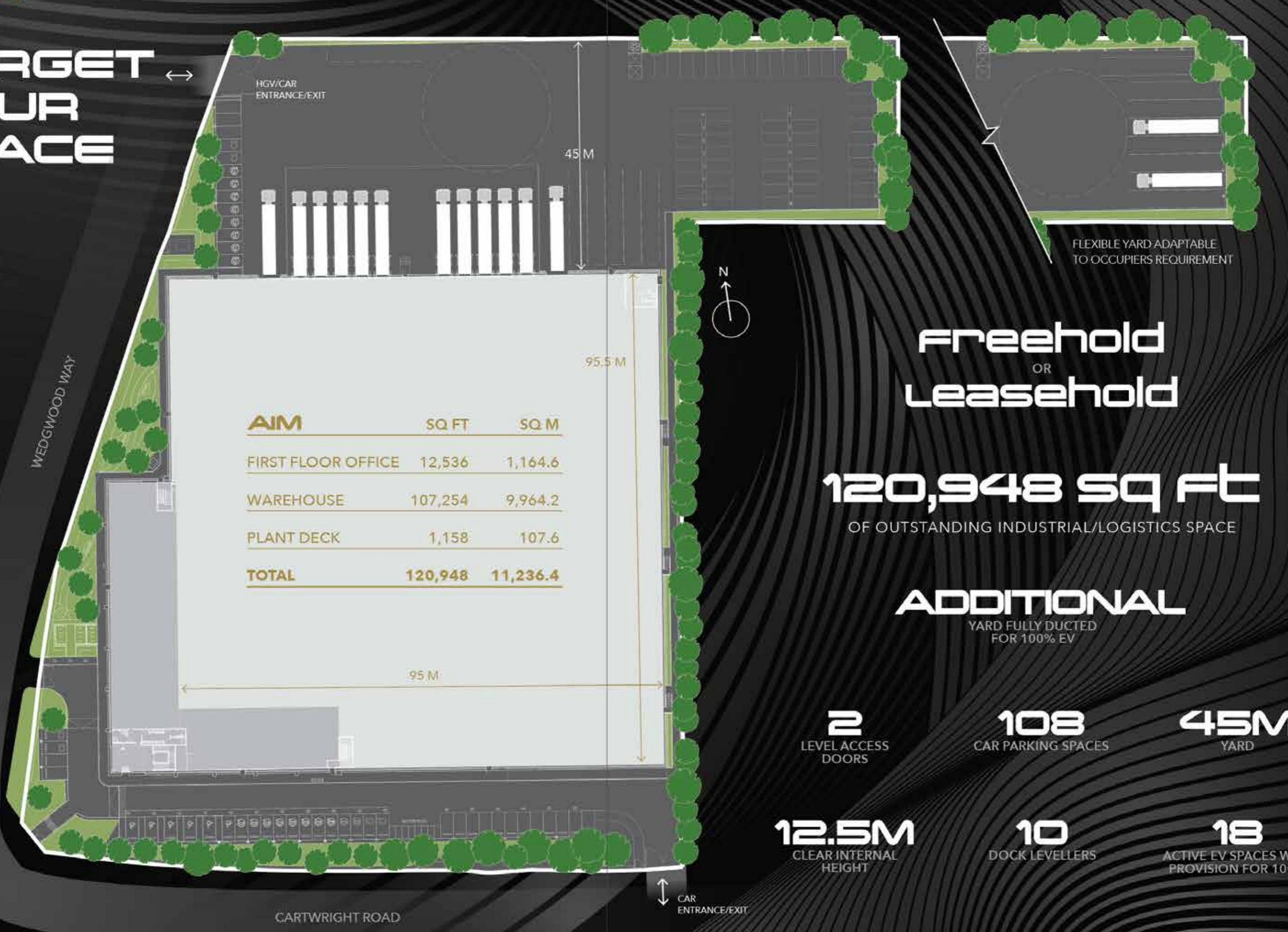
2 LEVEL ACCESS DOORS



DRIVER'S/WAREHOUSE  
ENTRANCE AND  
AMENITY.

