

NEXUS

STEVENAGE

A NEW LANDMARK



Computer generated image is indicative only

Welcome to a new destination where everything comes together. Nexus offers a fantastic opportunity to buy a stylish home with fast access to London, and enjoy life with shopping, fitness, entertainment and eating out all within a short walk. With views over the town and surrounding countryside, this is life elevated.



Computer generated image is indicative only

ELEVATED URBAN LIVING

SITUATED RIGHT IN THE HEART
OF STEVENAGE, NEXUS IS A BOLD
ADDITION TO THE SKYLINE.

This new residence features modern studio, one, two and three bedroom apartments, with private outside space to almost all homes. Green spaces offer places to relax and play, while footpaths and cycle ways connect the striking buildings with the local area and each other.

Just seven minutes' walk from Stevenage station, Nexus is designed for a sophisticated lifestyle in this well-connected location.

Travel time is approximate and taken from Google Maps.

LOCAL LIVING

FROM DINING OUT TO WORKING OUT,
THERE'S SO MUCH ON THE DOORSTEP.

- 1. Hotel Cromwell, Stevenage Old Town
- 2. Flagship M&S Store, Stevenage
- 3. Fairlands Valley Country Park
- 4. Rump and Wade restaurant, Stevenage Old Town



Stroll through the charming Old Town with its independent cafés and restaurants, traditional pubs, and unique boutiques and grocery stores; or walk into the New Town for high street brands, popular dining spots, and leisure and entertainment venues.

The Roaring Meg Retail Park, just south of the New Town, has even more shopping facilities, including a flagship M&S store, while the town's numerous parks offer plenty of space to get active in the fresh air.

7

MINUTE WALK
to Stevenage Old Town

7

MINUTE WALK
to George V Recreation
Ground with gardens,
playground, tennis courts
and playing fields

13

MINUTE WALK
TO STEVENAGE
LEISURE PARK
with cinema, bowling and
David Lloyd Heath Club

15

MINUTES' WALK

120

ACRES OF
GREEN SPACE
at Fairlands Valley Park

A PLACE OF OPPORTUNITY



1.

1. Stevenage Bioscience Catalyst.

2. Fujitsu.

3. Airbus.

Located in the heart of the Golden Triangle between London, Oxford and Cambridge, Stevenage is full of opportunity – for careers, living and travel.

The first 'new town' in the country, Stevenage has always looked forward and is continuing to do so. Significant investment and development, such as the new Elevate Quarter, is boosting its already strong life sciences, business and technology sectors. The town centre is undergoing a major £1 billion regeneration programme, improving facilities, public realm and homes for the future.



2.

3.

MAJOR
EMPLOYERS
INCLUDE:

