

# CENTRIC

GUNNELS WOOD ROAD  
STEVENAGE SG1 2AS

4 HIGH SPEC INDUSTRIAL/WAREHOUSE UNITS  
TOTTALLING 74,000 SQ FT

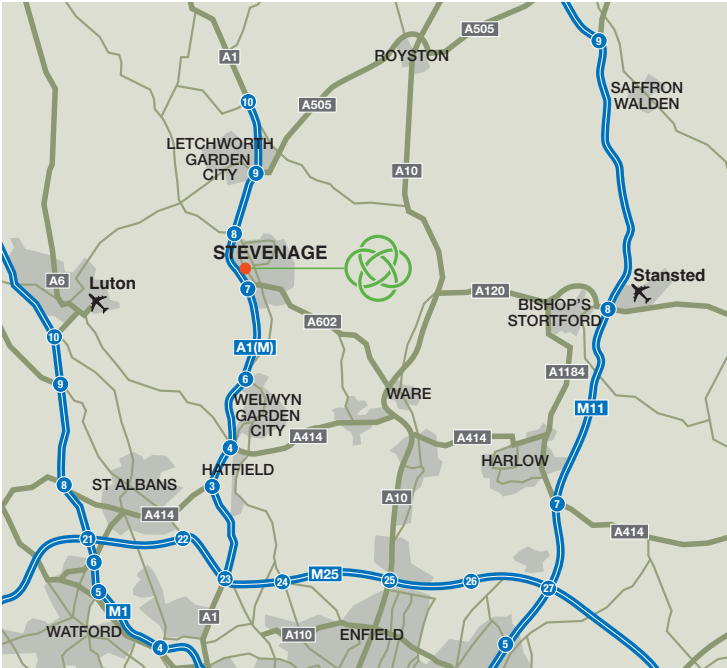
**UNITS RANGE FROM 9,760 - 25,930 SQ FT. TO LET**

[centric-stevenage.co.uk](http://centric-stevenage.co.uk)



- New 4 unit industrial/warehouse development in the centre of Stevenage
- Units from 9,760 sq ft and 25,930 sq ft, with fitted first floor offices
- 9m clear internal height
- Provision of electric vehicle charging points
- Yard depths to accommodate HGV loading to all units
- Passenger lifts to Unit 1 and Unit 2
- Steel portal frame construction, pitched roofing, and high glazing proportions
- Level access loading doors to all units
- Bicycle parking and showers to all units
- Well connected to other business hubs in the region via the nearby A1(M)
- Targeting BREEAM “Excellent” rating
- Target EPC rating “A”
- Targeting Net Zero Carbon buildings





**LOCATION**

Centric is situated in an excellent location in the centre of Stevenage’s prime employment area, at the junction of Gunnels Wood Road (A1072) and Six Hills Way (A1070).

Stevenage Railway Station, Leisure Park and town centre are within walking distance. The Stevenage Leisure Park benefits from many restaurants and leisure operators with the town centre offering a number of other shopping facilities, banks and supermarkets.

The main transport hub is in the town centre with Stevenage Railway station and bus station approximately half a mile away.

STEVENAGE * TRAIN TIMES	mins
London Kings Cross	23
London St Pancras (International)	26
Moorgate	36
Cambridge	38
Peterborough	51
Brighton	105

\*11 minute walk from Centric

Source: National Rail

DRIVE DISTANCES	miles
Welwyn Garden City	8
Luton Airport	15
M25 J23	16
Stansted Airport	25
Cambridge	30

Source: Google Maps





## ACCOMMODATION

(Gross External Area)

UNIT 1	Sq Ft	Sq M
Warehouse	23,150	2,151
First floor offices	2,780	259
<b>Total</b>	<b>25,930</b>	<b>2,410</b>

UNIT 2	Sq Ft	Sq M
Warehouse	20,460	1,901
First floor offices	4,340	404
<b>Total</b>	<b>24,800</b>	<b>2,305</b>

UNIT 3	Sq Ft	Sq M
Warehouse	12,030	1,118
First floor offices	1,480	138
<b>Total</b>	<b>13,510</b>	<b>1,256</b>

UNIT 4	Sq Ft	Sq M
Warehouse	8,280	770
First floor offices	1,480	138
<b>Total</b>	<b>9,760</b>	<b>908</b>

