

TO LET



Aspect One, Gunnels Wood Road, Stevenage, SG1 2DG

40,166 SQ FT (3.730 SQ M) DETACHED WAREHOUSE

AVAILABLE ON ASSIGNMENT AND SUB-LEASE BASIS OR A NEW LEASE AVAILABLE DIRECTLY FROM LANDLORD



Specification

- 6m Clear Internal Height – 8m Apex
- 2 Electrical Level Access Loading doors
- Ample car parking – 51 spaces
- 25m yard depth and secure gated yard area
- Existing, good quality office fit out
- Showers / wellness areas for staff

Accommodation

The following areas are based on Gross Internal Area (GIA):

AREA	SQ FT	SQ M
Warehouse	33,906	3,150
Ground Floor Ancillary	997	91
1 st Floor Offices	5,263	489
Total	40,165	3,730

*Indicative measurements, subject to measured survey

Description

The property was comprehensively refurbished to a modern standard in 2019. The detached warehouse is of a steel portal frame construction, with a minimum 6m clear internal height to 8m at the apex. The warehouse is accessed by a separate entrance to the rear of the property via a good-sized yard and has two level access loading doors.

The property has a separate access to the front of the building via a reception from the car park. Fitted out office space on the first and part of the ground floor also contains kitchenettes, modern WCs, a shower and staff welfare rooms. There is a lift and staircase to the first floor.

Terms

The property is available on an assignment, sub-lease, or regrant of new lease.

