

NEXUS

STEVENAGE

INVESTOR GUIDE



22 minutes
to King's Cross

*TheTrainline.com.
Travel times are approximate only*

£1 billion
regeneration

*stevenage.gov.uk, 2024.
Stevenage town centre and surrounding areas*

up to 6.6%
Predicted rental yields
at NEXUS Stevenage

Putterills Estate Agent, predicted yields for 2027

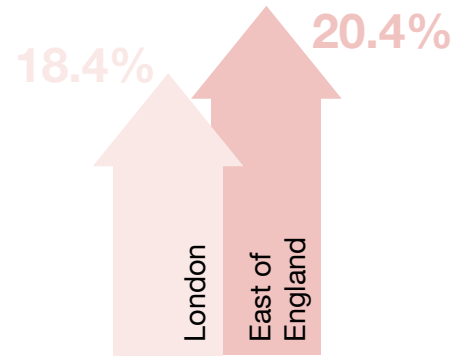
Introducing NEXUS Stevenage

Stevenage is a town on the rise: undergoing rapid and ambitious regeneration. Part of the UK's "East of England tech diamond"- a key digital growth area recognised for its strong potential in innovation and tech sector expansion.

Tech Nation 2018

NEXUS offers modern living in a well-connected, family-friendly community.

Price forecasts

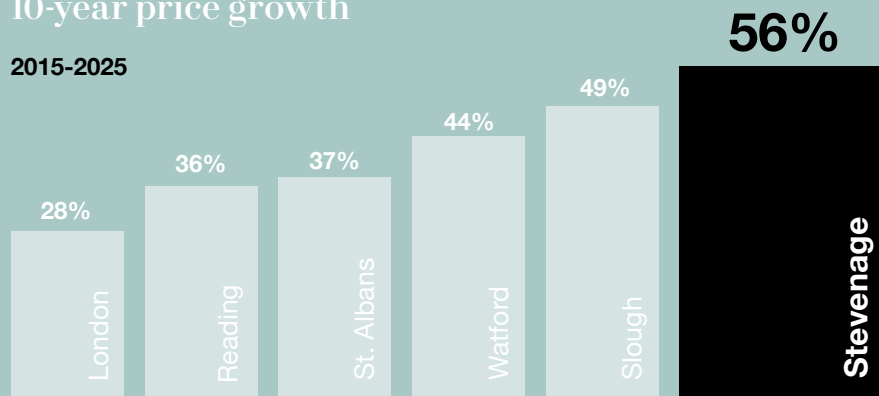


Forecast growth in sales prices 2025-2029

Consensus Forecast across agents, as at August 2025

10-year price growth

2015-2025



UK HPI, February 2025, all property types

Strong growth



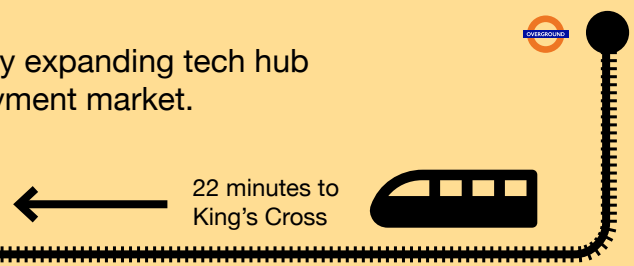
Stevenage has shown substantially higher capital growth than nearby areas, driven by high-tech job opportunities, excellent value for money, top-tier education, and strong investment.

Connected to the capital:

Just 22 minutes to King's Cross - London's rapidly expanding tech hub connecting Stevenage to the capital's wider employment market.