GSK

FUJITSU

AIRBUS
DEFENCE & SPACE

Autolus

MBDA
MISSILE SYSTEMS

ALLIED BAKERIES

THE
**WINE
SOCIETY**
1874

WORLD'S
3RD LARGEST
Cell and Gene Therapy
cluster in Stevenage

Source: www.investinstevenage.co.uk

14.6-ACRE
REGENERATION
underway in central
Stevenage

Source: gilbert-ash.com/projects/residential/sg1-regeneration-phase-1a

20-YEAR
PROGRAMME
of redevelopment
and investment

Source: www.investinstevenage.co.uk

45+ SCIENCE
AND INNOVATION
COMPANIES
at Stevenage Bioscience
Catapult Campus

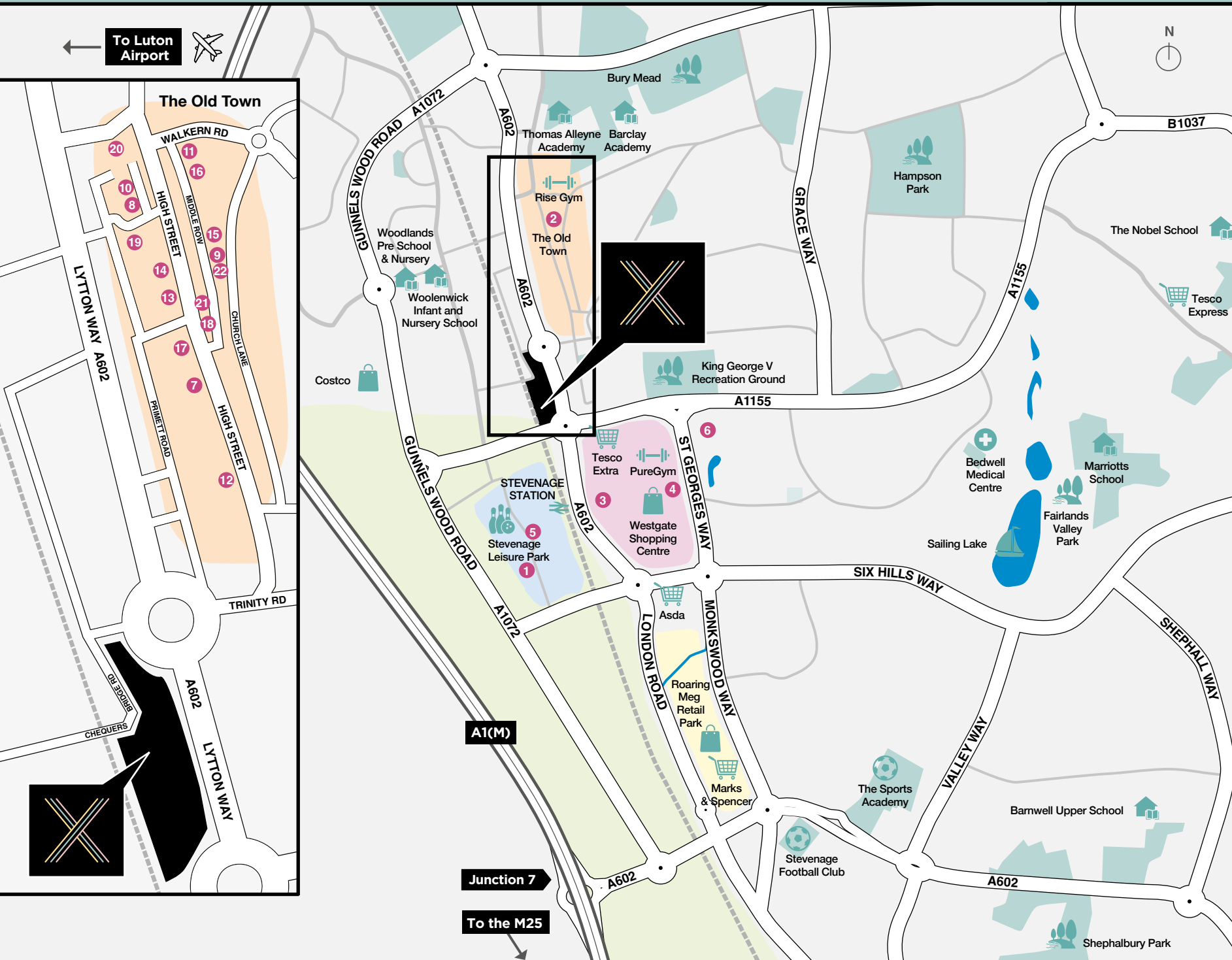
Source: www.stevenagecatalyst.com

NEW £900M
LIFE SCIENCE
CAMPUS
Elevate Quarter
in development

www.forgekn.io/elevate-quarter

A PRIME LOCATION

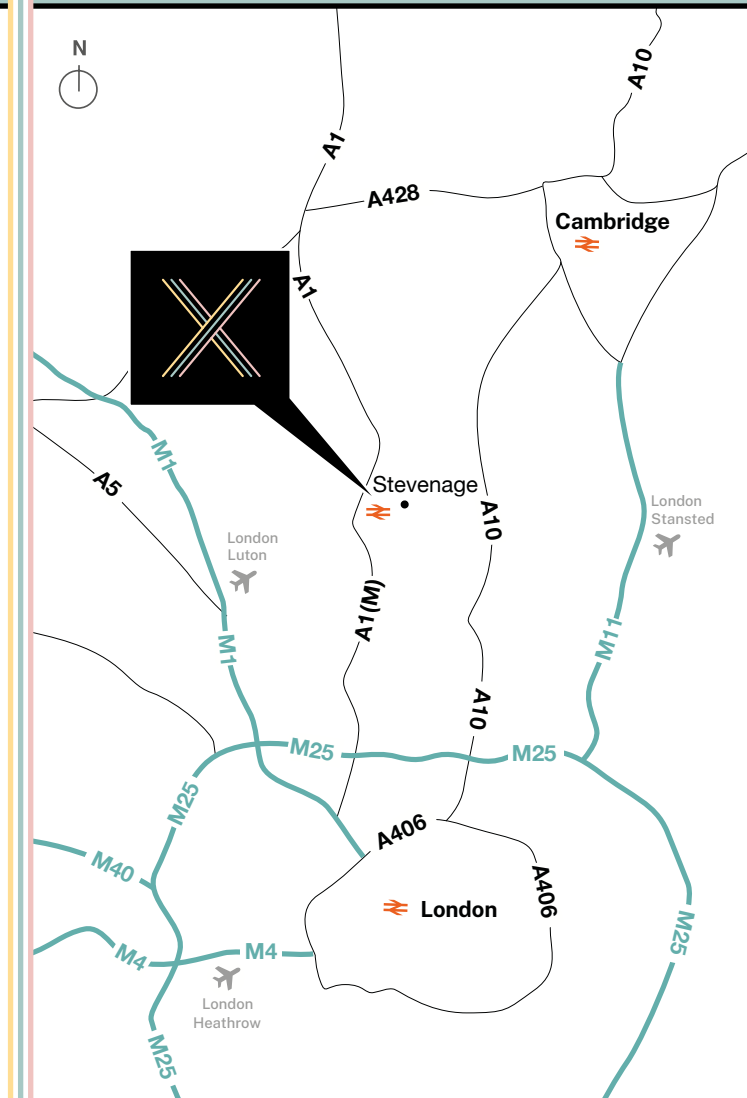
WHETHER YOU'RE
GOING OUT LOCALLY
OR INTO LONDON,
NEXUS IS IDEALLY
PLACED FOR LIVING
LIFE TO THE FULL.



- 1 David Lloyd Leisure Centre
- 2 Old Town High Street
- 3 Stevenage Arts and Leisure Centre and Gordon Craig Theatre
- 4 Stevenage Indoor Market
- 5 Stevenage Leisure Park
- 6 Stevenage Swimming Centre

OLD TOWN

- 7 Barnaby's Florist
- 8 Cinnabar
- 9 El Bar de Tapas
- 10 Helg Coffee Bakery
- 11 Hotel Cromwell
- 12 Lavish Bar & Grill
- 13 Old Town Food Centre
- 14 Raw Flowers
- 15 Revolution Records
- 16 Rump and Wade
- 17 Smoke BBQ
- 18 Simmons Bakers
- 19 The Mulberry Tree
- 20 Thistle & Willow
- 21 Wellness at No. 61
- 22 Zen Hair & Beauty



WELL CONNECTED

DISCOVER HOW SMOOTHLY LIFE CAN FLOW.