Rent

Available on application

EPC

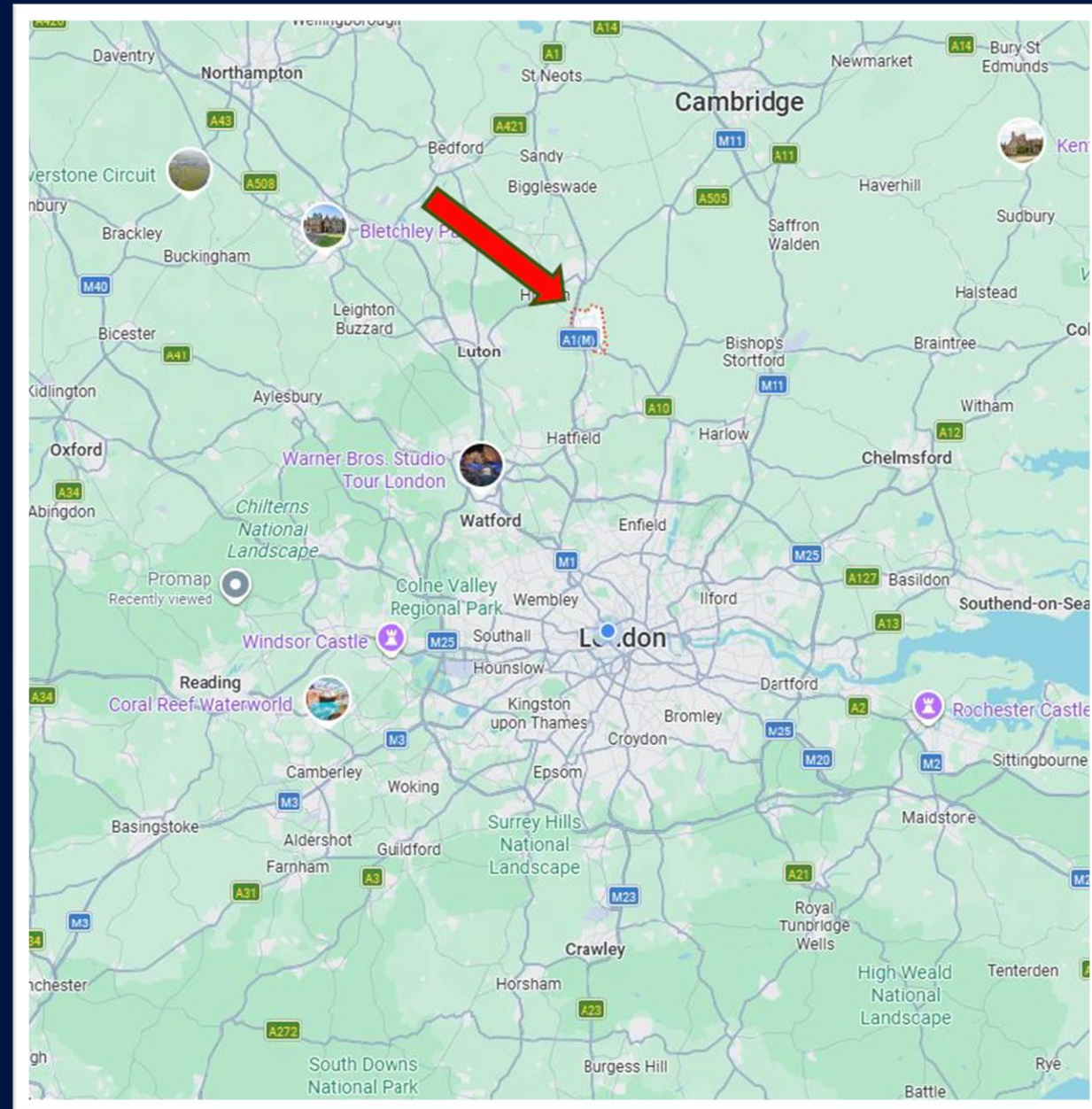
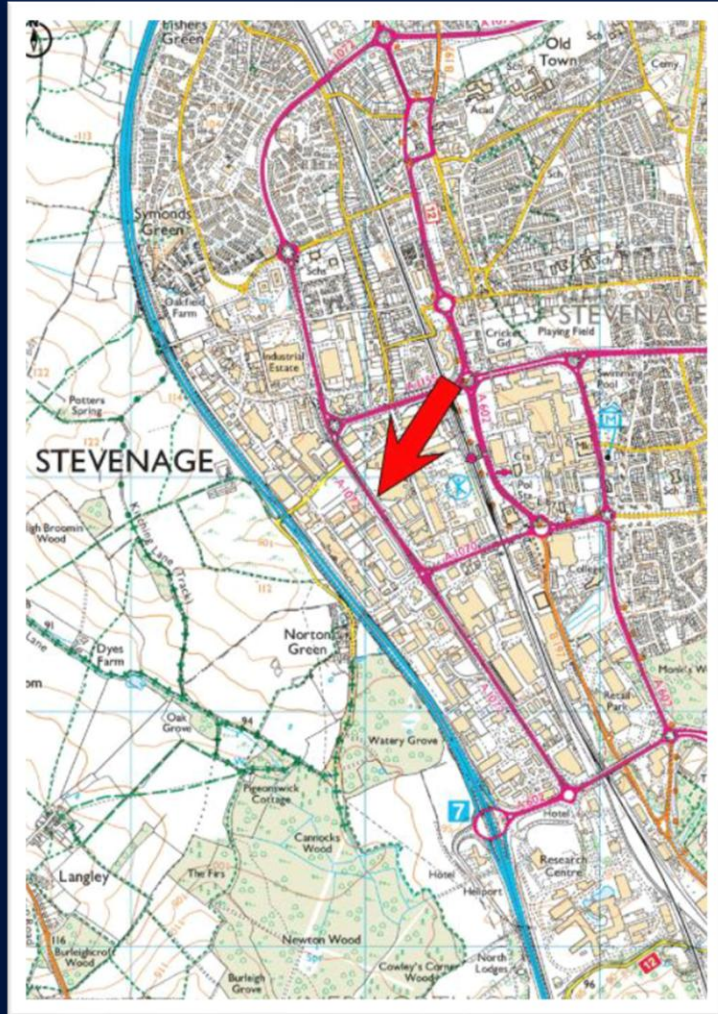
B

Business Rates

Available on application

Aspect One, Gunnels Wood Road, Stevenage, SG1 2DG

TO LET



Location / Connectivity

Strategically Located with Immediate Access to A1

Strategic location to service into London and the wider home counties logistics network. Stevenage is located in Hertfordshire, around 28 miles north of London, the unit is located 3 minutes from the A1 providing efficient access into London as well as distribution to the North East. Its location centred between the M1 and M11 provides occupiers with greater accessibility to the motorway networks.

