

# G-PARK BIGGLESWADE



G-PARK BIGGLESWADE  
**TO LET - 106,338 SQ FT**  
gazeley.com

Gazeley  
a GLP company



**106,338 SQ FT Available Now**  
Plus 16 acres for further development

# G-PARK BIGGLESWADE

**At the heart of an established business park**, G-Park Biggleswade offers 106,338 SQ FT of brand new, highly specified distribution space available for immediate occupation and the opportunity to create a bespoke building of up to 350,000 SQ FT on the remaining 16 acres of land.

The development forms the next phase of the established Stratton Business Park, which is home to a number of prestigious national occupiers from the packaging, distribution, food, manufacturing and retail sectors as well as a newly developed retail complex offering an M&S, Homebase, Boots and Halfords, among others.

The speculative development benefits from a best-in-class specification, including a 50m service yard, 15m clear internal height, 12 dock levellers and 4 level access doors as well as 125 metres of frontage, directly onto the A1.

The building has planning consent for B2 and B8 use classes, as well as ancillary office use. Just 43 miles from central London, the building is the only currently available new unit of its size on the A1.



**Fully Consented**  
Outline planning permission in place for B2/B8 uses.



**Access**  
Unrestricted 24/7 use.



**Proven strategic location**  
Fronting directly onto the A1, G-Park Biggleswade is 30 miles from Junction 23 of the M25 and just 43 miles from central London.



**Infrastructure complete**  
With the access road complete and utilities installed at the site boundary, the site is fully serviced and ready to accommodate Build-to-Suit units up to 350,000 SQ FT.



**Home of leading occupiers**  
Stratton Business Park is home to both local and national occupiers, including Zeus Packaging, Liebherr and Bibby Distribution.



**Public transport**  
The 85 and 85a bus services travel regularly throughout the day between London Road Retail Park and the town centre and station, which in turn give access to London Kings Cross in just 43 minutes.



**Labour pool**  
With a low job density of 0.7 and a clustering of logistics specialists, G-Park Biggleswade can offer the right labour at the right price.



**Local amenities**  
G-Park is just 2 miles from the centre of Biggleswade, offering a wealth of shops and restaurants to complement the nearby London Road Retail Park, home to M&S and River Island, among others.



G-PARK BIGGLESWADE

HOME TO LEADING  
OCCUPIERS

G-Park Biggleswade is directly adjacent to the A1 motorway, giving easy access to London and the wider South East. Its track record as a key distribution hub for local and national occupiers is well established, playing home to companies such as Smith's Metals, Jordans Cereals, Liebherr and, more recently, Bibby Distribution and Zeus Packaging.

*'The site's excellent transport links and access to London are perfect for our ongoing requirements and plans for growth.'*

Phil Brown, UK General Manager, Zeus Packaging





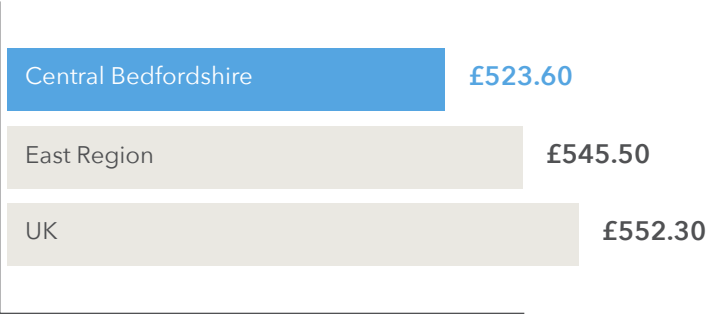
# DEMOGRAPHIC INFORMATION

### Unemployment rate

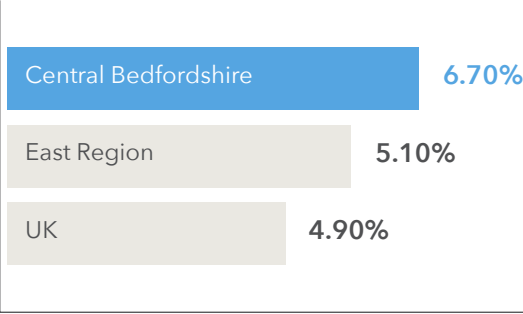
There is an unemployment rate of 3.10% in Central Bedfordshire with 4,800 people aged 16 to 64 registered as unemployed and seeking work. In addition to those people classed as unemployed, there are a further 4,300 people in Central Bedfordshire classed as economically inactive but who want a job.



