UNITS 2 & 3 LET

CENTRIC

GUNNELS WOOD ROAD
STEVENAGE SG1 2AS

NEW INDUSTRIAL UNITS

2 UNITS REMAINING
UNIT 1 (26,306 SQ FT) & UNIT 4 (25,490 SQ FT)
TO LET

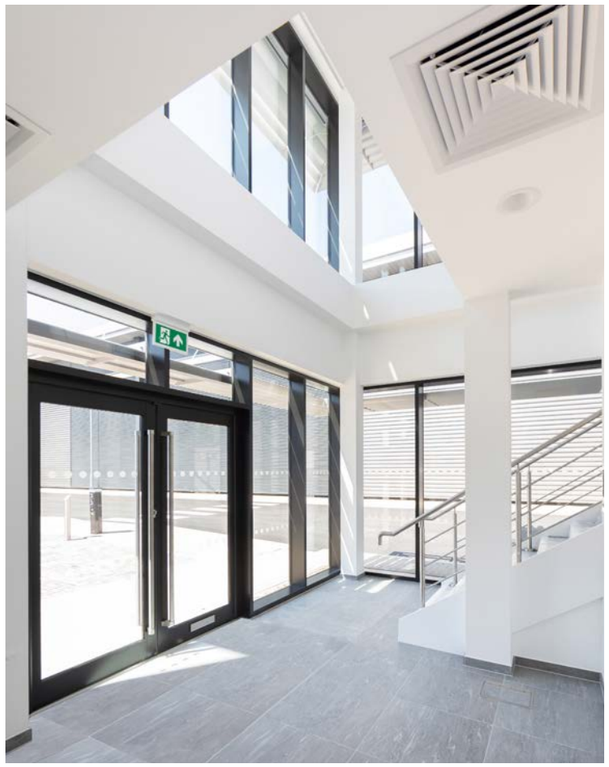
centric-stevenage.co.uk

Unit 1





- New industrial units development in the centre of Stevenage
- Two units remaining
  - Unit 1 (26,306 sq ft) and
  - Unit 4 (25,490 sq ft)
- Provision of electric vehicle charging points
- Yard depths to accommodate HGV loading to all units
- Steel portal frame construction, pitched roofing, and high glazing proportions
- Bicycle parking and showers to all units
- Well connected to other business hubs in the region via the nearby A1(M)











STEVENAGE SG1 2AS

LOCATION

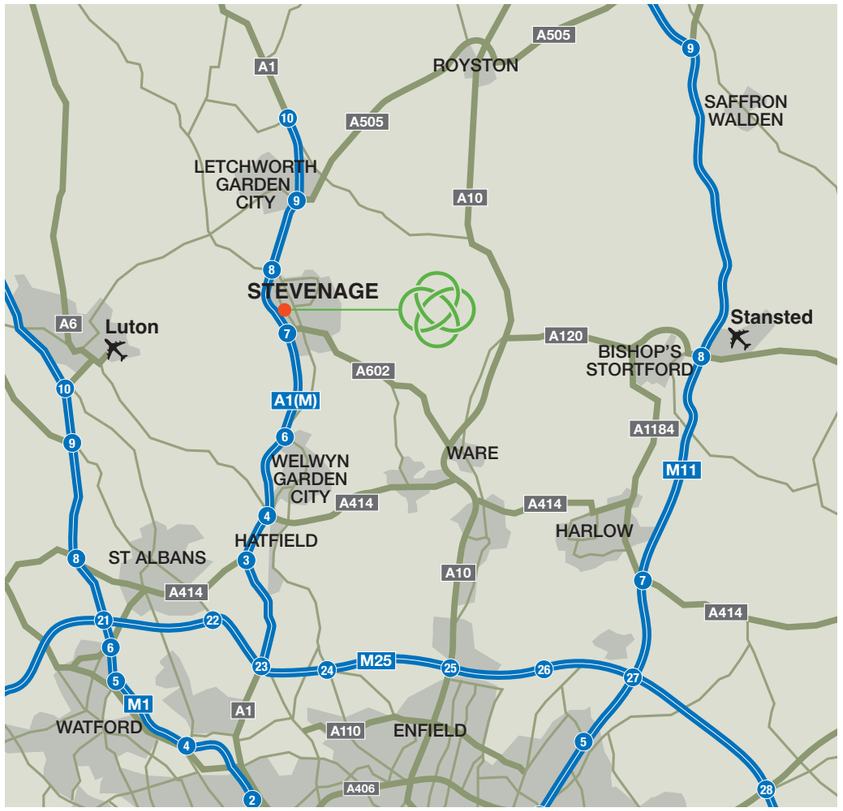
Centric is situated in an excellent location in the centre of Stevenage's prime employment area, at the junction of Gunnels Wood Road (A1072) and Six Hills Way (A1070).

