

To let / For sale

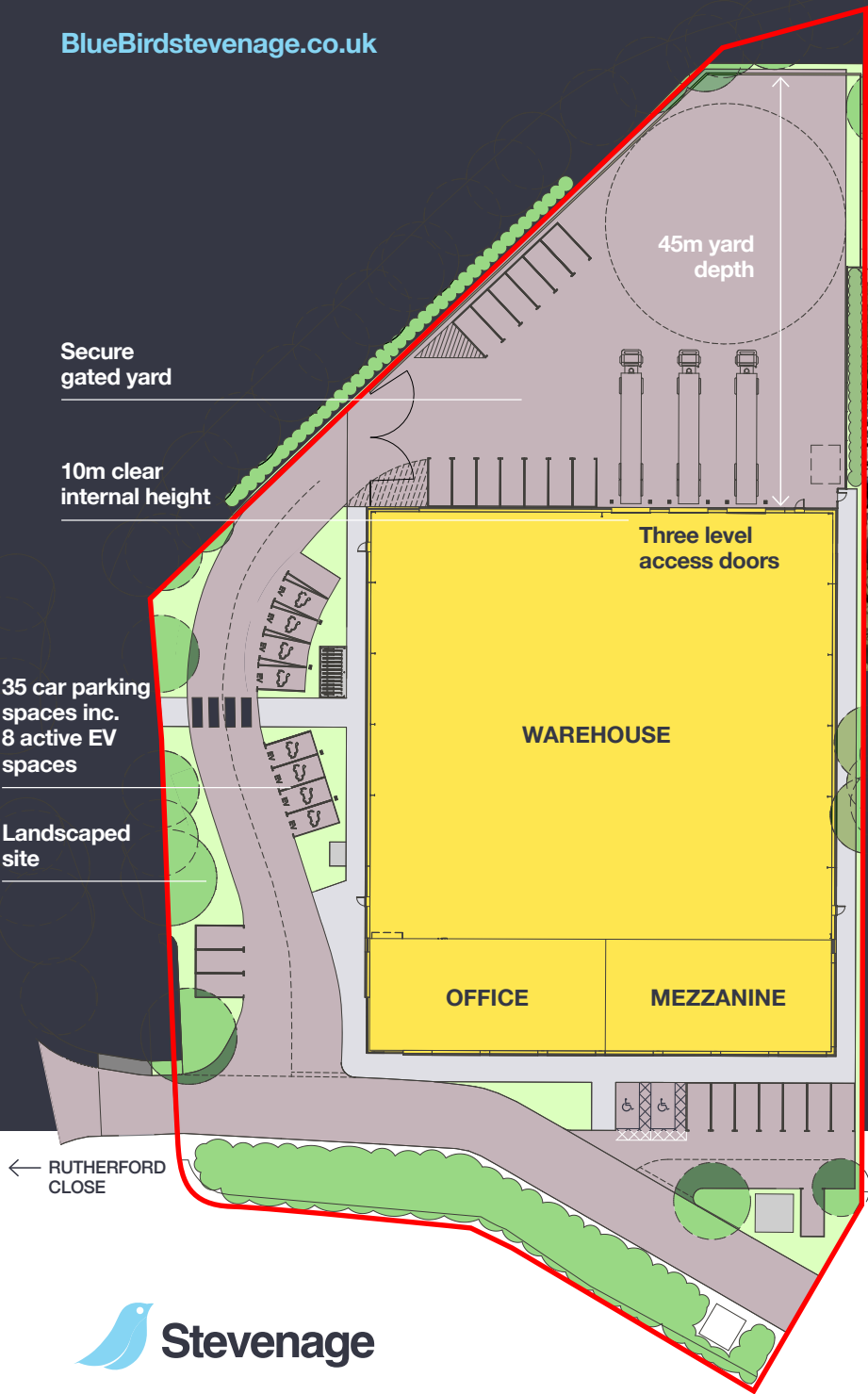
Available Q2 2026

36,835 sq ft (3,422 sq m)

High Quality Manufacturing / Warehouse Space

Rutherford Close, Stevenage SG1 2EF





Schedule of accommodation (GEA)

	SQ M	SQ FT
Warehouse (Inc. GF Core)	2,795	30,086
Office	397	4,273
Structural Floor	230	2,476
Total	3,422	36,835

Site area: c. 1.9 acres
Mezzanine suitable for storage, production or expansion of office space with 15 k/n per sq m loading capacity.

Proposed scheme,
subject to planning



10m Clear
Internal
Height



3 Level
Loading
Doors



500 KVA
Power
Supply



Grade A 1st
Floor Fitted
Offices



35 Car
Parking
Spaces
(8 EV)



Solar PV
Array



Target
BREEAM
Excellent



Target
EPC A



Secure
Gated Yard



SG1 2EF



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
Luton airport	22	13.8
M1 J11	28	15.8
M11 J8	35	26.9

Travel times	Mins	Distance
Cambridge	45	27.8
Stansted airport	40	29.9
London	1hr	32.9
London Gateway	1hr 5	58.4
Port of Felixstowe	1hr 40	87.8

Conditions under which particulars are issued: Adroit & Avison Young for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adroit & Avison Young has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. J018069 07 2025 Tasseldesign.co.uk

Rare opportunity to acquire a Pre-Sale or Pre-Let of a best in class self-contained facility within 30 miles of London.



Lloyd Spencer
lspencer@adroitrealestate.co.uk
07768 480937

Steve Williams
swilliams@adroitrealestate.co.uk
07860 708665



Chris Proctor
chris.proctor@avisonyoung.com
07798 690 234

John Allan
john.allan@avisonyoung.com
07540 694 611