King's Cross Station

Stevenage

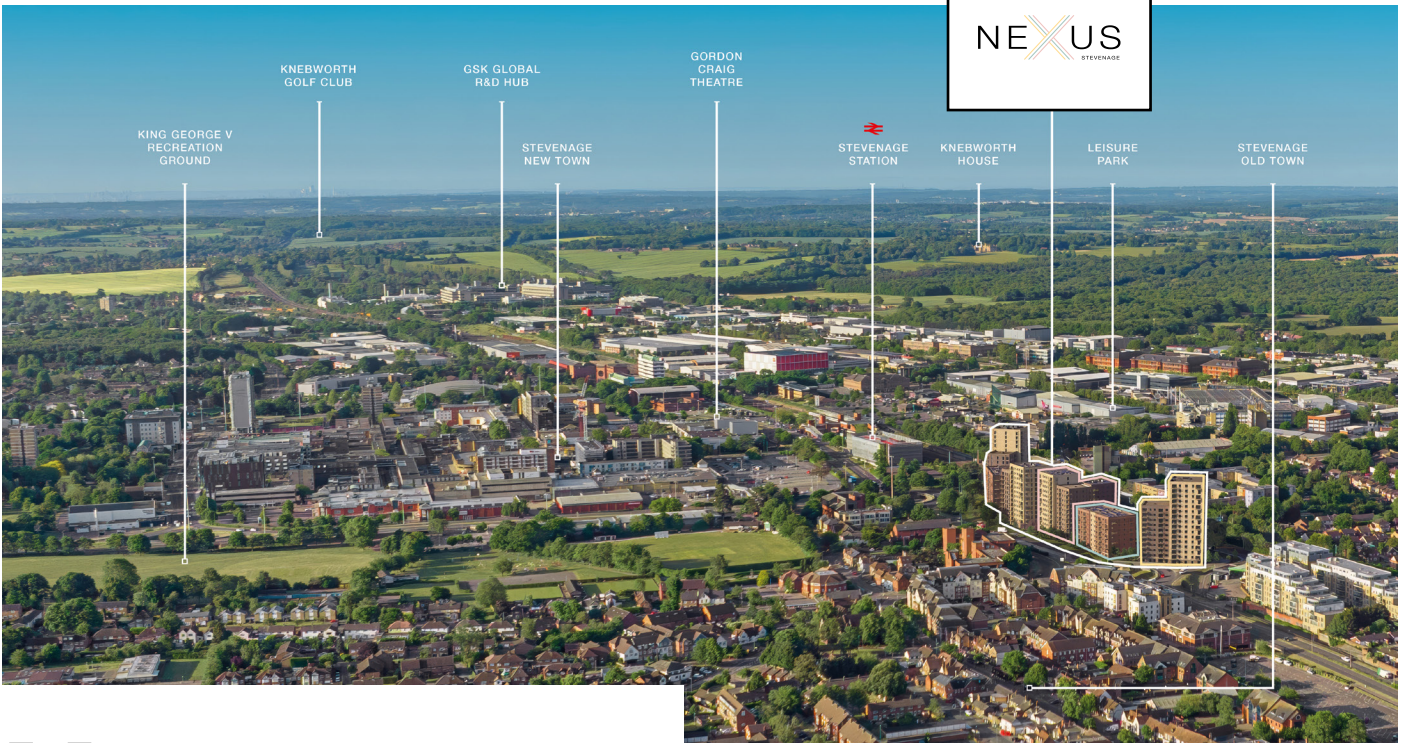


610,000 sq ft
Meta campus

970,000 sq ft
Google office

Thetrainline.com





Magnet for change

Stevenage is increasingly popular with buyers from London and nearby towns, offering excellent value for money and strong potential for capital growth.

Over half of new residents come from the East of England, with more than one in five relocating from London—drawn by improved transport links and the opportunity to invest in a thriving, well-connected area.

59% savings

Average apartment
Stevenage vs London

Dataloft by PriceHubble, UK HPI February 2025



Attracting buyers from London

22% of those moving into Stevenage are from London

ONS 2021, migration into Stevenage

Stevenage is experiencing transformational change

Almost 80 years on from its new town status, Stevenage is undergoing one of the most ambitious town centre transformations, creating a vibrant destination to live, work and enjoy.



