

focus

BESSEMER DRIVE ■ STEVENAGE ■ SG1 2DL



TARGETING
NET ZERO CARBON
DEVELOPMENT



Three New Industrial / Warehouse Units

21,086 sq ft - 76,090 sq ft

- Established warehouse / industrial location
- Targeting BREEAM 'Excellent' & EPC A
- Highly visible to Gunnels Wood Road
- Unrestricted 24/7 hours of operation
- Roof mounted solar PV panels
- Excellent access to A1(M)

STEVENAGE

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LOCAL AMENITIES

Holiday Inn

TESCO

ASDA



cineworld



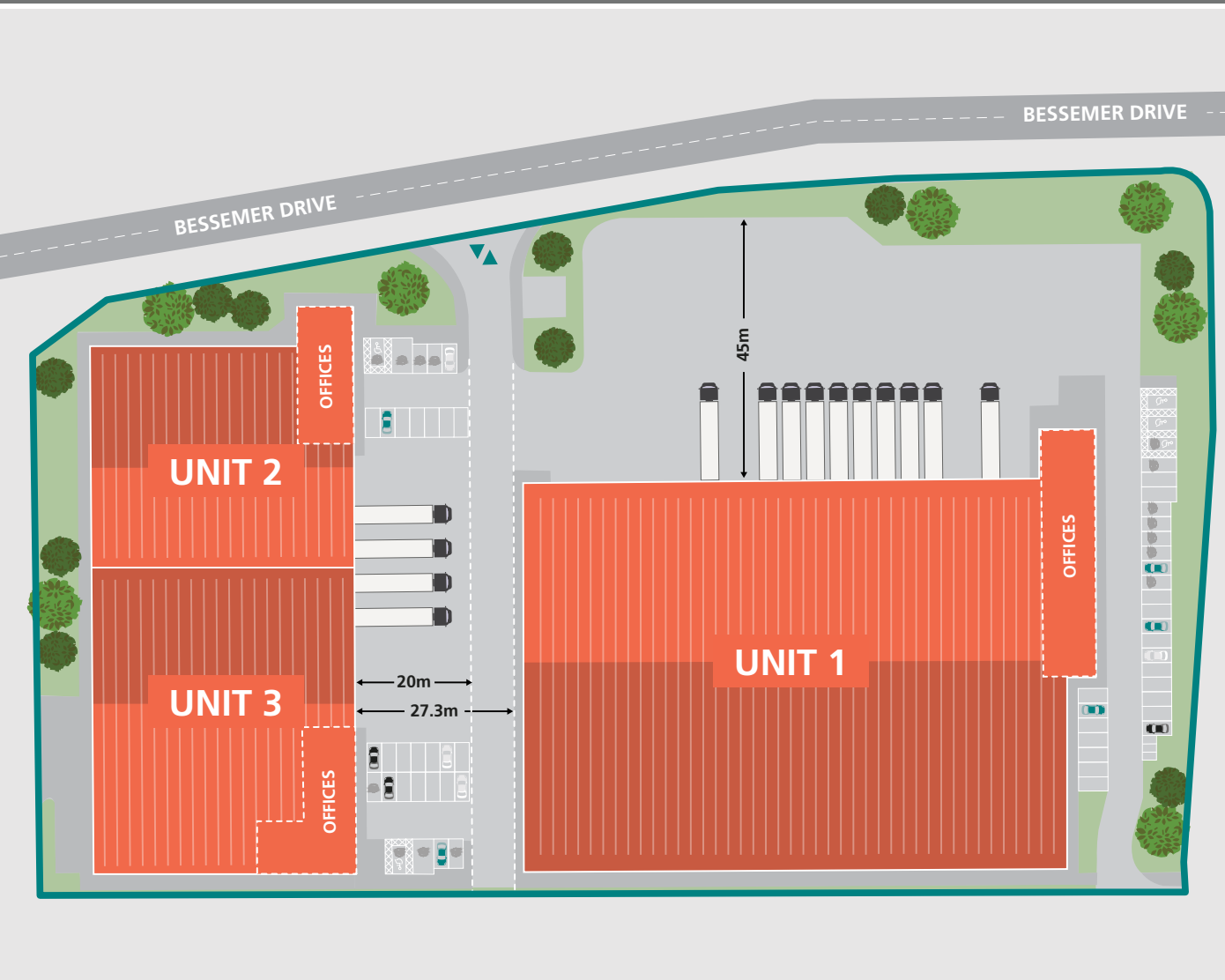
David Lloyd
CLUBS

KFC

wagamama



STEVENAGE



ACCOMMODATION (GEA)

UNIT 1		SQ FT	SQ M
Warehouse		68,190	6,335
Ground Floor Office		3,950	367
First Floor Office		3,950	367
Total		76,090	7,069
Car parking	42	Clear internal height	12.5m
EV charging spaces	8	Yard depth	45m
Level access loading doors	2	Power supply	500kVA
Dock level loading doors	8		

