

To let

Available January 2027

**36,845 sq ft (3,423 sq m)**

**High Quality Manufacturing / Warehouse Space**

Rutherford Close, Stevenage SG1 2EF



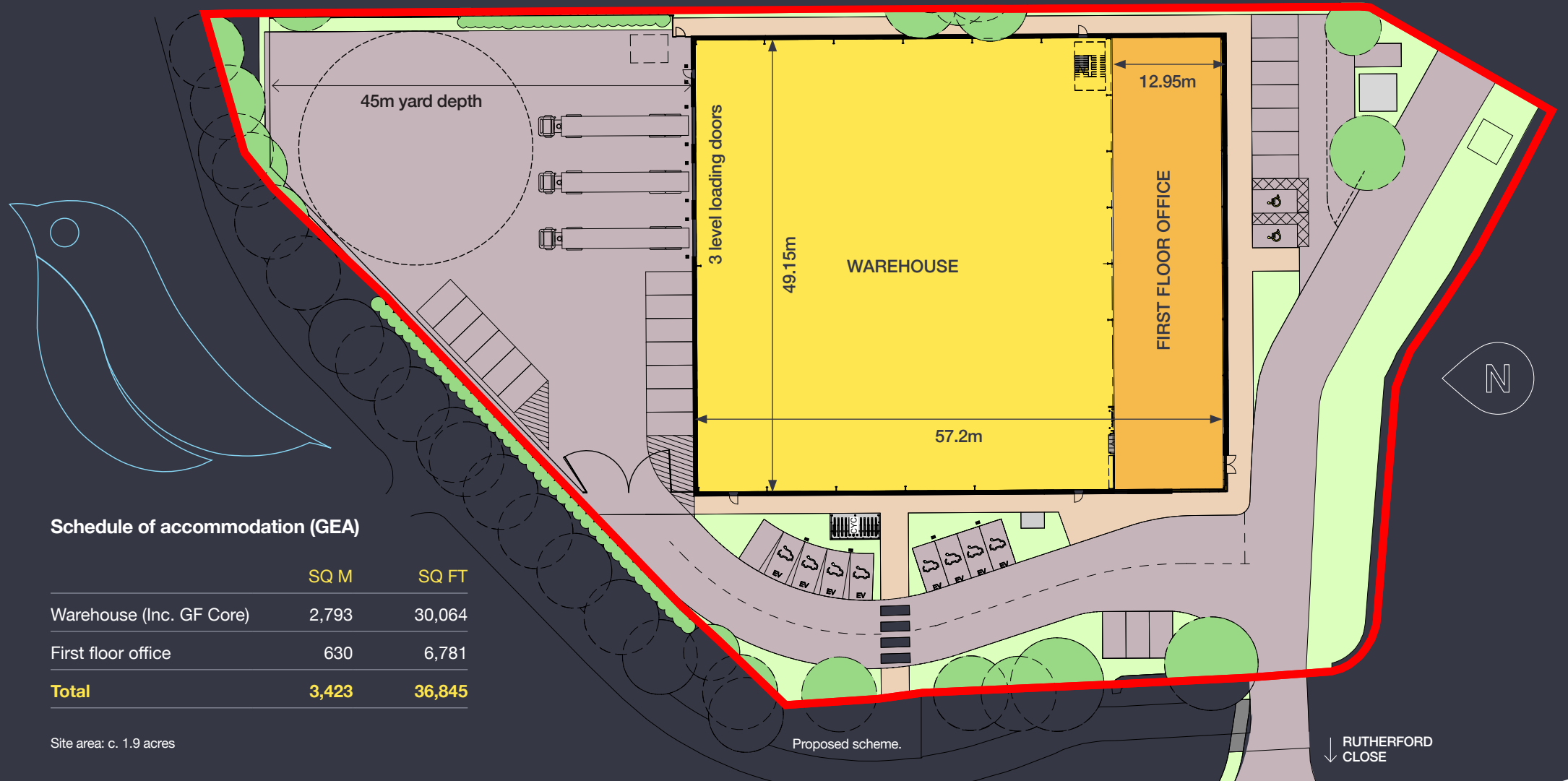
BlueBird  
**Stevenage**

**Barwood.**

[BlueBirdLand.co.uk/stevenage](https://BlueBirdLand.co.uk/stevenage)

# Built for business

36,845 sq ft (3,423 sq m)  
High Quality Manufacturing / Warehouse Space



## Schedule of accommodation (GEA)

	SQ M	SQ FT
Warehouse (Inc. GF Core)	2,793	30,064
First floor office	630	6,781
<b>Total</b>	<b>3,423</b>	<b>36,845</b>

