


AIM

STEVENAGE A1(M) SG14QJ

AVAILABLE Q4 2025

119,543 SQ FT

OF OUTSTANDING INDUSTRIAL/LOGISTICS SPACE

STREAM.AIMS.MOVIE 



WRENBRIDGE



FIERA
REAL ESTATE

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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

TARGET
YOUR
SPACE



119,543 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%

All measurements shown are indicative GEA (gross external area).



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

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

A LANDSCAPED ENVIRONMENT
WITH DEDICATED AMENITY SPACE

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



GSK

CATAPULT

STEVENAGE BIOSCIENCE
CATALYST

GRIDSERVE

THE
WINE
SOCIETY
1874

MBDA

AIRBUS

FUJITSU

FLAMINGO
GROUP INTERNATIONAL

COSTCO
CO. UK

BUNZL

A1(M) J7

A1(M)

STEVENAGE LEISURE PARK

STEVENAGE RAIL STATION

A1(M) J8

BELLWAY FORSTER PARK
RESIDENTIAL SCHEME

NEMCO

formula one
autocentres
HQ

HOWDENS

ALLIED BAKERIES

HIFI
POLYESTER FILM

SAINT NICHOLAS PARK

AIM

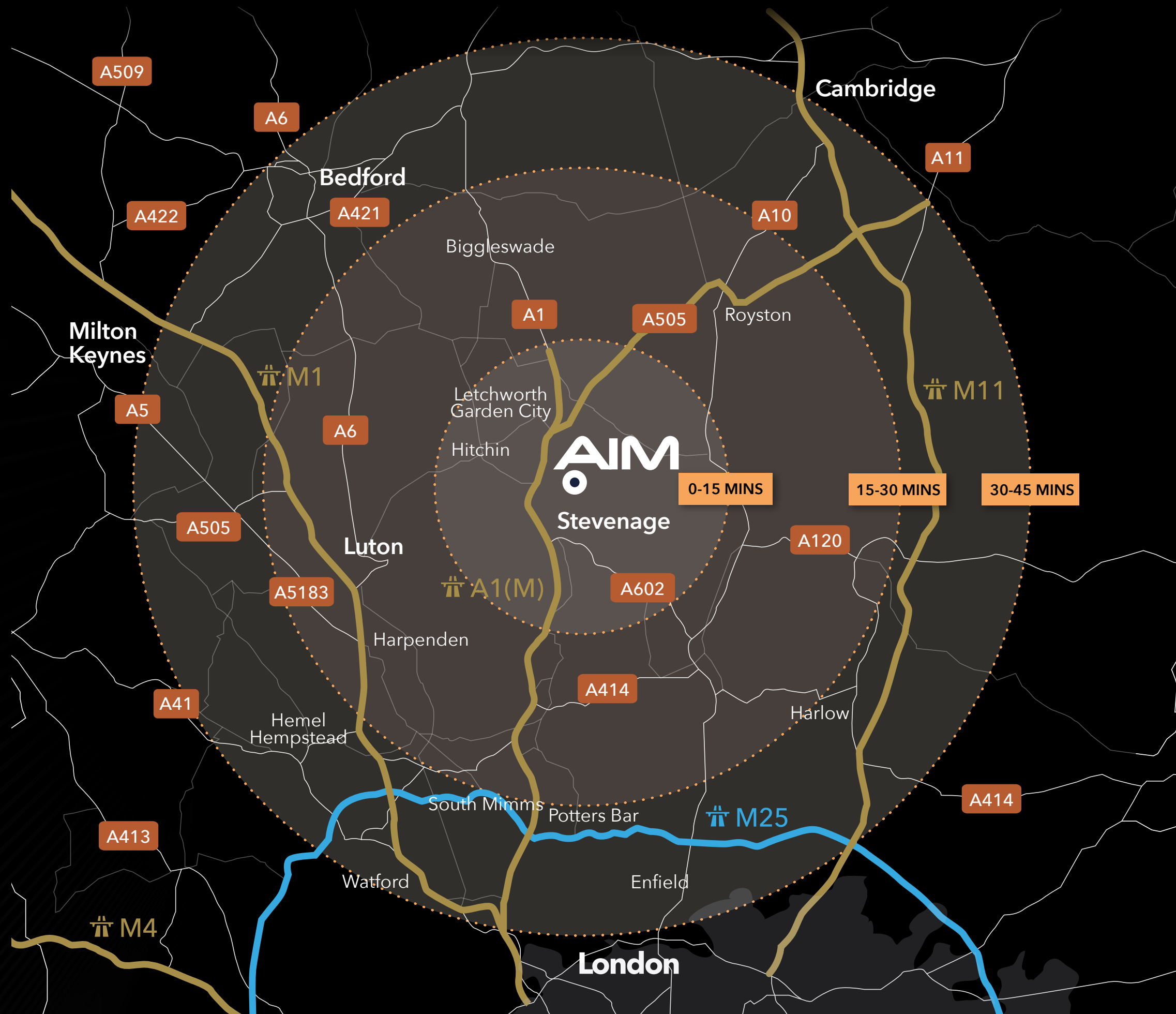
PIN GREEN INDUSTRIAL ESTATE

THE GREAT ASHBY
DISTRICT PARK

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.



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



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 £1.5 billion across 26 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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WRENBRIDGE



FIERA
REAL ESTATE



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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