Walk to the station, go shopping, or meet friends for dinner – it's all just a few minutes from your new home. Stevenage has an extensive network of car-free cycle ways and footpaths, which you can access directly from Nexus.

Reach central London by train in less time than from some Zone 5 locations. Head north by rail, and you can be in the beautiful city of Cambridge in 39 minutes.

When you need to travel by car, the A1 is five minutes away, while Luton Airport is 28 minutes' drive for holidays, business travel and city breaks.

7
MINUTE
WALK
to Stevenage
station

8
TRAINS
PER HOUR
from Stevenage
to London
King's Cross

22
MINUTES
to London
King's Cross
by train



1.



2.



BY TRAIN

From Stevenage Station

TRAVELLING NORTH

HITCHIN
5 mins

PETERBOROUGH
29 mins

CAMBRIDGE
39 mins

TRAVELLING SOUTH

WELWYN
GARDEN CITY
11 mins

FINSBURY
PARK
19 mins

LONDON
KING'S CROSS
22 mins

FARRINGTON
32 mins

LONDON BLACKFRIARS
36 mins

LONDON BRIDGE
42 mins



BY BIKE

From Nexus

STEVENAGE
SWIMMING
CENTRE
3 mins

HAMPSON
PARK
8 mins

FAIRLANDS
VALLEY PARK
9 mins

KNEBWORTH
PARK
13 mins

THE GREAT ASHBY
DISTRICT PARK
21 mins



BY CAR

From Nexus

KNEBWORTH
GOLF CLUB
8 mins

ST ALBANS
26 mins

LUTON
AIRPORT
24 mins

LUTON HOO
COUNTRY
CLUB AND SPA
31 mins

STANSTED
AIRPORT
45 mins



ON FOOT

From Nexus

OLD TOWN
HIGH STREET
7 mins

KING GEORGE V
RECREATION
GROUND
7 mins

STEVENAGE
STATION
7 mins

NEW TOWN
CENTRE
9 mins

WESTGATE
SHOPPING
CENTRE
11 mins

All travel times are approximate and taken from Google Maps and www.nationalrail.co.uk

1. Stevenage Train Station

2. King's Cross Station, London



THE BUZZ OF THE CAPITAL

1.