New shops



New bars and restaurants



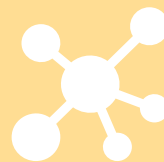
An expanded railway station



Improved transport and connectivity



New sports and leisure facilities



£3.6 billion investment

attracted by companies at Stevenage Bioscience Catalyst since 2012

Stevenage Bioscience Catalyst



£1 billion regeneration

stevenage.gov.uk, 2024, Stevenage town centre and surrounding areas



7,300+ new homes by 2028

stevenagetowncentre.com

Home to Biotechnology, Life Science and Defence

Stevenage is positioned as one of Europe's leading clusters for biotechnology and early-stage life science companies, alongside a strong aerospace and defence cluster.

GSK operates one of its two global R&D hubs in Stevenage and plans to complete one of Europe's largest life science campuses by 2030. The Stevenage Bioscience Catalyst, home to over 40 companies, further strengthens the area's position as a major employment hub for the sector.

Life sciences:



Aerospace & defence:



Information and Communication Technology:



Up to
£400 million
in private investment

Up to
**5,000 highly
skilled jobs**

in total over the next
decade

GSK

Local area renters

49%
of renters are in
management/
professional
occupations

15%
of renters work
in London

£64,553
average earnings
of renters working
in London*



1,409,505 jobs

within a 45-minute commute

21% of which are in tech, financial, professional, scientific jobs

BRES 2023, commute by public transport from Stevenage station

**GSK Global R&D hub
located in Stevenage:**

£1 billion
in R&D invested
in UK annually



Ranked in Time Top 50
employers for women
in the UK

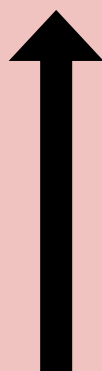
GSK, company wide

Fast growing:

5.9%
annual
employment
growth rate

with a workforce
of around 123,800

investhertfordshire.com, 2023



Dataloft Rental Market Analytics (PriceHubble),
SG1 (1-5), last 12 months *TFL zones 1-3

Rental potential

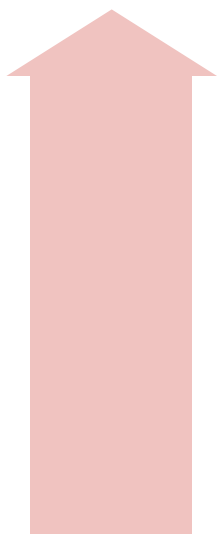
Stevenage benefits from a large and growing renter pool, driven by well-paid professionals working locally and in London across tech, biotech, finance, healthcare, and the public sector.

Home to major employers including:




East and North Hertfordshire Teaching NHS Trust (staff employed across facilities).

Strong demand



Average time to rent:
10 days in Stevenage



reflecting strong rental demand

Dataloft Rental Market Analytics (PriceHubble), SG1 (1-5), April 2025, average time on the market

45%
growth in the number of privately renting households 2011-2021 **25% London**

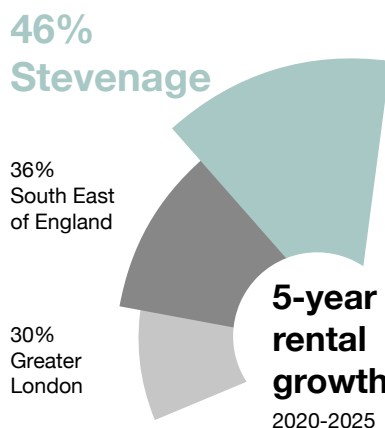
Census 2021, SG1 (1-5)

Rapid rental growth

Rents around NEXUS Stevenage have grown 46% in 5-years, resulting in attractive yields for investors.

9.2% average
year-on-year rental growth

Dataloft Rental Market Analytics by PriceHubble, change Eqft rents, all property types, Stevenage is SG1 (1-5)



Who rents in the local area?

43.3%
couples/
sharers,



37.3%
singles,



19.3%
families



17.8%
forecast rental growth
in the UK 2025-2029

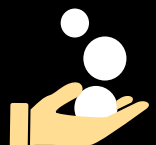
Consensus Forecast across agents, as at August 2025



up to
6.6%

Predicted rental yields
at NEXUS Stevenage

Putterills Estate Agent, predicted yields for 2027



Stevenage: On the Map

With direct trains to London running on average 8 times an hour (every 7 and a half minutes), it takes as little as 22 minutes to get to King's Cross, 33 minutes to Farringdon and only 40 mins to London Bridge.

