

# AIM


STEVENAGE A1(M) SG14QJ

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

# 119,790 SQ FT

OF OUTSTANDING INDUSTRIAL/LOGISTICS SPACE

STREAM.AIMS.MOVIE 

 Wrenbridge

 FIERA  
REAL ESTATE

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

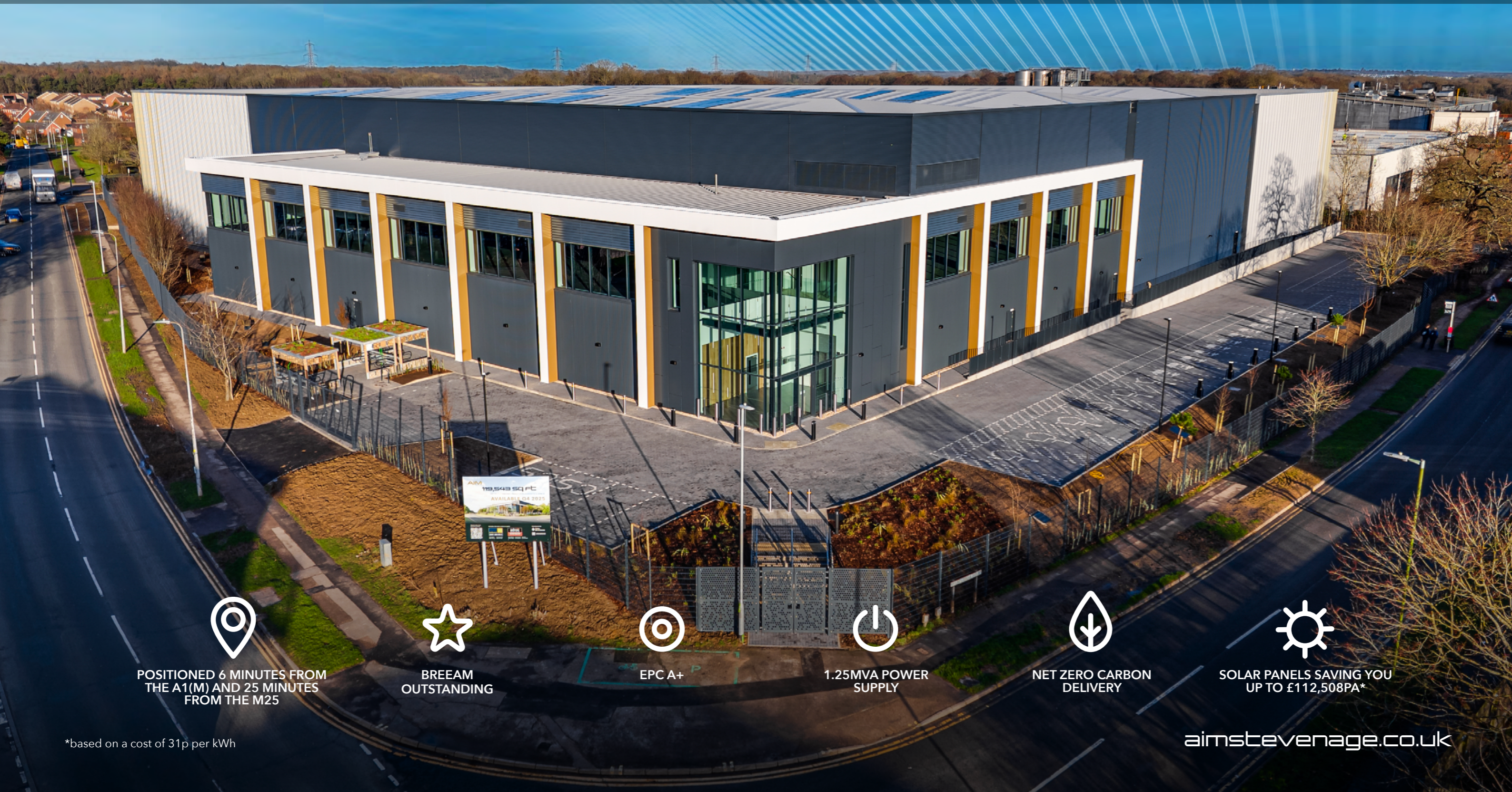


AIM is a high specification HQ style industrial/logistics facility located in Stevenage and positioned minutes from junctions 7 and 8 of the A1(M)

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 SAVING YOU UP TO £112,508PA\*

