

TO LET | 14,126-30,858 SQ FT



**UNITS 1 & 2
COCKERELL CLOSE**

M7

NEWMARK



**BNP PARIBAS
REAL ESTATE**

**PRIME SOUTH EAST
WAREHOUSE UNITS
STEVENAGE, SG1 2NB**



› **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.

PRIME LOGISTICS OPPORTUNITY





> 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

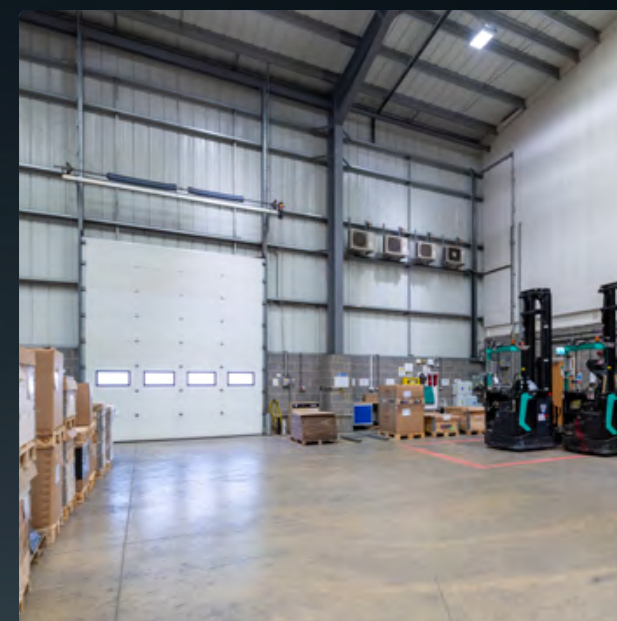




> LOCATION

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.







> 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

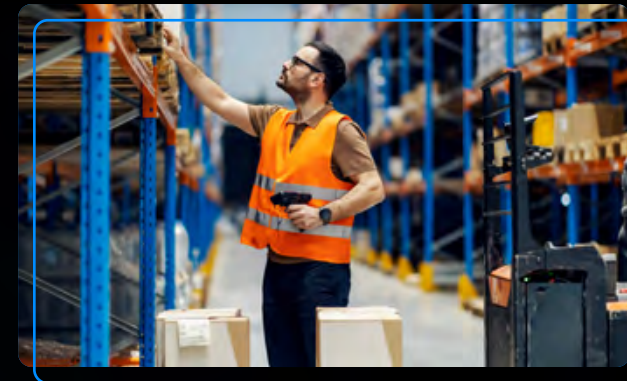
AIRPORTS	MILES	HRS:MINS
LONDON LUTON	12.7	00:26
STANSTED	28	00:40
HEATHROW	40	00:50

TRAIN STATIONS	MILES	HRS:MINS
STEVENAGE	1.5	00:05



| 140,524 |

POPULATION WITHIN
A 5 MILE RADIUS



BUSINESSES WITHIN
GUNNELS WOOD

| 500+ |



| CONNECTED TO PEOPLE, TALENT & INFRASTRUCTURE |



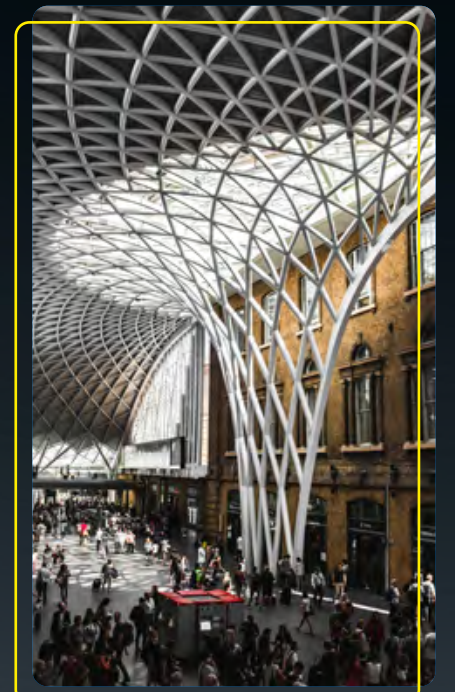
| 70,000+ |

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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