UNIT 2		SQ FT	SQ M
Warehouse		18,503	1,719
Office		2,583	240
Total		21,086	1,959
Car parking	11	Clear internal height	10m
EV charging spaces	4	Yard depth	20m
Level access loading doors	2	Power supply	250kVA

UNIT 3		SQ FT	SQ M
Warehouse		24,854	2,309
Office		3,057	284
Total		27,911	2,593
Car parking	16	Clear internal height	10m
EV charging spaces	4	Yard depth	20m
Level access loading doors	2	Power supply	250kVA

UNITS 2 & 3 (COMBINED)	SQ FT	SQ M
Total	48,997	4,552

UNITS 1, 2 & 3 (COMBINED)	SQ FT	SQ M
Total	125,087	11,621

LOCATION

Stevenage is a well-established industrial and distribution hub ideally positioned near the A1(M), providing quick access to the M25, London, and key regional markets. The site is located on Bessemer Drive within an active commercial area, just a 13-minute walk from Stevenage train station, and offers convenient transport connections for both goods and staff.

DEMOGRAPHICS

7,600

New homes are planned for Stevenage which will further increase the potential labour supply

93.5%

NVQ1 qualified (compared to 85% in Great Britain)

DRIVING DISTANCES



A1(M) J7	1.6 miles
A1(M) J8	2.2 miles
M25 J23	16.5 miles
M1 J10	17.5 miles
M11 J7	18.5 miles

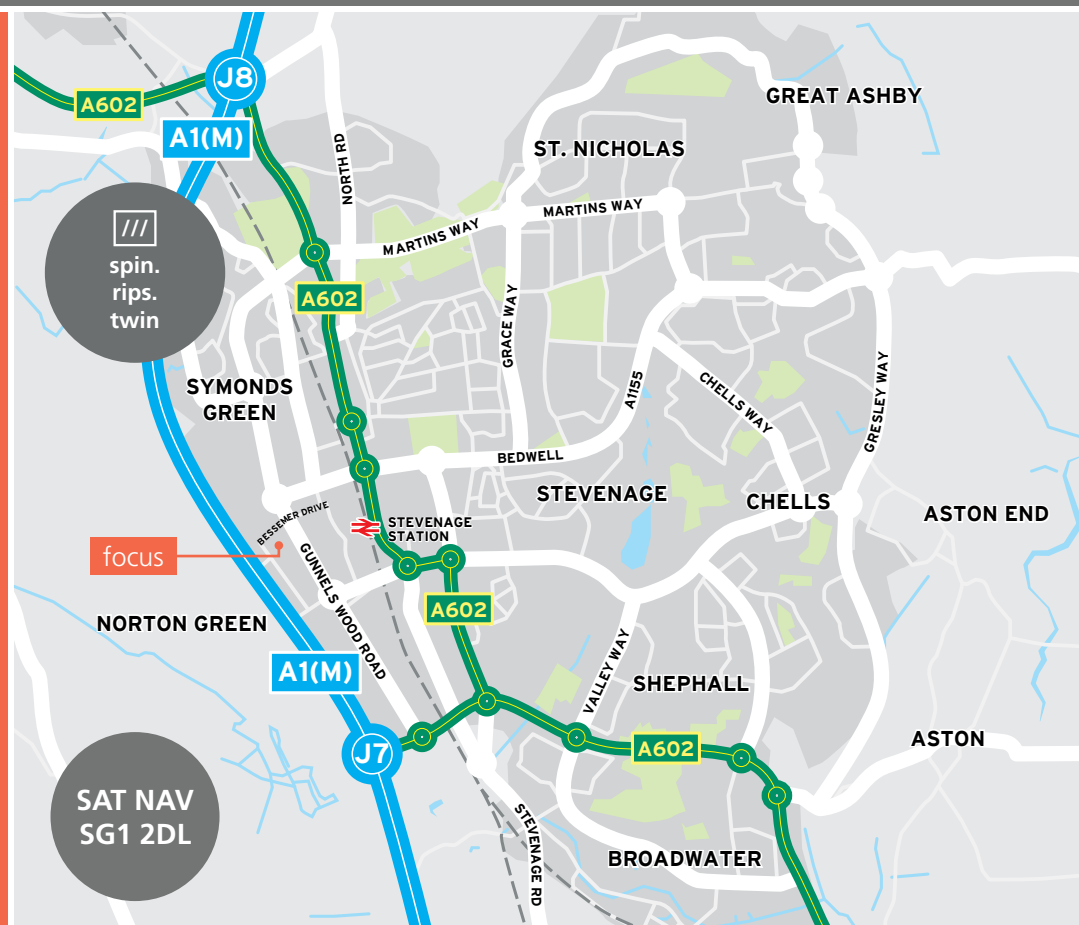


Luton	14.0 miles
Cambridge	26.0 miles
Central London	31.0 miles



London Luton	14.0 miles
London Stansted	26.0 miles
London Heathrow	42.0 miles

Source: Google Maps



FURTHER INFORMATION

The units are available on new FRI leases.

PLANNING

Planning consent for Eg(iii), B2 and B8 uses.



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