And with a wealth of local amenities, everything you need is right here.

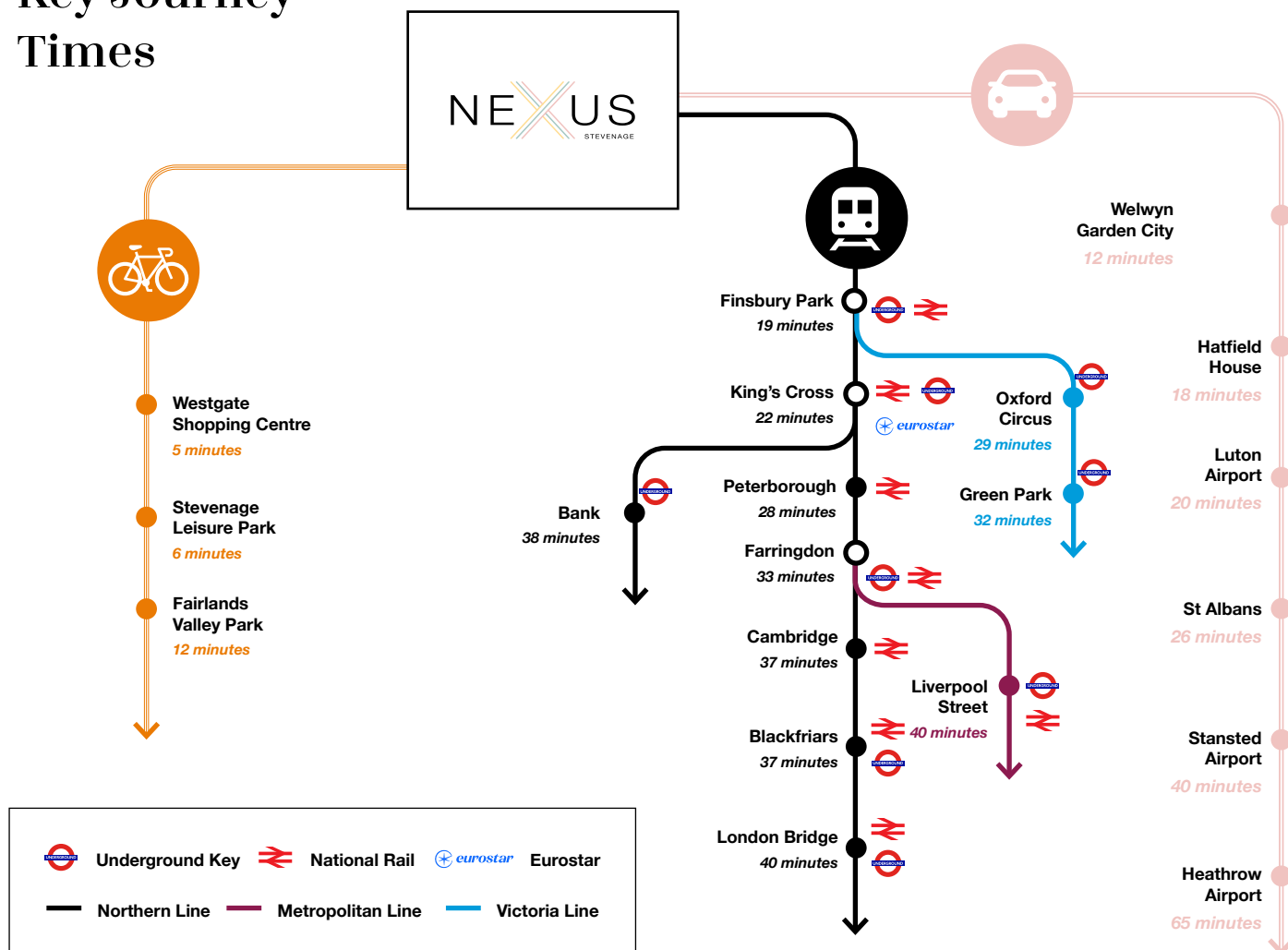
Thetrainline.com, GoogleMaps, Stevenage-even-better.com, travel times are approximate only



Tap-in, Tap-out:

From late 2025, Stevenage station will support tap-in tap-out travel, making commuting even easier.