Site area: c. 1.9 acres

# Highly specified



10m Clear  
Internal  
Height



3 Level  
Loading  
Doors



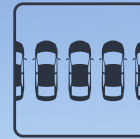
Secure  
45m Yard



500 KVA  
Power  
Supply



Grade A  
1st Floor  
Fitted Offices



35 Car  
Parking  
Spaces (8 EV)



Solar panels  
saving you  
up to £5,768  
per year\*



Target  
BREEAM  
Excellent

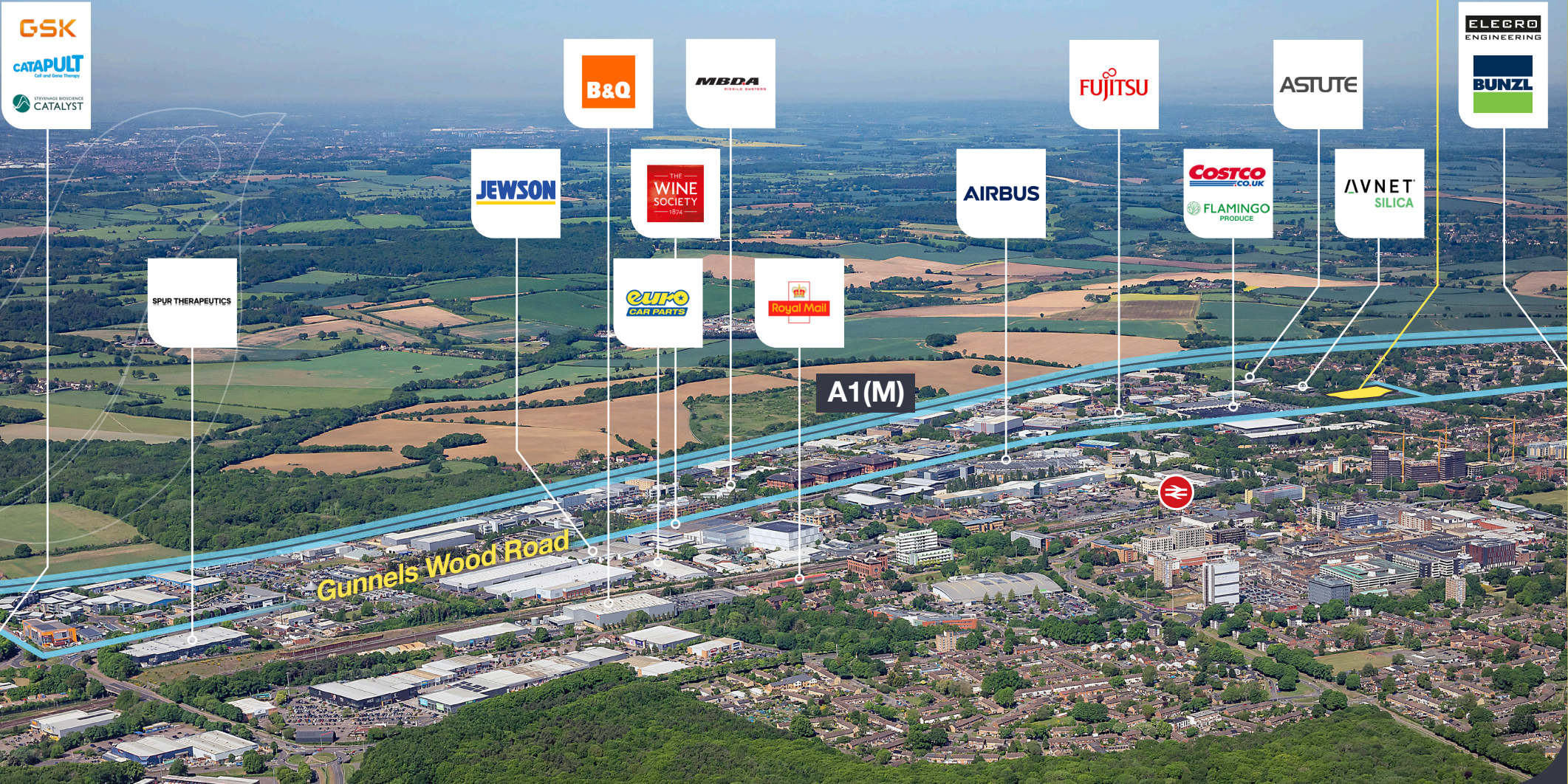


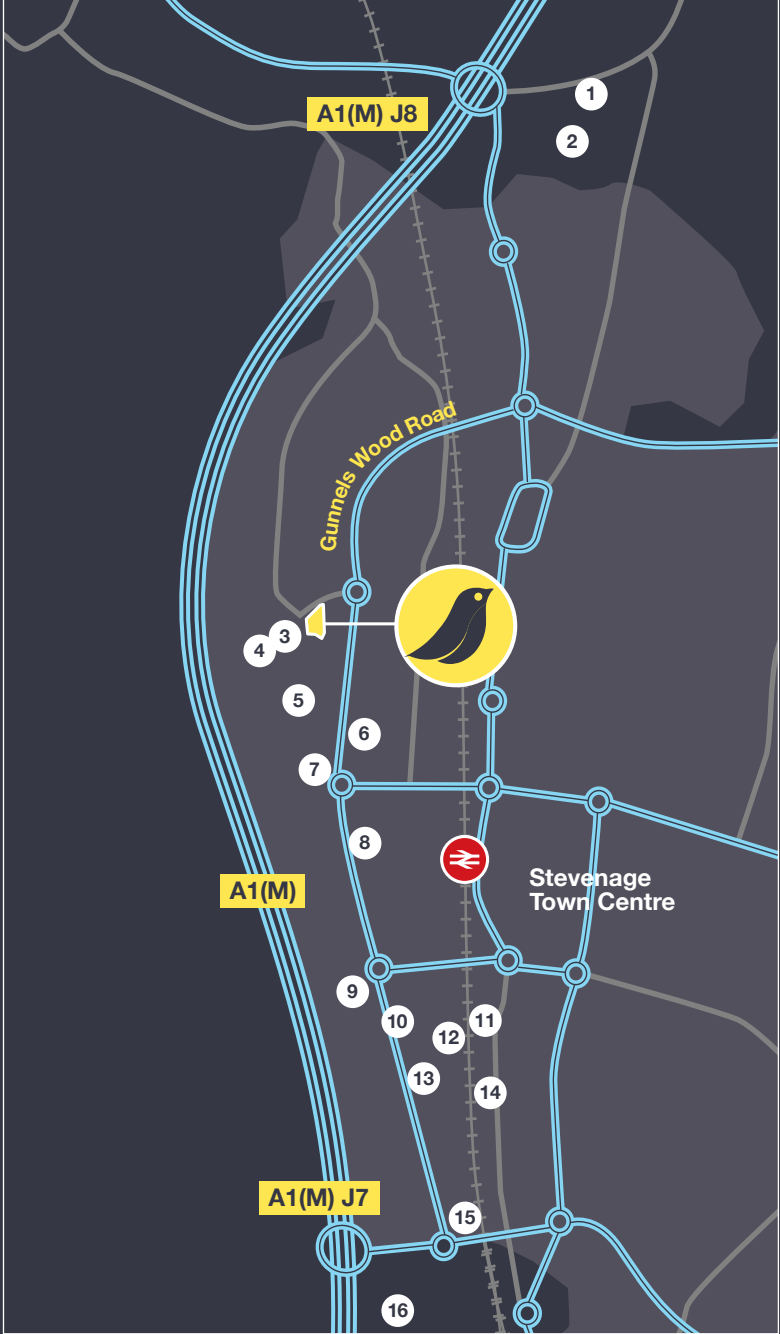
Target  
EPC A



\*Based on a cost of 24p per kWh

# In good company





- ELECRO ENGINEERING 1
- BUNZL 2
- AVNET SILICA 3
- ASTUTE 4
- COSTCO 5
- FLAMINGO PRODUCE 6
- FUJITSU 7
- AIRBUS 8
- MBDA MISSILE SYSTEMS 9
- THE WINE SOCIETY 10
- ROYAL MAIL 11
- EURO CAR PARTS 12
- JEWSON 13
- B&Q 14
- SPUR THERAPEUTICS 15
- GSK / CATAPULT / CATALYST 16



CLICK TO VIEW LOCATION			WHAT3WORDS: ///RAPID.FETCH.ACTIVE		
Travel times	Mins	Distance	Travel times	Mins	Distance
A1(M) J8	5	2	Luton airport	22	13.8
A1(M) J7	5	2.4	Stansted airport	40	29.9
M25 J23	20	17.3	Heathrow airport	52	43.5
M1 J11	28	15.8	London Gateway	1hr 5	58.4
M11 J8	35	26.9	Port of Felixstowe	1hr 40	87.8
Cambridge	45	27.8			
London	1hr	32.9	Kings Cross station via train	22 mins	

# Best in class self-contained facility within 30 miles of London. Construction underway.



All CGIs are indicative.

**BlueBird** Barwood.  
LAND

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