To let

Available January 2027

36,845 sq ft (3,423 sq m)
High Quality Manufacturing / Warehouse Space

Rutherford Close, Stevenage SG1 2EF

BlueBird Stevenage

Barwood.

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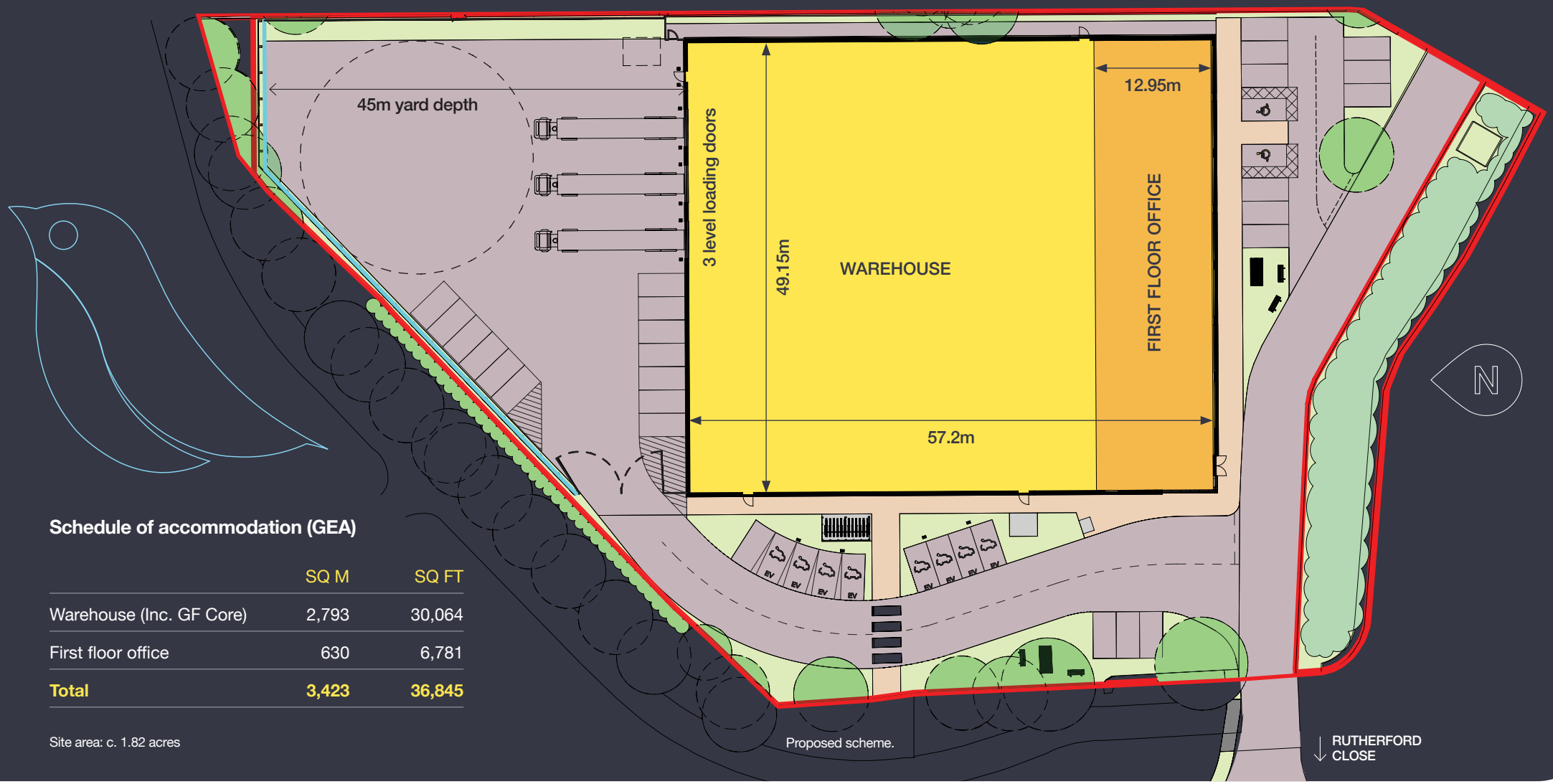
Built for business

36,845 sq ft (3,423 sq m)
High Quality Manufacturing / Warehouse Space



Schedule of accommodation (GEA)

	SQ M	SQ FT
Warehouse (Inc. GF Core)	2,793	30,064
First floor office	630	6,781
Total	**3,423**	**36,845**

Site area: c. 1.82 acres

Stevenage

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Highly specified

- 10m Clear Internal Height
- 50kN sq m Floor Loading
- 3 Level Loading Doors
- Secure 45m Yard
- 500 KVA Power Supply
- Grade A 1st Floor Fitted Offices
- 36 Car Parking Spaces (8 EV)
- Solar panels saving you up to £5,768 per year*
- Target BREEAM Excellent
- Target EPC A