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)

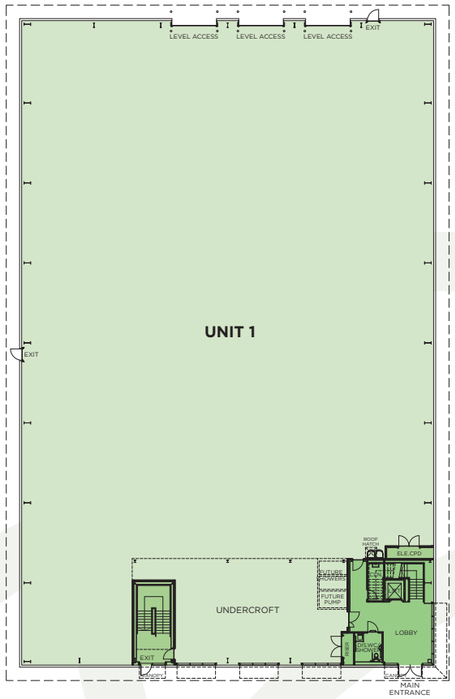
UNIT 1	Sq Ft	Sq M
Warehouse	23,443	2,178
First floor offices	2,863	266
Total	**26,306**	**2,444**

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

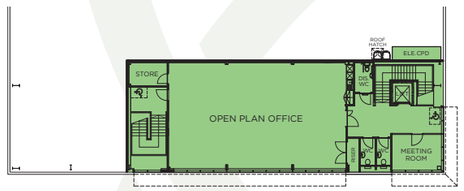



Station
KFC
Gravity Active
Stevenage Leisure Park
David Lloyd
SOCOMEC
REMEDY FULFILMENT
CENTRIC
Royal Mail
Wine Society
SIX HILLS WAY
VIAVI
11 minute walk to railway station
GSK
B&M
A602 / A1(M) J7
MBDA
Airbus
GUNNELS WOOD ROAD
HCC

UNIT 1

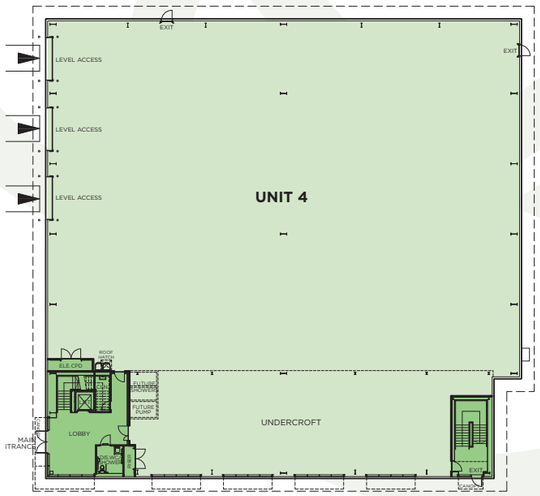


First Floor



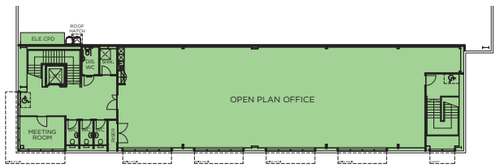
- 3 level access loading doors
- 3 EV charging points
- 24 car parking spaces
- 340kVA
- 33m yard depths
- Secure yard
- Offices at first floor
- Shower facilities
- Passenger lift
- Disabled WC

UNIT 4



- 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

First Floor







STEVENAGE SG1 2AS

EPC A

BREEAM ‘Excellent’

Level access loading doors to all units

9m clear internal height

Passenger lifts to Unit 1 and Unit 4

Unit 1

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

Taurus DEVELOPMENTS

IPIF

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