**AIM**

**TARGET  
YOUR  
SPACE**



AIM	SQ FT	SQ M
FIRST FLOOR OFFICE	12,536	1,164.6
WAREHOUSE	107,254	9,964.2
PLANT DECK	1,158	107.6
<b>TOTAL</b>	<b>120,948</b>	<b>11,236.4</b>

**Freehold  
OR  
Leasehold**

**120,948 SQ FT**

OF OUTSTANDING INDUSTRIAL/LOGISTICS SPACE

**ADDITIONAL**

YARD FULLY DUCTED  
FOR 100% EV

**2**  
LEVEL ACCESS  
DOORS

**108**  
CAR PARKING SPACES

**45M**  
YARD

**12.5M**  
CLEAR INTERNAL  
HEIGHT

**10**  
DOCK LEVELLERS

**18**  
ACTIVE EV SPACES WITH  
PROVISION FOR 100%

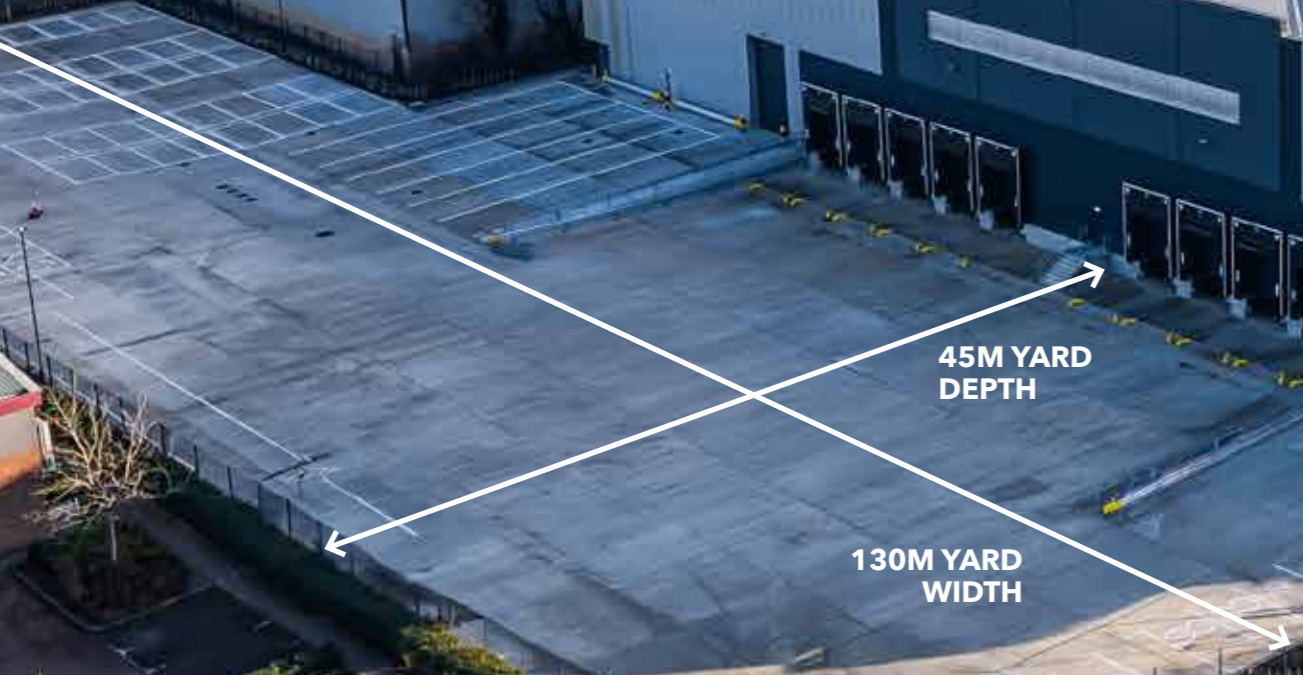
All measurements shown are indicative GEA (gross external area).  
Measured by Plowman and Craven.

