

AIM

STEVENAGE A1(M) SG14QJ

**FREEHOLD / LEASEHOLD
READY FOR OCCUPATION
FROM JANUARY 2026**

119,790 SQ FT

OF OUTSTANDING INDUSTRIAL/LOGISTICS SPACE

STREAM.AIMS.MOVIE //

 Wrenbridge

 **FIERA**
REAL ESTATE

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AIM

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 will be 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



TARGET BREEAM
OUTSTANDING



TARGET 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

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TENANT BENEFITS FROM
FULL PV PROVISION



SECURED YARD
AND SITE



10 DOCK
LEVELLERS



2 LEVEL ACCESS
DOORS



EV CHARGING



SHOWERS AND CHANGING
FACILITIES



TARGET BREEAM
OUTSTANDING



TARGET 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



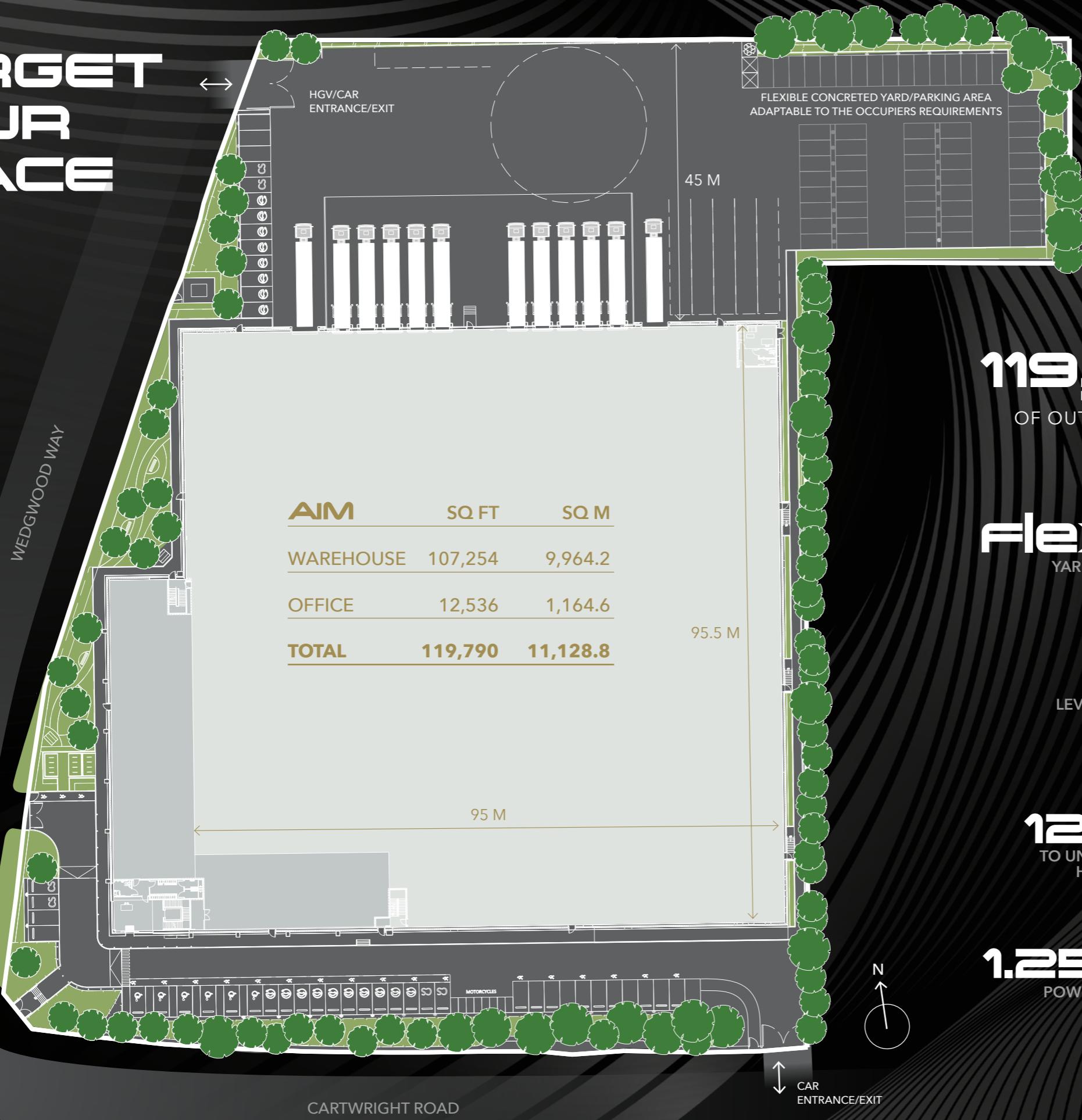
45M YARD DEPTH



FLEXIBLE ADDITIONAL
YARD/PARKING

AIM

**TARGET
YOUR
SPACE**



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

