

Gunnels Wood Park



Gunnels Wood Road, Stevenage SG1 2BH

Current availability
Unit B – 2,420 sq ft

gunnelswoodpark.co.uk

The prime industrial/trade/warehouse location in Stevenage

Peterborough > 55 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

A602

A1(M)

MBDA

Ford

MINI

BMW

bp

LOK'n STORE
Self Storage

SUBWAY

Rentschler
Supplies

Mercedes-Benz

COSTCO
WHOLESALE

AIRBUS

David Lloyd
CLUBS

Stevenage Station
16 mins

Stevenage Leisure Park

Stevenage Railway Station

Stevenage Town Centre

McDonald's

JEWSON

EURO
CAR PARTS

PROPAK
PROPERTY SERVICES

ELECR
ENGINEERING

B&Q

Currys
PC World

carpetright.

Roaring Meg Retail Park

Boots

Argos

SMYTHS
TOYS SUPERSTORES

M&S
EST. 1884

Furniture Village

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
- 
GENEROUS PARKING
- 
WELL MAINTAINED SECURE ESTATE WITH CCTV



B UNIT B TO LET

OCCUPIERS INCLUDE



Current availability

Unit B

2,420 sq ft

To let

DESCRIPTION

Unit B would suit a trade counter or industrial/warehouse occupier and has been fully refurbished.

Unit B comprises a mid-terrace industrial/warehouse unit which has recently undergone a comprehensive internal and external refurbishment. The unit has been completely redecorated as part of the refurbishment works and the roof now benefits from a 25 year guarantee.



INTERNAL
EAVES HEIGHT
4.88M



3 PHASE
POWER



FORECOURT
YARD AND
GENEROUS
PARKING



1 LEVEL ACCESS
LOADING DOOR



EV CHARGING
POINTS



FULLY
REFURBISHED

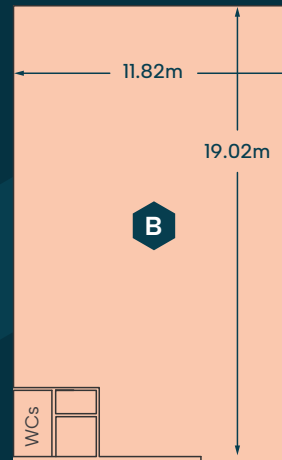


LED
LIGHTING



WC'S

FLOOR PLAN



ACCOMMODATION

The unit extends to an approximate gross internal area of 2,420 sq ft.

TERMS

Available on a new full repairing and insuring lease.

RATES

The property is listed on the Valuation Office Agency 2023 Rating List as having a Rateable Value of £21,750. 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 B37



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 3 miles from Junction 8 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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