

kodak park

BESSEMER DRIVE ■ STEVENAGE ■ SG1 4BB

CANMOOR



Three New Industrial / Warehouse Units

19,600 sq ft — 73,100 sq ft (GIA)

- Established industrial location close to A1(M)
- Targeting BREEAM 'Excellent'
- Planning consent for Eg(iii), B2 and B8 uses
- 24/7 hours of operation
- Excellent access to local amenities

STEVENAGE

kodak park

BESSEMER DRIVE ■ STEVENAGE ■ SG1 4BB

CANMOOR

LOCAL AMENITIES

Holiday Inn

TESCO

ASDA



cineworld

Nando's
PERI-PERI CHICKEN



David Lloyd
CLUBS

KFC

wagamama

Stevenage
Station

HERTS
EMBROIDERY

kodak park

AIRBUS

Mercedes-Benz

currys

NHS

A1(M)

stevenage
leisure park

cineworld

MONKSWOOD
RETAIL PARK

B&Q

Premier Inn

Central London
31.0 miles

STEVENAGE

kodak park

BESSEMER DRIVE ■ STEVENAGE ■ SG1 4BB

CANMOOR

SPECIFICATION



LEVEL
ACCESS DOORS



XM
EAVES HEIGHTS



OFFICE VRF HEATING
AND COOLING



STAFF WELFARE
ACCOMMODATION



50KN/M2 FLOOR
LOADING



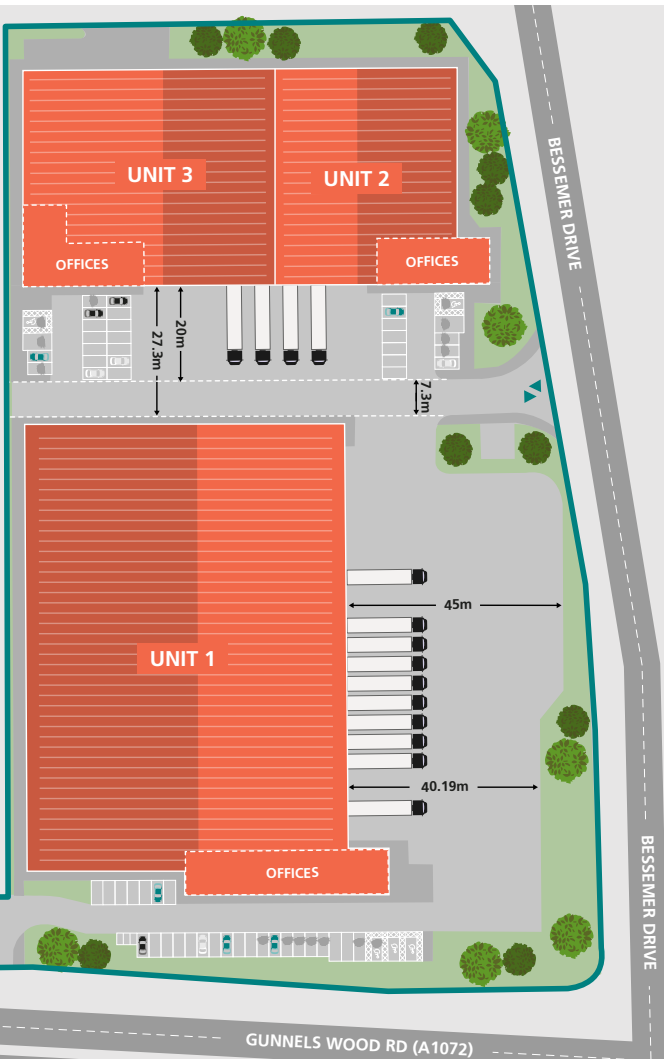
UP TO 45M
YARD



EV CHARGING
POINTS



TARGETING
EPC X



ACCOMMODATION (GIA)

UNIT 1	SQ FT	SQ M
Warehouse	66,300	6,159
Ground Floor Office	3,400	316
First Floor Office	3,400	316
Total	73,100	6,791
Car Parking		42
EV Charging Spaces		8
UNIT 2	SQ FT	SQ M
Warehouse	17,700	1,644
Office	1,900	177
Total	19,600	1,821
Car Parking		11
EV Charging Spaces		4
UNIT 3	SQ FT	SQ M
Warehouse	23,950	2,225
Office	2,750	255
Total	26,700	2,481
Car Parking		16
EV Charging Spaces		4
TOTAL GIA	SQ FT	SQ M
Car Parking		69
UNITS	119,400	11,093

STEVENAGE

kodak park

BESSEMER DRIVE ■ STEVENAGE ■ SG1 4BB

CANMOOR

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 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	2.0 miles
M25 J23	14.0 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

CANMOOR

Tom Hughes
07976 401 213
thughes@canmoor.com