\*based on a cost of 31p per kWh



TENANT BENEFITS FROM FULL PV PROVISION



SECURED YARD AND SITE



10 DOCK LEVELLERS



2 LEVEL ACCESS DOORS



EV CHARGING



SHOWERS AND CHANGING FACILITIES



BREEAM OUTSTANDING



EPC A+



1.25MVA POWER SUPPLY



NET ZERO CARBON DELIVERY



FULL HEIGHT GLAZING TO OFFICE SPACE



12.5M TO UNDERSIDE OF HAUNCH



50 KN PER SQ M LOADING

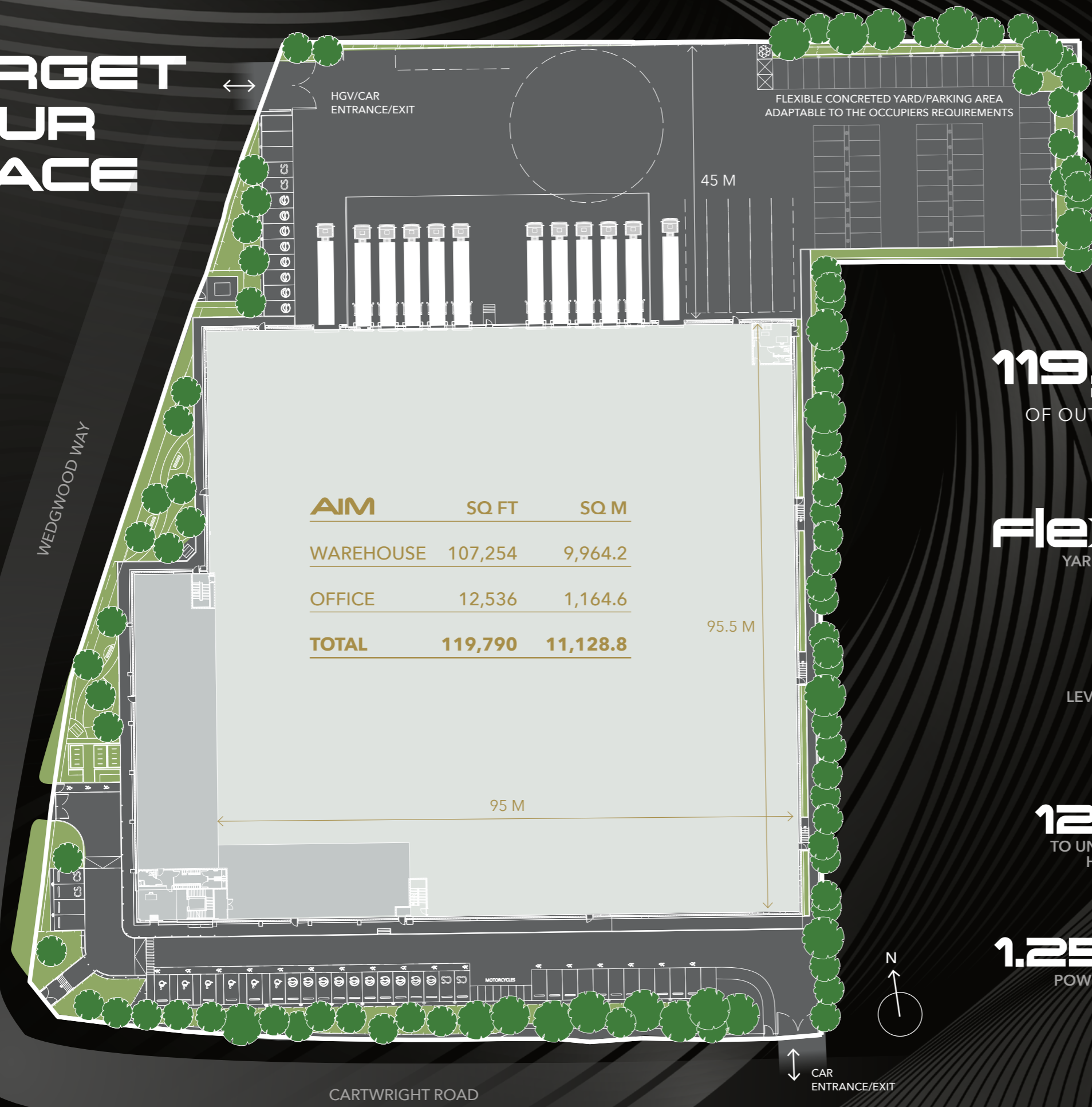


45M YARD DEPTH



FLEXIBLE ADDITIONAL YARD/PARKING

TARGET YOUR SPACE



AIM	SQ FT	SQ M
WAREHOUSE	107,254	9,964.2
OFFICE	12,536	1,164.6
<b>TOTAL</b>	<b>119,790</b>	<b>11,128.8</b>

Freehold  
OR  
Leasehold

119,790 SQ FT  
OF OUTSTANDING INDUSTRIAL/LOGISTICS SPACE

Flexible YARD/PARKING  
108 CAR PARKING SPACES

2 LEVEL ACCESS DOORS  
10 DOCK LEVELLERS

12.5M TO UNDERSIDE OF HAUNCH  
45M YARD

1.25MVA POWER SECURED  
20% ACTIVE EV SPACES WITH PROVISION FOR 100%

# THINK BIG, AIM HIGH

CUBIC CAPACITY

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

MAXIMUM PALLET SPACES

**39,072**

EAVES HEIGHT

**12.5M**

[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 POWER

SOLAR PV PANELS INSTALLED

ESTIMATED ANNUAL ENERGY COST SAVINGS £112,508\*

TARGET PV GENERATION 393,385 KWH/YR

CO2 SAVING 54.6 TONNES/YR

POTABLE WATER CAPACITY 1.25 LITRES / SEC

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

A LANDSCAPED ENVIRONMENT WITH DEDICATED AMENITY SPACE

# LOCATION



GSK

CATAPULT  
Cat and Dental Therapy

STEVENAGE BIOSCIENCE  
CATALYST

GRIDSERVE