# THINK BIG, AIM HIGH

CUBIC CAPACITY  
**112,141M<sup>3</sup>**

MAXIMUM PALLET SPACES  
**38,280**

CLEAR INTERNAL HEIGHT  
**12.5M**



**1.25MVA  
POWER SECURED**

**GREEN ROOF  
CYCLE SHELTERS**

**AMENITY  
AREA**

**DOWNLOAD RACKING LAYOUT**

AIM Stevenage puts sustainability and well-being at the forefront of its performance agenda. The building will be delivered as net carbon zero, and will seek to achieve BREEAM Outstanding and EPC A+ credits.

# ESG

**REDUCTION IN ENERGY COSTS THROUGH SOLAR GAIN ESTIMATED AT £112,508 PER ANNUM, OR £0.93 PER SQ FT.**

**SOLAR PV PANELS INSTALLED**

**TARGET PV GENERATION 393,385 KWH/YR**

**CO2 SAVING 54.6 TONNES/YR**

**EV SPACES, GREEN ROOF CYCLE SHELTERS AND SHOWERS SUPPORT SUSTAINABLE COMMUTING**

**POTABLE WATER CAPACITY 1.25 LITRES / SEC**

**A LANDSCAPED ENVIRONMENT WITH DEDICATED AMENITY SPACE**

# CONNECTIVITY



ACCESS BOTH JUNCTIONS 7 AND 8 OF THE A1(M) IN MINUTES. CONNECT WITH THE A505 TO THE NORTH OR A602 EASTBOUND.