### Lower average gross weekly wage by workplace



### Higher estimated percentage of workforce in the Transportation and Storage Sector





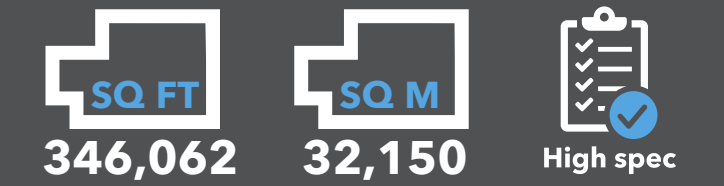


SITE PLAN & SPEC





## BUILDING 3

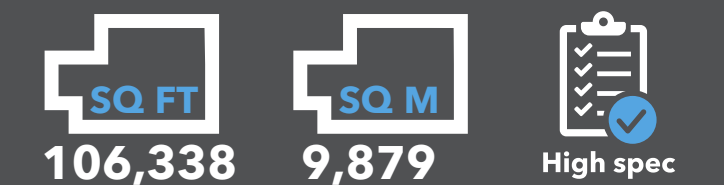


Warehouse	329,055 SQ FT	30,570 SQ M
Offices (2 storey)	16,792 SQ FT	1,560 SQ M
Gatehouse	215 SQ FT	20 SQ M
Total GIA	346,062 SQ FT	32,150 SQ M

HGV parking	83 (incl. 36 loading)
Car parking	268 (incl. 13 disabled)
Clear height	15 m
Dock levellers	32
Level access	4
Site area	16.05 ac (6,499 ha)

**BUILD-TO-SUIT OPPORTUNITY**

## BUILDING 2



Warehouse	95,703 SQ FT	8,891 SQ M
Offices (2 storey)	10,635 SQ FT	988 SQ M
Total GIA	106,338 SQ FT	9,879 SQ M

HGV parking	39 (incl. 16 loading)
Car parking	104 (incl. 5 disabled)
Clear internal height	15 m
Dock levellers	12
Level access	4
Site area	5.26 ac (2,128 ha)

**AVAILABLE NOW**





G-PARK BIGGLESWADE

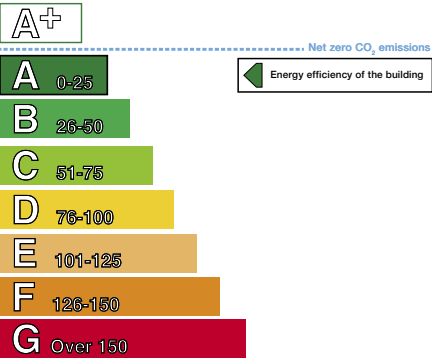
# OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers’ business operations in many effective ways.

BREEAM® UK

BREEAM UK New Construction 2014:  
Industrial (Shell and Core)



★★★★☆  
Rating: Excellent



**Monitoring energy usage**  
Our online energy dashboard can help customers proactively manage their energy consumption.



**Cost-effective**  
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



**Reducing water usage**  
Rainwater harvesting for use in toilet flushing and other non-potable applications.



**Optimising the use of natural light**  
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



**Recycled & recyclable materials**  
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



**Exceeding requirements**  
Gazeley is a pioneer in environmentally sustainable ‘eco-warehouse’ development, setting the industry standard.



# ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France, Spain and the Netherlands. In addition to its operating portfolio, which is 96% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 16 million square feet. Gazeley is GLP's Europe platform.