- 1. City of London
- 2. The Lighterman, Regent's Canal, King's Cross
- 3. Coal Drops Yard

2.

WITH A SHORT WALK TO THE STATION AND FAST TRAINS TO KING'S CROSS, LONDON IS THERE FOR THE TAKING.

Owing to huge redevelopment over the past 20 years, King's Cross is now one of the capital's most exciting destinations and home to a dynamic tech hub. Head to Coal Drops Yard for unique shopping and dining, or Granary Square for striking art installations and relaxed restaurants by the Regent's Canal. The Lightroom is home to spectacular immersive exhibitions, plus there are venues for live music, film, dance and theatre.

From King's Cross it's an easy walk to famous attractions including the British Museum, or take the Tube to locations all over London. Both the West End, with its huge range of shopping, theatre and Michelin-starred dining, and The City, one of the world's top financial hubs, are only three stops away.



3.

OUT AND ABOUT



1.



2.



3.

- 1. Cambridge shopping
- 2. The Galleria, Hatfield
- 3. Hitchin Lavender Farm
- 4. Knebworth House

ENJOY LEAFY COUNTRYSIDE,
HISTORIC MARKET TOWNS AND
THE CITY OF CAMBRIDGE, ALL
WITHIN EASY REACH OF NEXUS.

Stevenage is surrounded by fields, woodland and green open spaces, criss-crossed with walking trails for when you want to venture into the great outdoors. The village of Knebworth, to the south, is home to Knebworth House, Gardens and a 250-acre deer park, as well as the ancient Knebworth Woods.

Hitchin is an attractive market town six miles north-west of Stevenage. Here you'll find a charming mix of boutiques, coffee shops, a theatre, museums and the stunning Lavender Farm. Head south and the cathedral city of St Albans is perfect for a day out, with its Roman history, medieval architecture and smart shopping and dining.

For extensive shopping under one roof, The Galleria is an outlet centre with a range of fashion, beauty and sports stores, 20 minutes' drive away. In Cambridge, you'll find historic streets lined with independent shops and cafés, traditional pubs, gourmet restaurants and quirky finds.

Travel time is approximate and taken from Google Maps. *From Stevenage station.

8
MINUTE
DRIVE
to Hitchin

16
MINUTES
BY BICYCLE
to Knebworth Park



4.

INSPIRING EDUCATION



Stevenage has a good choice of schools for children of all ages, plus several nurseries and preschools, all easily reached from Nexus.

For older students, North Hertfordshire College offers a range of vocational and academic courses. Its main campus is a brand new state-of-the art complex situated right in the heart of Stevenage. The University of Hertfordshire, 12 miles away in Hatfield, is the UK's leading business-facing university and was awarded the King's Award for Enterprise in 2024.

All travel times are approximate and taken from Google Maps.