THE WINE  
SOCIETY

MBDA

FUJITSU

AIRBUS

FLAMINGO  
GROUP INTERNATIONAL

COSTCO  
CO.UK

BUNZL

A1(M) J7

A1(M)

A1(M) J8



STEVENAGE  
RAIL STATION

BELLWAY FORSTER PARK  
RESIDENTIAL SCHEME

formula one  
autocentres  
HO

SAINT  
NICHOLAS  
PARK

HIFI  
POLYESTER FILM

NEMCO

HOWDENS

AIM

ALLIED BAKERIES

PIN GREEN INDUSTRIAL ESTATE

THE GREAT ASHBY  
DISTRICT PARK



# 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.



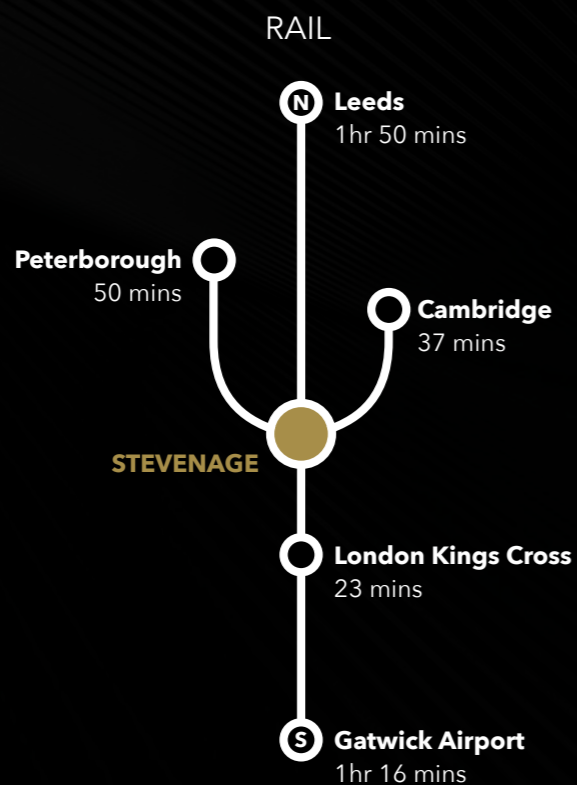
**WITHIN LESS THAN A 10 MINUTE DRIVE** OF STEVENAGE STATION AND A HOST OF AMENITIES INCLUDING MCDONALD'S, ASDA AND FIVE GUYS.



**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.



- 01 ALDI
- 02 STEVENAGE GOLF AND CONFERENCE CENTRE
- 03 KNEBORTH GOLF CLUB
- 04 STEVENAGE LEISURE PARK
- 05 KNEBORTH HOUSE
- 06 DAVID LLOYD
- 07 GRIDSERVE
- 08 COSTA COFFEE
- 09 BUDGENS
- 10 DOMINO'S
- 11 CO-OP
- 12 MCDONALD'S
- 13 ASDA
- 14 FIVE GUYS
- 15 SAINSBURY'S
- 16 SHELL GARAGE
- 17 TESCO
- 18 BELLWAY HOMES
- 19 STEVENAGE FOOTBALL CLUB

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% RFOQ2  
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





Hugh Walton  
07807 999 777  
hugh.walton@savills.com

Harry Stoneham  
07870 999 263  
harry.stoneham@savills.com




Steve Williams  
swilliams@adroitrealestate.co.uk  
07860 708665

Lloyd Spencer  
lspencer@adroitrealestate.co.uk  
07768 480937

Mark Gill  
mgill@adroitrealestate.co.uk  
07702 895010

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