*Based on a cost of 24p per kWh

Stevenage

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In good company

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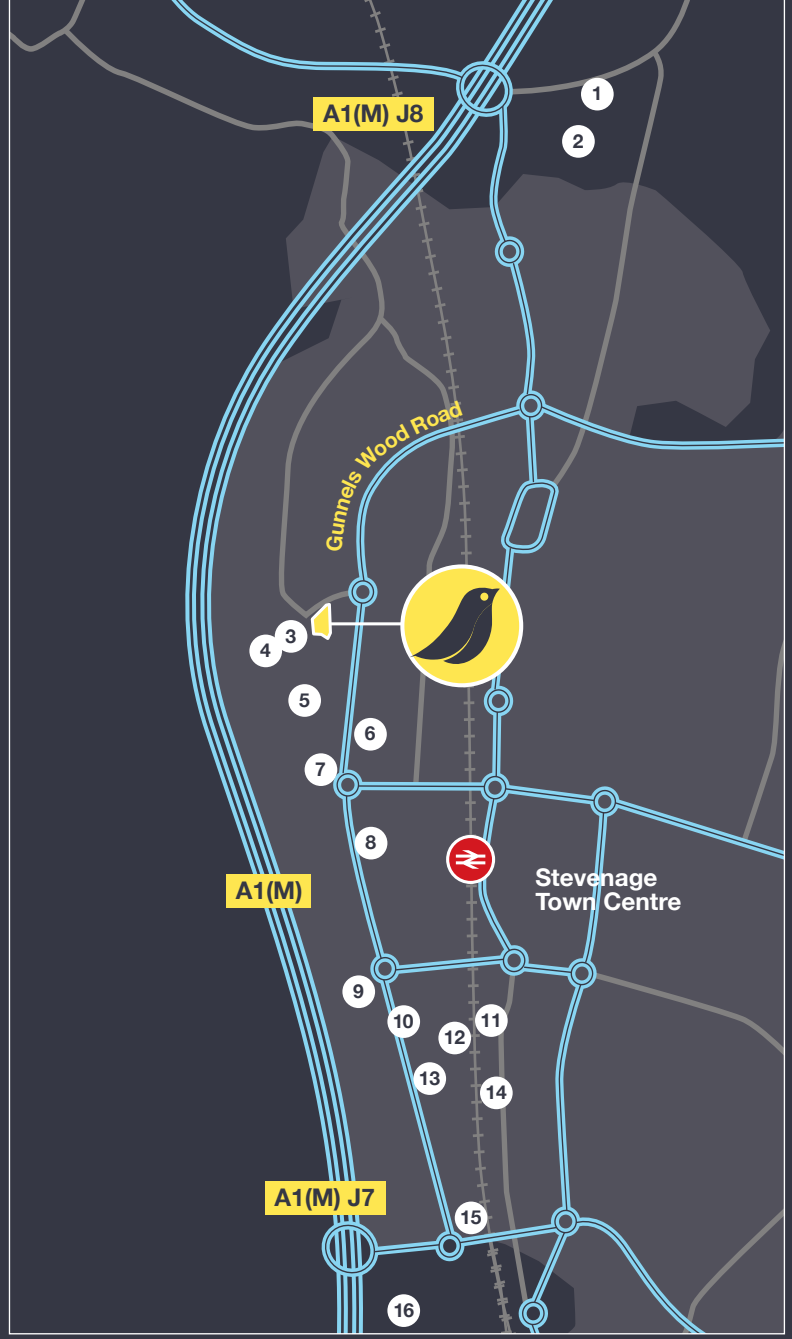

- ELECRO ENGINEERING 1
- BUNZL 2
- AVNET SILICA 3
- ASTUTE 4
- COSTCO 5
- FLAMINGO PRODUCE 6
- FUJITSU 7
- AIRBUS 8
- MBDA MISSILE SYSTEMS 9
- THE WINE SOCIETY 10
- ROYAL MAIL 11
- EURO CAR PARTS 12
- JEWSON 13
- B&Q 14
- SPUR THERAPEUTICS 15
- GSK / CATAPULT / CATALYST 16

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WHAT3WORDS:
///RAPID.FETCH.ACTIVE

Travel times	Mins	Distance
A1(M) J8	5	2
A1(M) J7	5	2.4
M25 J23	20	17.3
M1 J11	28	15.8
M11 J8	35	26.9
Cambridge	45	27.8
London	1hr	32.9

Travel times	Mins	Distance
Luton airport	22	13.8
Stansted airport	40	29.9
Heathrow airport	52	43.5
London Gateway	1hr 5	58.4
Port of Felixstowe	1hr 40	87.8
Kings Cross station via train		22 mins

Stevenage SG1 2EF

Best in class self-contained facility within 30 miles of London. Construction underway.

All CGIs are indicative.

BlueBird LAND

Barwood.

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