**17 million sq ft  
portfolio**



**Leading with  
innovation**



**European  
market leader**



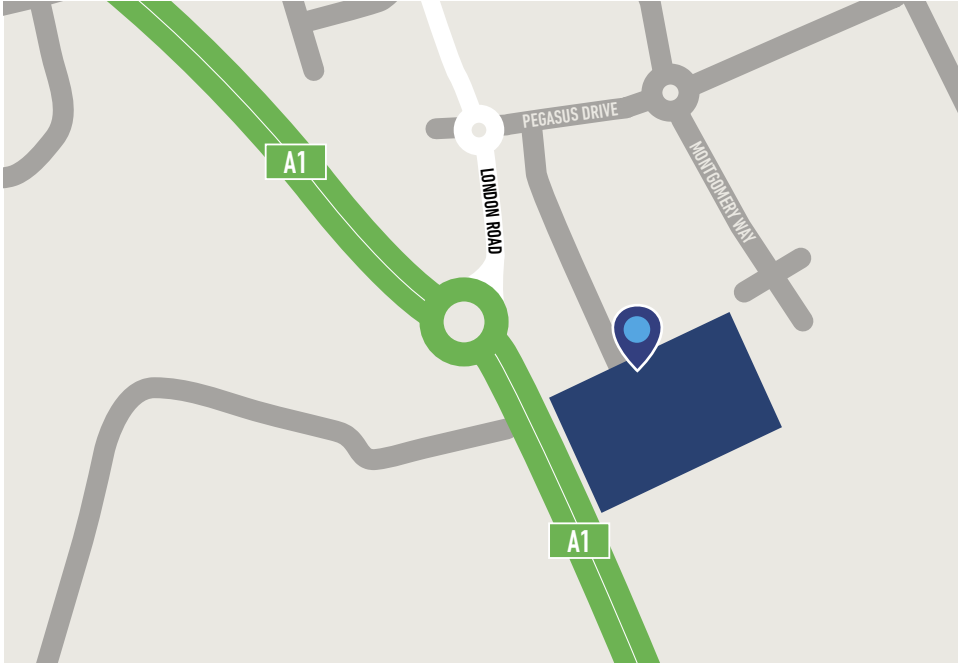
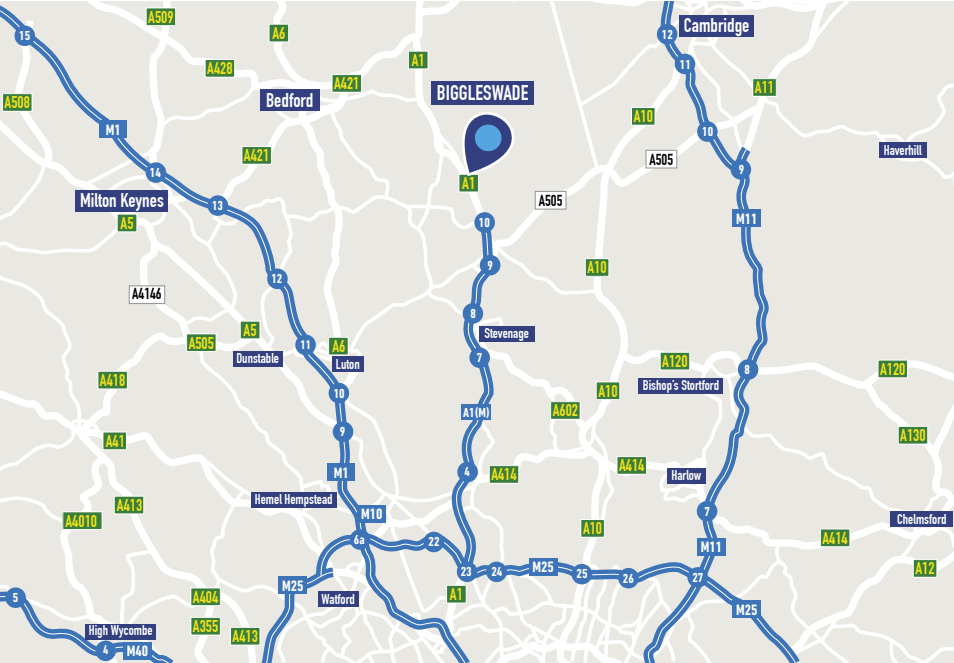
**Award winning  
developments**







# LOCATION AND TRAVEL DISTANCES



Destination	Miles
A1/A14 Intersection	21
M1 Junction 13	25
M25 Junction 23	30

Destination	Miles
Cambridge	21
Peterborough	42
London	43
Oxford	67
Birmingham	99

Destination	Miles
London Gateway	70
Felixstowe Port	96
Immingham & Grimsby	141
Southampton	119
Liverpool Port	183

Destination	Miles
Luton Airport	23
Stansted Airport	32
Heathrow Airport	53
London City Airport	57
Gatwick Airport	90



# CONTACTS

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