TO LET | 14,126–30,858 SQ FT

FEES.PROVEN.RANGED ///

UNITS 1 & 2 COCKERELL CLOSE

M7 NEWMARK BNP PARIBAS REAL ESTATE

PRIME SOUTH EAST WAREHOUSE UNITS

STEVENAGE, SG1 2NB

PRIME LOGISTICS OPPORTUNITY

DESCRIPTION

Modern warehouse / industrial units located within Stevenage's premier industrial location, Gunnels Wood Business Area. Developed in 2006 to a high specification and benefitting from excellent access to the A1(M), M25 and wider motorway network.

SPECIFICATION

Designed for modern logistics and industrial occupiers, Units 1 & 2 offer high-quality warehouse accommodation with 9m clear internal heights, fitted office space and efficient steel portal frame construction. Extensive natural light, generous loading provision, dedicated parking and secure yard space combine to deliver a highly functional occupational offer.

- STEEL PORTAL FRAME CONSTRUCTION
- LEVEL ACCESS ROLLER DOORS
- 9M CLEAR INTERNAL HEIGHT
- GENEROUS LOADING & CIRCULATION AREAS
- HIGH-QUALITY FITTED OFFICES
- DEDICATED PARKING & YARD SPACE
- TO BE FULLY REFURBISHED
- EPC AVAILABLE ON REQUEST

OPTIMISED FOR MODERN OPERATIONS

		AREA (GEA)	
UNIT	USE	(SQ M)	(SQ FT)
UNIT 1	GROUND	1,450.0	15,608
UNIT 1	FIRST	104.4	1,124
UNIT 1 TOTAL		1,554.4	16,732
UNIT 2	GROUND	1,208.1	13,004
UNIT 2	FIRST	104.2	1,122
UNIT 2 TOTAL		1,312.3	14,126

LOCATION

Situated within Stevenage's premier industrial location, Units 1 & 2 benefit from a strong occupier profile and excellent connectivity. Located within the established Gunnels Wood Business Area, nearby occupiers include Airbus, Fujitsu, Huws Gray, John Lewis and HSS Hire. Positioned between Junctions 7 and 8 of the A1(M), the estate offers direct access to key regional and national distribution networks.

01 HYATT TRADING ESTATES
02 CAXTON WAY INDUSTRIAL ESTATE
03 STEVENAGE LEISURE PARK
04 ARGYLE TRADING ESTATE
05 MOTORWAY INDUSTRIAL ESTATE
06 STEVENAGE BOROUGH COUNCIL
07 STEVENAGE TRAIN STATION

A STRATEGIC SOUTH EAST LOCATION

CONNECTIVITY

The estate occupies a highly accessible position on Gunnels Wood Road, with immediate access to Junctions 7 and 8 of the A1(M). This strategic location provides excellent connectivity to the M25, M1 and M11, placing London, the wider South East and major UK logistics corridors within easy reach. Stevenage Station is located just 1.5 miles away, offering direct services to London King's Cross and Cambridge.

MOTORWAYS	MILES	HRS:MINS
A1(M) J8	2.3	00:05
A1(M) J7	2.5	00:06
M25 (J23)	17	00:18
M1 (J6)	21	00:24
M11 (J8)	27	00:43

TOWNS/CITIES	MILES	HRS:MINS
STEVENAGE	1	00:07
CAMBRIDGE	32	00:40
CENTRAL LONDON	34	00:55

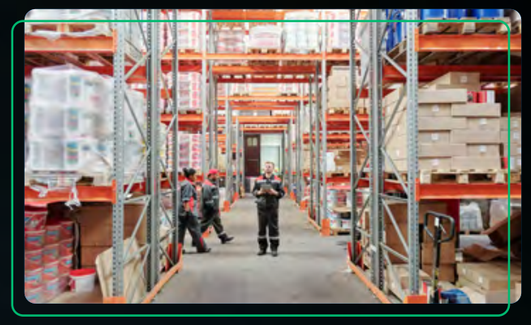
AIRPORTS	MILES	HRS:MINS
LONDON LUTON	12.7	00:26
STANSTED	28	00:40
HEATHROW	40	00:50

TRAIN STATIONS	MILES	HRS:MINS
STEVENAGE	1.5	00:05

FEES.PROVEN.RANGED ///

140,524

POPULATION WITHIN
A 5 MILE RADIUS



BUSINESSES WITHIN
GUNNELS WOOD

500+

CONNECTED TO PEOPLE, TALENT & INFRASTRUCTURE

70,000+

ECONOMICALLY ACTIVE RESIDENTS

20 MINS

TO LONDON KING'S CROSS

4,500,000

CONSUMERS WITHIN
60 MINUTES

For further information or
to arrange an inspection,
please contact:

M7

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UNITS 1 & 2 COCKERELL CLOSE

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