

To let

Available January 2027

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

High Quality Manufacturing / Warehouse Space

Rutherford Close, Stevenage SG1 2EF



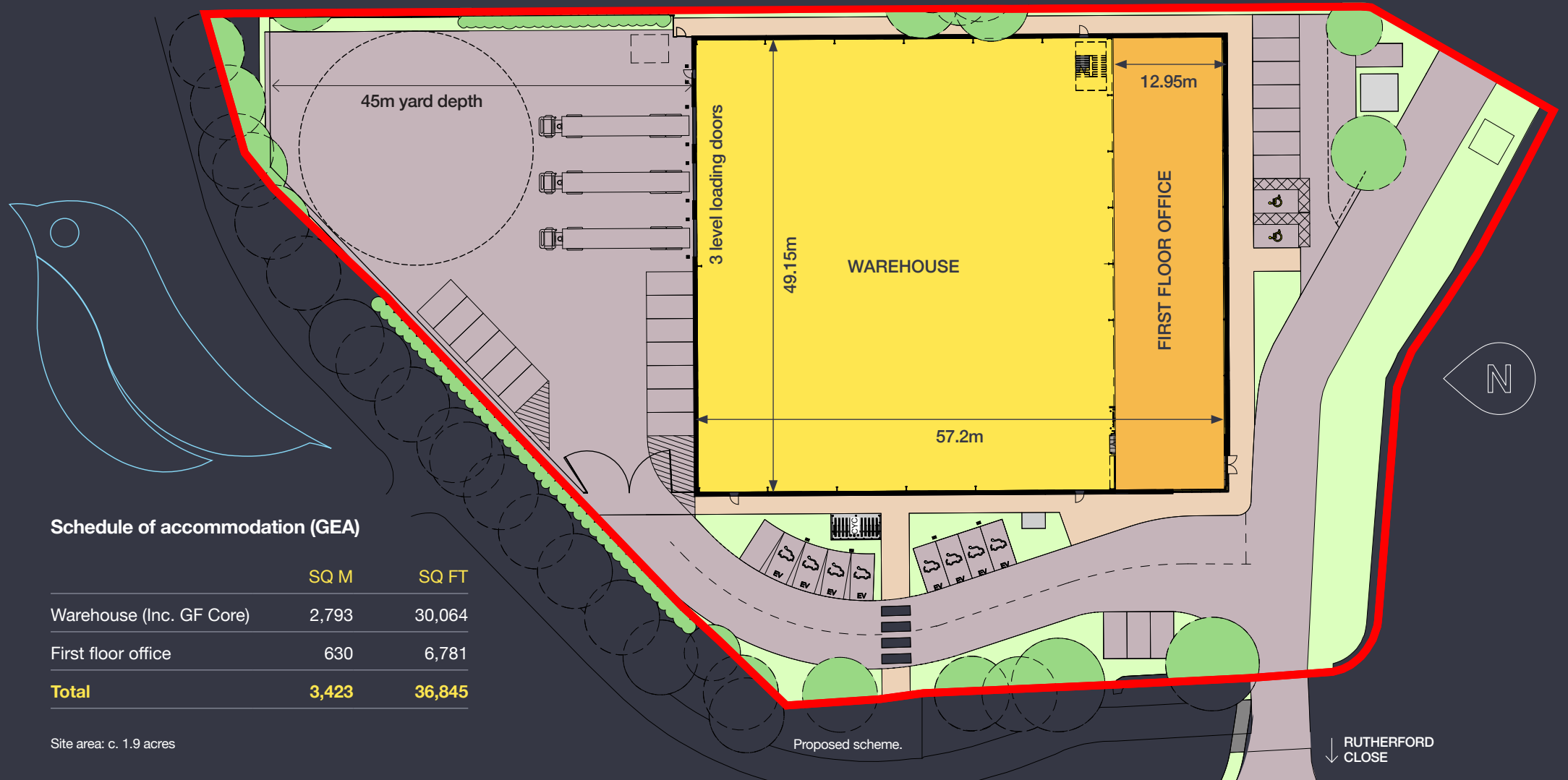
BlueBird
Stevenage

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**



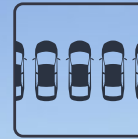
**Secure
45m Yard**



**500 KVA
Power
Supply**



**Grade A
1st Floor
Fitted Offices**



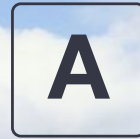
**35 Car
Parking
Spaces (8 EV)**



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



**Target
BREEAM
Excellent**



**Target
EPC A**

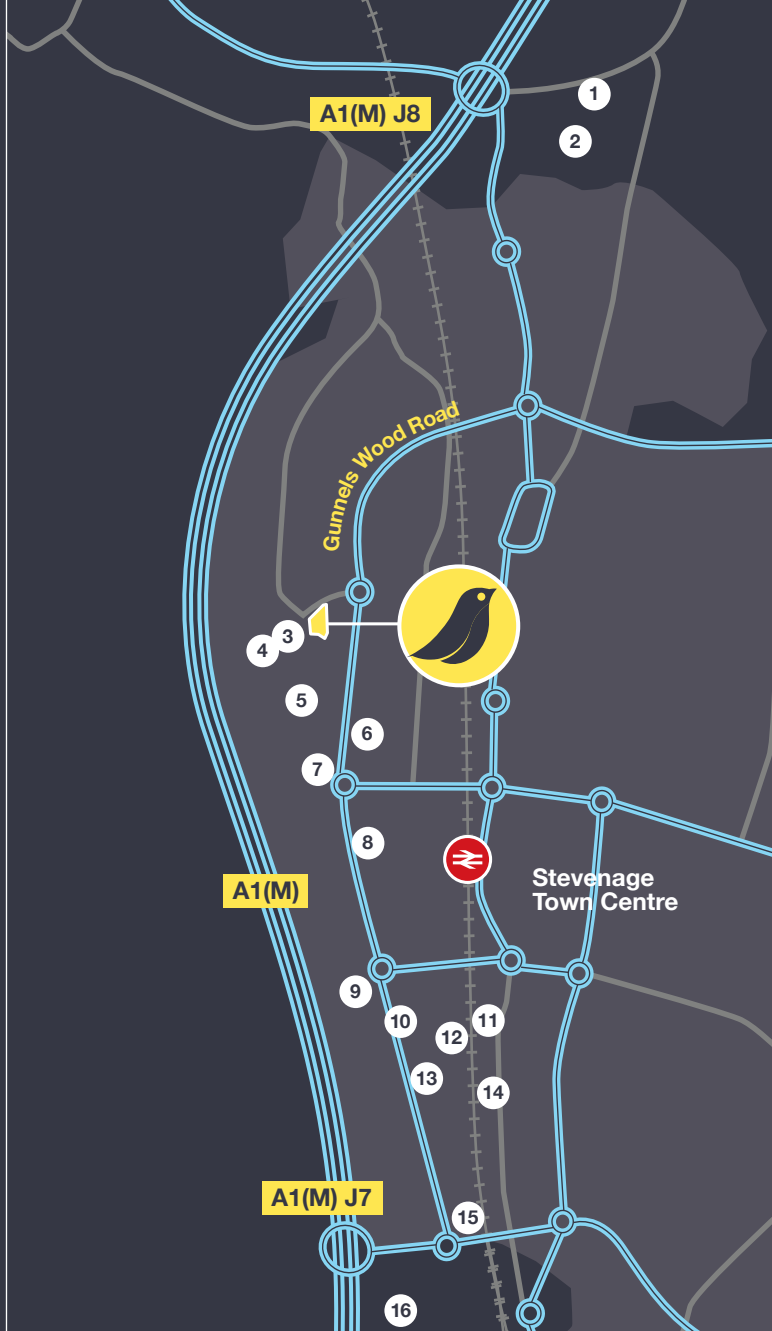


*Based on a cost of 24p per kWh

In good company



- ELECTRO 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
A1(M) J8	5	2
A1(M) J7	5	2.4
M25 J23	20	17.3
M1 J11	28	15.8
M11 J8	35	26.9
Cambridge	45	27.8
London	1hr	32.9

Travel times	Mins	Distance
Luton airport	22	13.8
Stansted airport	40	29.9
Heathrow airport	52	43.5
London Gateway	1hr 5	58.4
Port of Felixstowe	1hr 40	87.8
Kings Cross station via train	22 mins	

Best in class self-contained facility within 30 miles of London. Construction underway.



All CGIs are indicative.

BlueBird LAND **Barwood.**



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