Road:

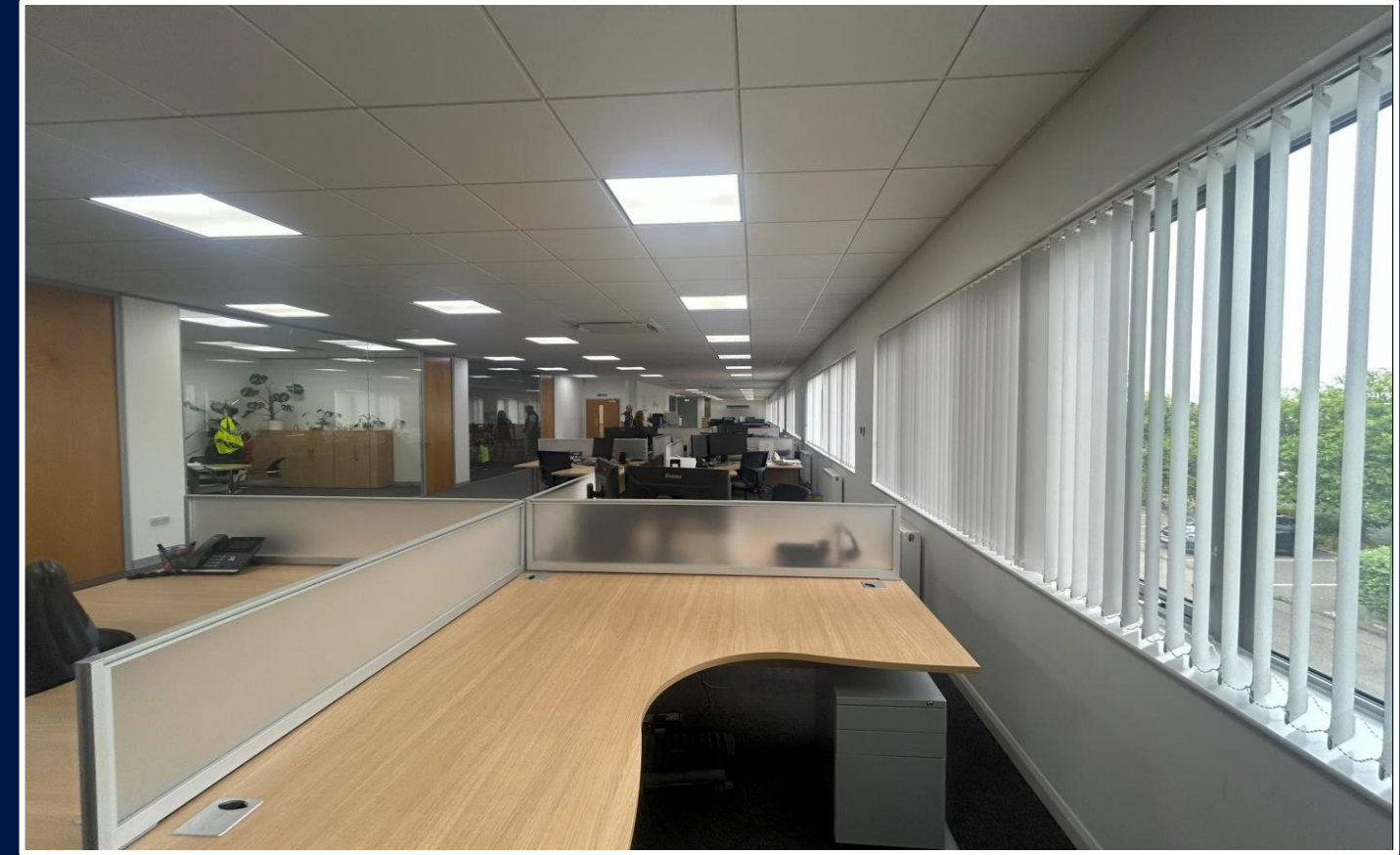
- A1 (M) Junction 7 – 12 mins (3 miles)
- M25 – 16.6 miles (19 mins)
- M1 – 17.2 miles (34 mins)
- M11 – 25.6 miles (38 mins)

Rail:

- Stevenage Train Station – 1.3 miles (3 mins)

Air:

- London Luton Airport – 14.0 miles (26 mins)
- London Stansted Airport – 29.1 miles (44 mins)





**Outlines is for illustrative purposes only

For further information or if you wish to organise a viewing, please contact:

Patrick Mooney

Patrick.mooney@cushwake.com

Mobile: 07920 451 369

George O'Connor

George.oconnor1@cushwake.com

Mobile: 07552 267 385



The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that :1 The particulars are producing good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. February 2026.