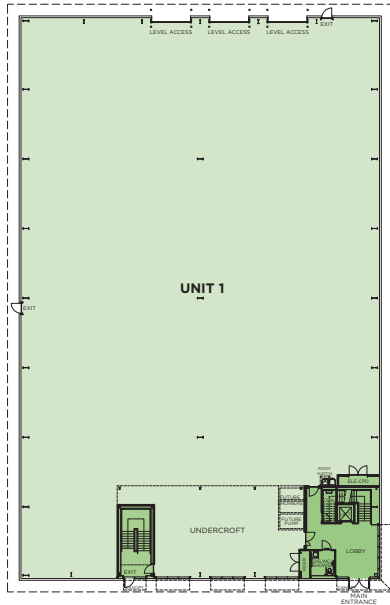
Units 3 & 4 may be combined

**Combined Total 23,270 2,164**

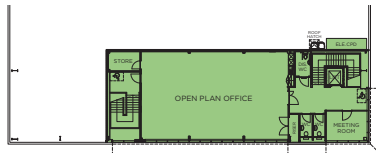




## UNIT 1

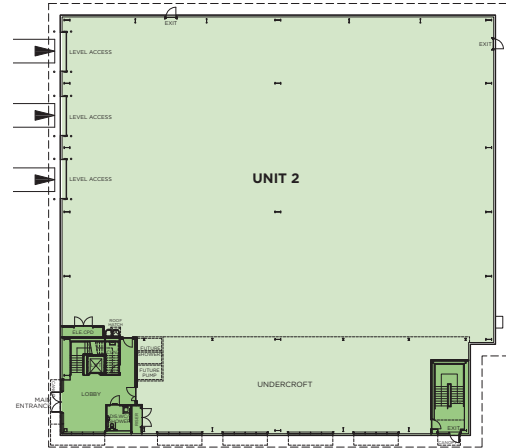


### First Floor

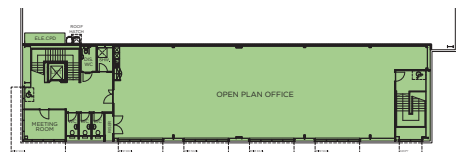


- 3 level access loading doors
- 3 EV charging points
- 24 car parking spaces
- 33m yard depths
- Offices at first floor
- Shower facilities
- Passenger lift
- Disabled WC

## UNIT 2

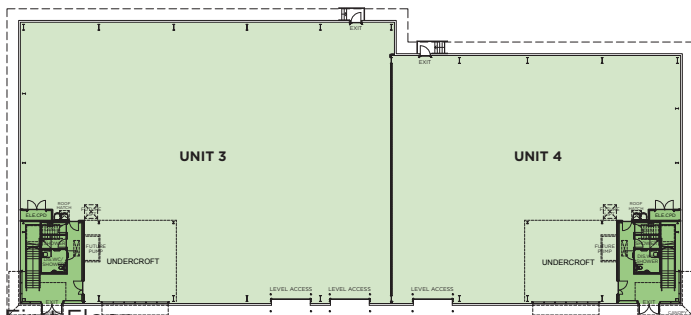


### First Floor

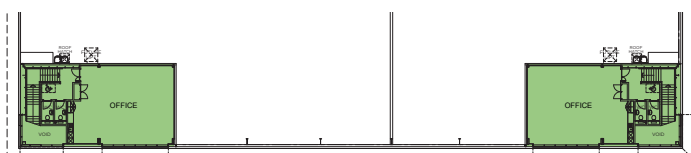


- 3 level access loading doors
- 2 EV charging points
- 20 car parking spaces
- 23.5m yard depths
- Offices at first floor
- Shower facilities
- Passenger lift
- Disabled WC

## UNIT 3 & 4



### First Floor



### Unit 3

- 2 level access loading doors
- 2 EV charging points
- 14 car parking spaces
- 18m yard depths
- Offices at first floor
- Shower facilities
- Disabled WC

### Unit 4

- 1 level access loading doors
- 2 EV charging points
- 11 car parking spaces
- 18m yard depths
- Offices at first floor
- Shower facilities
- Disabled WC

Units 3 & 4 may be combined



# CENTRIC

## GUNNELS WOOD ROAD • STEVENAGE SG1 2AS

Stevenage is an expanding town adjacent to the A1(M), 35 miles north of Central London and has two junctions north and south. The south junction leads directly onto the major trunk road known as Gunnels Wood Road.

Stevenage has excellent mainline connections with London Kings Cross (23 minutes travel time) and two International airports are within easy reach at Luton (15 miles) and Stansted (25 miles).



### SERVICE CHARGE

Service charge details are available upon request.

### RATEABLE VALUE

The units will be assessed upon completion of the development. Each tenant will be responsible for paying their own Business Rates.

### EPC

Available upon completion of the development.

### LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

### VAT

Applicable at the prevailing rate.

### TERMS

Lease terms upon request.

### FURTHER INFORMATION

Please contact the joint sole agents.



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A DEVELOPMENT BY

