

Gunnels Wood Park



Gunnels Wood Road, Stevenage SG1 2BH

Current availability

Unit N: 2,463 sq ft

Unit O: 2,355 sq ft

Units N&O: 4,818 sq ft

gunnelswoodpark.co.uk

The prime industrial/trade/warehouse location in Stevenage

Black Cat
Roundabout
27 miles

DRIVE TIMES

A1(M) Junction 7	3 mins
Stevenage Leisure Park	4 mins
Stevenage Railway Station	5 mins
Stevenage Town Centre	6 mins

< Central
London
40 miles

J7

Arlington Business Park



GSK Campus

A1(M)

Gunnels Wood Rd (A1072)

A602



The estate

A scheme of 41 units ranging from 2,229 sq ft to 29,458 sq ft in the prime industrial/trade/warehouse location in Stevenage.

Spanning over 16.9 acres, Gunnels Wood Park benefits from wide service roads, good circulation, substantial car parking and landscaping. The park offers a secure and well maintained environment with CCTV surveillance on both access and exit.

The site's scale and position within the well located industrial area of Stevenage ensures it caters to a wide range of occupiers which is reflected in the diverse tenant mix. Home to trade counter tenants, warehouse and industrial occupiers.



EV CHARGING POINTS



3 PHASE POWER



8 PARKING SPACES



**WELL MAINTAINED
SECURE ESTATE
WITH CCTV**



Current availability

Unit N&O

Combined size 4,818 sq ft

To let

DESCRIPTION

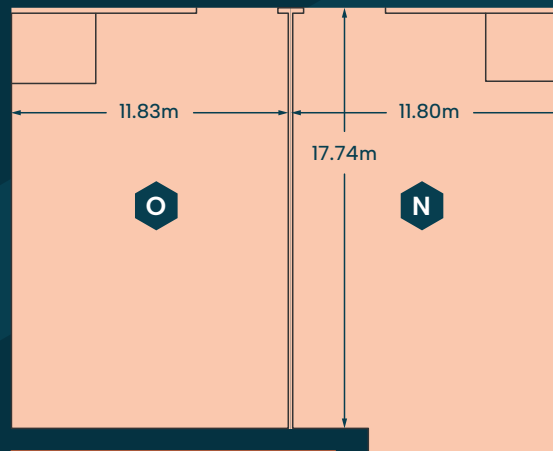
Units N&O would suit a trade counter or industrial/warehouse occupier and will be refurbished.

Units N&O comprises mid-terrace industrial/warehouse units which will undergo a comprehensive internal and external refurbishment. The units will be completely redecorated as part of the refurbishment works and the roof now benefits from a 25 year guarantee.

Units are available individually or combined.



FLOOR PLAN



Unit	Warehouse (GEA)
N	2,463 sq ft
O	2,355 sq ft
Total	4,818 sq ft

ACCOMMODATION

The units have a combined gross external area of 4,818 sq ft.

TERMS

Available on a new full repairing and insuring lease.

RATES

The units currently have a combined rateable value of £47,500 which will need to be reassessed if the units are let separately. Interested parties are advised to make their own enquiries of Stevenage Borough Council on 01438 242875.

SERVICE CHARGE

An estate service charge is payable.

EPC

The property has an EPC rating of B44.



Location

Stevenage is an established industrial location with excellent connectivity and sits within the UK's innovation corridor.

An extremely well connected 16.9 acres site located just 0.6 miles from Junction 7 of the A1(M) and 25 minutes away from the A1(M)/M25 intersection, providing access to Greater London, and a population of circa 12 million.

Stevenage is situated approximately 30 miles north of London, 9 miles north of Welwyn Garden City and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross and St Pancras in less than 30 minutes.

Stevenage is home to a series of international organisations and occupiers including **MBDA, Sodexo, LifeArc, Airbus, Costco and GSK**. The site is close to various local amenities and a short drive from Stevenage Town Centre.

Gunnels Wood 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 into Europe.



Just 20 minutes by train
to London Kings Cross



Stevenage is home to
over 3,000 businesses

£1bn

Regeneration programme
over a 20 year period –
largest scheme in East of
England



86.3% of Stevenage's
population is
economically active**



Stevenage is among
the top 3 towns/cities to
start a business



Part of the R&D 'Golden
Triangle' for life sciences
including London, Oxford
and Cambridge



TRAVEL DISTANCES

J7 A1(M)	0.6 miles
A10	10 miles
M25	15.5 miles
M1	18.5 miles
M11	25 miles

DRIVE TIMES

Stevenage Town	6 mins
Cambridge	48 mins
London	1 hr 11 mins
Oxford	1 hr 28 mins
Birmingham	2 hrs 10 mins

TRAIN TIMES

London Kings Cross	20 mins
Peterborough	29 mins
Cambridge	37 mins
Leeds	1 hr 50 mins

AIRPORTS

London Luton	15 miles
London Stansted	29 miles
London Heathrow	40 miles
London City	43 miles



MAP FINDER

SG1 2BH

///line.golf.sounds



UK Innovation
Corridor

Gunnels Wood Park



ALL ENQUIRIES

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