BELLWAY FORSTER PARK RESIDENTIAL SCHEME

HIFI POLYESTER FILM

NEMCO

HOWDENS

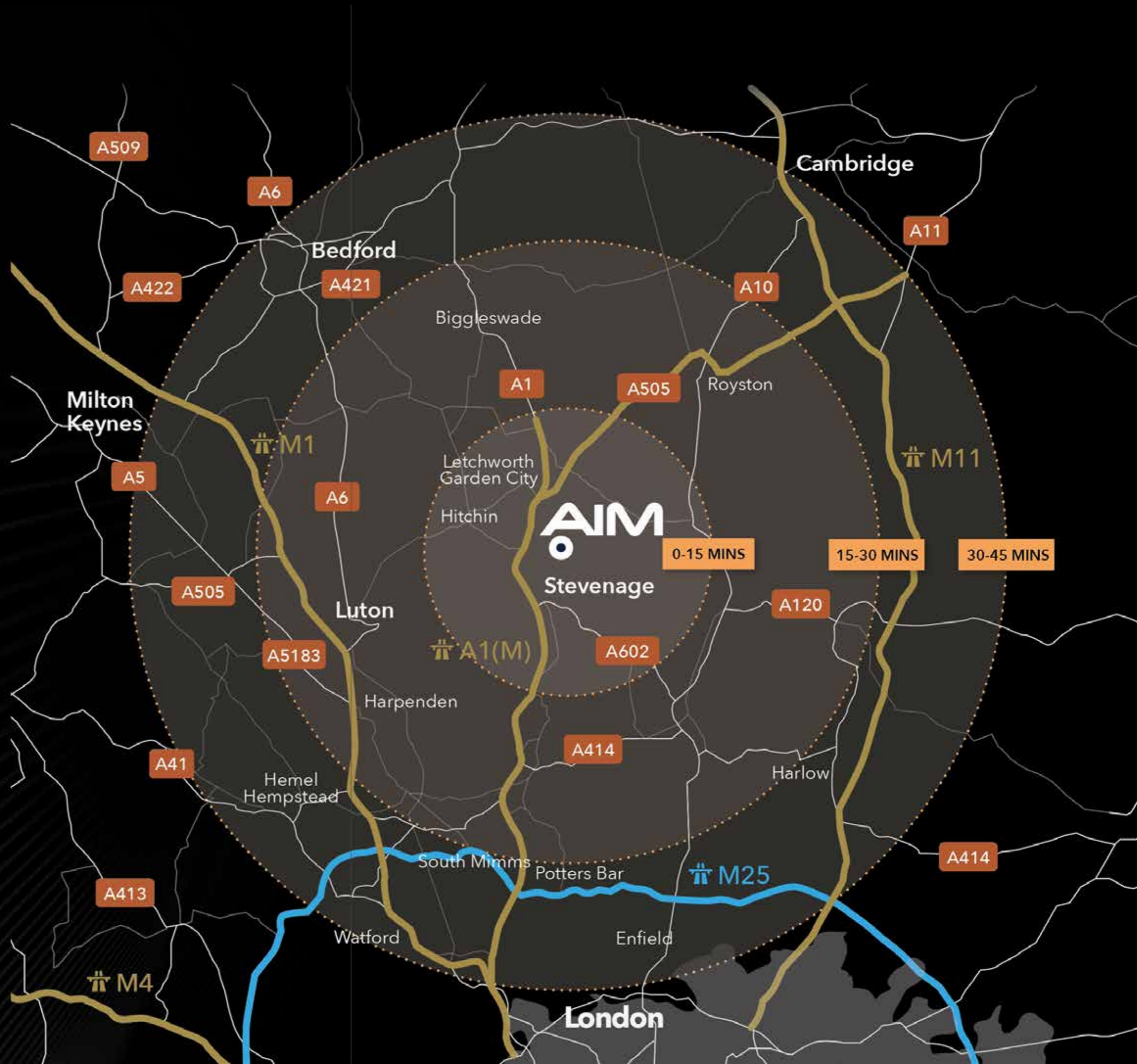
PIN GREEN INDUSTRIAL ESTATE

THE GREAT ASHBY DISTRICT PARK

Situated within the established Pin Green employment area, AIM benefits from a location less than 3 miles from J8 A1(M) providing easy access to the M25 and central London.

Whilst major ports including Dover, London Gateway and Felixstowe are all within 2.5hrs, making this the ideal development for occupiers looking to serve both national and international markets.

Drive times	minutes	miles
A1(M) J8	6	2.8
A1(M) J7	9	4
M25 J23	20	19.2
Luton airport	30	13
Luton	24	14.5
M1 J11	30	20
M11 J8	40	23
Stansted airport	40	26
London Gateway	1hr 15	51
Port of Felixstowe	1hr 40	89
Port of Dover	2hr	110



## POWERING YOUR PEOPLE

Set within an attractive landscaped environment the modern contemporary design of AIM with its double height atrium floods the building with natural light and dedicated amenity space all contribute to enhancing the working environment.



**WITHIN LESS THAN A 10 MINUTE DRIVE** OF STEVENAGE STATION AND A HOST OF AMENITIES INCLUDING MCDONALD'S, ASDA AND FIVE GUYS.



**WITHIN A 20 MINUTE WALK** OF CO-OP, DOMINO'S, SHELL AND 3 COUNTRY PARKS.



**UP TO 24 BUSES A DAY** RUNNING FROM STEVENAGE STATION TO CARTWRIGHT RD BUS STOP ADJACENT TO AIM.



AIM is situated in a now forward-thinking Stevenage that is to benefit from a £1bn regeneration fund that is aiming to deliver 7,300 new homes by 2028, an expanded railway station, improved transport and connectivity links. Making Stevenage an attractive location for occupiers and staff alike.

## TARGET STEVENAGE

### A GROWING WORKFORCE

756,000  
WORKING AGE  
POPULATION

33,000  
PEOPLE WORKING  
IN MANUFACTURING  
INDUSTRY

88% RFO2  
QUALIFIED AND ABOVE

71,000  
PEOPLE WORKING IN  
SCIENTIFIC AND TECHNICAL  
SERVICES

### WHY STEVENAGE



5,000 STEVENAGE LOCALS  
EMPLOYED BY MBDA, GSK  
AND AIRBUS



LOCATED WITHIN THE R&D  
'GOLDEN TRIANGLE' FOR  
LIFE SCIENCES



ONLY 20 MINUTES BY TRAIN  
TO LONDON KINGS CROSS /  
ST PANCRAS

# PROJECT TEAM

 Wrenbridge  FIERA  
REAL ESTATE

Wrenbridge are an award winning, market leading developer, operating in the UK for 30 years, and have a current portfolio Gross Development Value of £2 billion across 30 live projects with 4 million sq ft within the existing development pipeline.

Fiera Real Estate are the funding partner to AIM and have been delivering best in class developments with Wrenbridge since inception in 1993.

AIM





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