Key Journey Times



HILL, Thetrainline.com, GoogleMaps, travel times are approximate only, train times from Stevenage station

Stevenage

Town Centre

With easy access to the leafy Hertfordshire countryside and just a short hop from central London, Stevenage is the perfect balance between nature and city life.

Historic old town

The Old Town is the historic heart of Stevenage, with origins dating back to the 7th Century, featuring cobbled streets, charming architecture, traditional pubs and independent shops, cafés and restaurants.



Stevenage Museum:
discover the town's fascinating history

St Nicholas Church:
one of Stevenage's oldest treasures

New town

Designated as the UK's first new town in 1946, Stevenage blends a forward-thinking design with a diverse range of amenities. From a thriving food scene and high-street shopping to major retailers like Costco, plus cinema, bowling, and live shows – Stevenage has it all.

48 pubs, cafés or restaurants, 4 theatres



within a 30-minute walk

VOA 2024

Local amenities:



Dining & drinks:

Lavish, El Bar de Tapas, Gangnam, Cinnabar, Boom Battle Bar



Shops & essentials:

Westgate Shopping Centre and characterful Old Town boutiques



Entertainment:

Leisure Park cinema, bowling, and the Gordon Craig Theatre

Culture & events:



Knebworth House:

iconic concerts, family festivals, and heritage days



Stevenage Day:

a major summer celebration with music, food and over 200 stalls



Old Town Live:

a high street festival with live music and pop-ups



Todd in the Hole:

independent summer music and food festival



Monthly Farmers' Market:

local produce, street food, and artisan goods

Active lifestyle



A diverse range of sports and leisure facilities are nearby, catering to all ages and interests:

Stevenage Swimming Centre

25m pool, diving pool, sauna and steam room

David Lloyd Club

Premium gym, pools, tennis courts, spa, and fitness classes

Stevenage Cricket Club

Over 100 years old with a strong local following

Fairlands Water Sports

Sailing, kayaking, and water-based activities

Stevenage Golf Centre

18-hole, par 72 championship course

Stevenage FC Sports Hub

Football pitches, camps, and development centres

Dry Ski Slope

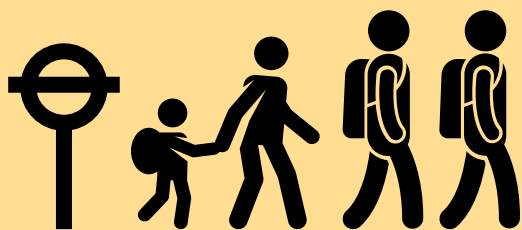
Year-round ski and snowboarding

Cycling & Walking Trails

27-mile orbital path and connected greenways

Outstanding Education

Perfectly placed for families, with a strong choice of highly-regarded schools all close to home.



Top Independent Schools Nearby:

- Kingshott School
- St Christopher School
- St Francis' College
- Sherrardswood School
- Heath Mount School

8 'Outstanding' or 'Good' rated primary schools within a 30-minute walk

5 'Outstanding' or 'Good' rated secondary schools within a 45-minute walk

Ofsted 2022/3

Green living

Surrounded by lush Hertfordshire countryside, idyllic villages and rolling hills, Stevenage offers a high quality of life.

With five Green Flag parks – including the 120-acre Fairlands Valley Park, 37 designated wildlife sites 2 countryside heritage sites*, nature is built into everyday living.

**Stevenage Borough Council*

13 public parks or gardens

within a 30-minute walk
Total size 215 acres

Ordnance Survey 2024



Contact us

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www.pricehubble.com/uk

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