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AIM

THINK BIG, AIM HIGH

CUBIC CAPACITY

112,141M³

MAXIMUM PALLET SPACES

39,072

EAVES HEIGHT

12.5M

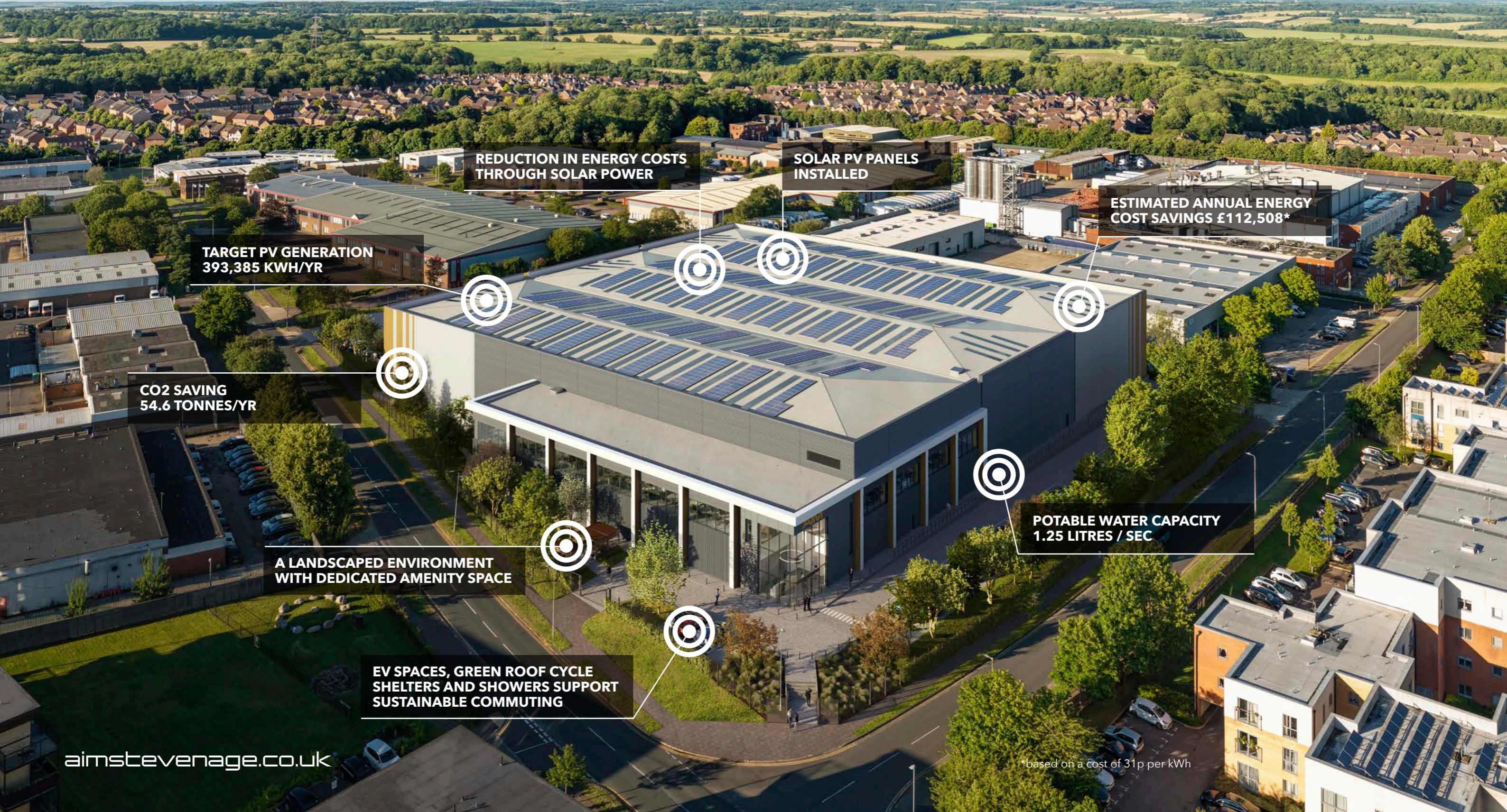


[DOWNLOAD RACKING LAYOUT](#)

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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



LOCATION



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.



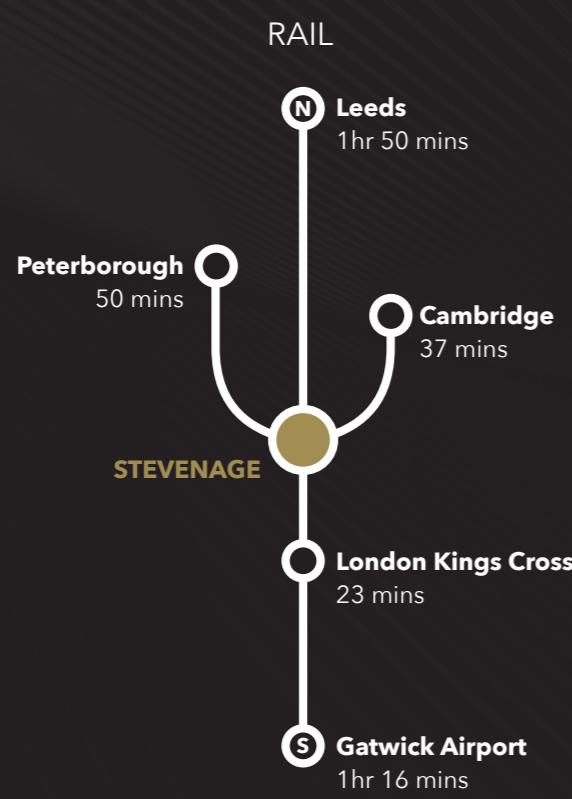
WITHIN LESS THAN A 10 MINUTE DRIVE OF STEVENAGE STATION AND A HOST OF AMENITIES INCLUDING MCDONALD'S, ASDA AND FIVE GUYS.



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.



- 01 ALDI
- 02 STEVENAGE GOLF AND CONFERENCE CENTRE
- 03 KNEBWORTH GOLF CLUB
- 04 STEVENAGE LEISURE PARK
- 05 KNEBWORTH 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% RFQ2

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

AIM



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.

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