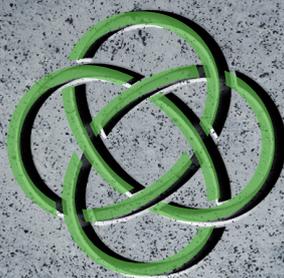


UNIT 2 LET



CENTRIC

GUNNELS WOOD ROAD
STEVENAGE SG1 2AS

NEW INDUSTRIAL UNITS

**3 UNITS REMAINING FROM 10,009 - 26,306 SQ FT
TO LET**

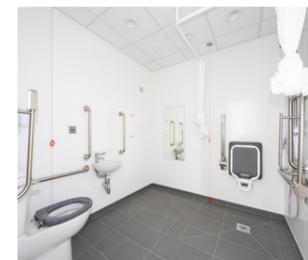
centric-stevenage.co.uk



Unit 1



- New industrial units development in the centre of Stevenage
- Units from 10,009 sq ft to 26,306 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 4
- 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)
- BREEAM "Excellent" rating
- EPC rating "A"





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)

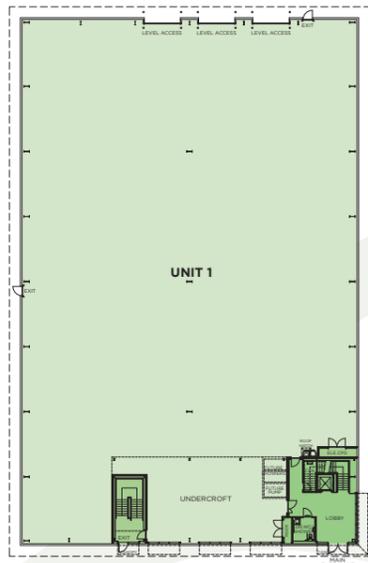
UNIT 1	Sq Ft	Sq M
Warehouse	23,443	2,178
First floor offices	2,863	266
Total	26,306	2,444

UNIT 3	Sq Ft	Sq M
Warehouse	8,459	786
First floor offices	1,550	144
Total	10,009	930

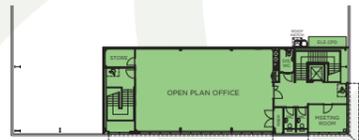
UNIT 4	Sq Ft	Sq M
Warehouse	20,813	1,934
First floor offices	4,677	434
Total	25,490	2,368



UNIT 1

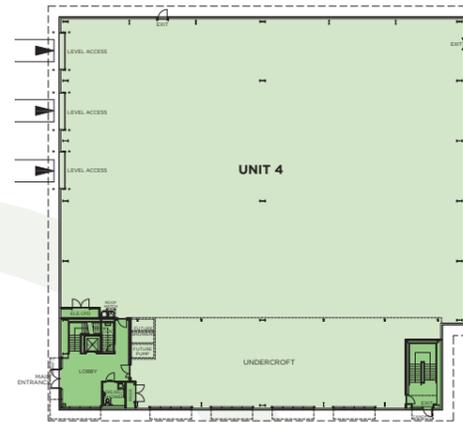


First Floor



- 3 level access loading doors
- 3 EV charging points
- 24 car parking spaces
- 340kVA
- 33m yard depths
- Secure yard
- Offices at first floor
- Shower facilities
- Passenger lift
- Disabled WC

UNIT 4

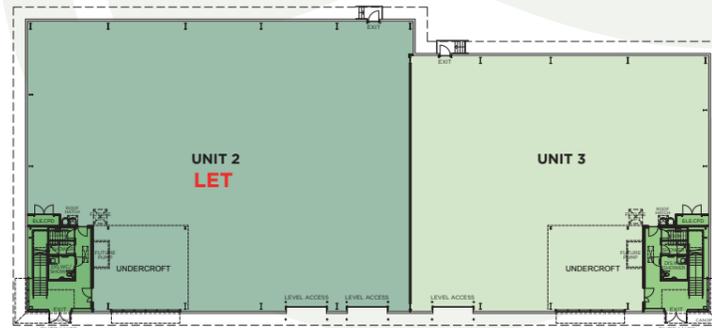


First Floor

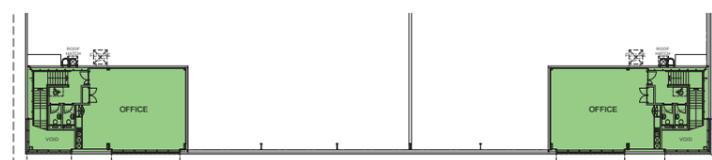


- 3 level access loading doors
- 2 EV charging points
- 20 car parking spaces
- 315kVA
- 23.5m yard depths
- Offices at first floor
- Shower facilities
- Passenger lift
- Disabled WC

UNIT 3



First Floor



- 1 level access loading door
- 2 EV charging points
- 11 car parking spaces
- 140kVA
- 18m yard depths
- Offices at first floor
- Shower facilities
- Disabled WC





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.

BUSINESS RATES

Tenants will be responsible for paying their own business rates.

EPC

Rating 'A'.

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