11
NURSERIES,
PRIMARY AND
SECONDARY
SCHOOLS
within one mile

NURSERIES AND PRESCHOOLS

Fairlands Preschool
Pound Avenue,
Stevenage SG1 3JA
🚶 12 mins

**Letchmore
Nursery School**
Letchmore Road,
Stevenage SG1 3PS
🚶 12 mins

The Priory Nursery
Stanmore Road,
Stevenage SG1 3QA
🚶 14 mins

**Woodlands Preschool
and Nursery**
Bridge Road,
Stevenage SG1 2NU
🚶 14 mins

**Woolenwick
Nursery School**
Bridge Road,
Stevenage SG1 2NU
🚶 14 mins

PRIMARY SCHOOLS

**Fairlands
Primary School**
Pound Avenue,
Stevenage SG1 3JA
🚶 12 mins

**Letchmore
Infants School**
Letchmore Road,
Stevenage SG1 3PS
🚶 12 mins

**Woolenwick
Infants School**
Bridge Road West,
Stevenage SG1 2NU
🚶 14 mins

**Woolenwick
Junior School**
Bridge Road West,
Stevenage SG1 2NU
🚶 14 mins

**Broom Barns
Primary School**
Homestead Moat,
Stevenage SG1 1UE
🚶 5 mins

**Almond Hill
Junior School**
Almonds Lane,
Stevenage SG1 3RP
🚶 6 mins

SECONDARY SCHOOLS

**Thomas Alleyne
Academy**
High Street,
Stevenage SG1 3BE
🚶 18 mins

Barclay Academy
Walkern Road,
Stevenage SG1 3RB
🚶 19 mins

Barnwell School
Middle School:
Shephall Green,
Stevenage, SG2 9XT
Upper School: Barnwell,
Stevenage, SG2 9SW
🚌 24 mins

Marriots School
Brittain Way,
Stevenage, SG2 8UT
🚌 26 mins

The Nobel School
Mobbsbury Way,
Stevenage SG2 0HS
🚌 30 mins

COLLEGES AND UNIVERSITIES

**North Hertfordshire
College**
Monkswood Way,
Stevenage SG1 1LA
🚶 20 mins

**The University
of Hertfordshire**
College Lane,
Hatfield AL10 9AB
🚗 22 mins

REACH NEW HEIGHTS



Computer enhanced image is indicative only

CONTEMPORARY STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS



Computer generated image is indicative only

SITE PLAN



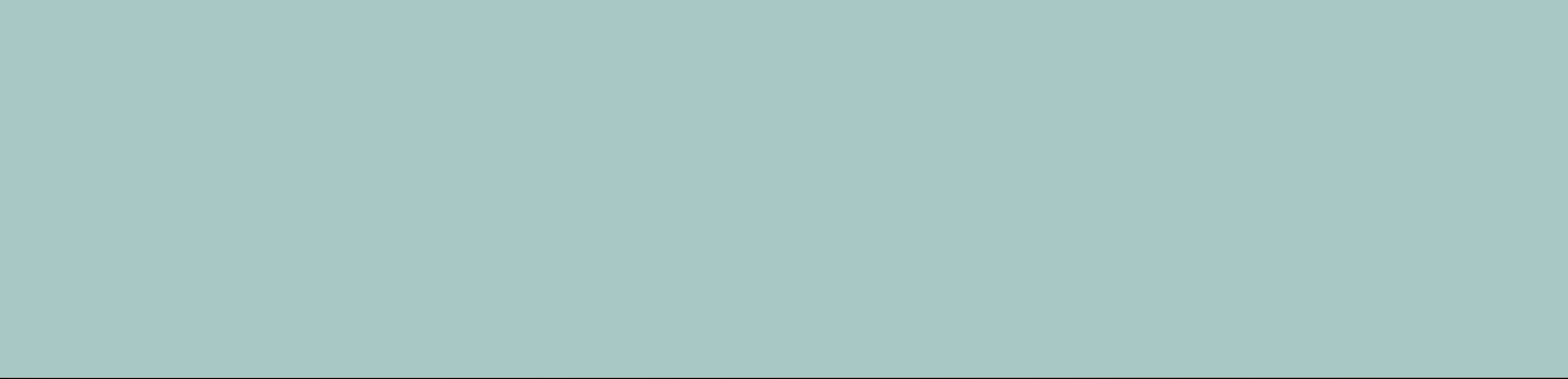
 AFFORDABLE APARTMENTS  LLOYDS LIVING APARTMENTS

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary. Affordable housing is indicative and can be moved.



Computer generated image is indicative only.

CONTEMPORARY OPEN-PLAN LIVING



Computer generated images are indicative only.

DESIGNED WITH FLAIR

CHIC. MODERN. REFINED. NEXUS APARTMENTS ARE EXPERTLY DESIGNED AND FINISHED, WITH CONTEMPORARY DETAILS, ENERGY-EFFICIENT APPLIANCES, AND OPEN-PLAN LIVING SPACES.

Bedrooms are softly carpeted to create tranquil havens, while bathrooms are beautifully finished with modern sanitaryware and luxurious touches.

Whether you're relaxing after work, cooking a meal to share with family, or enjoying a drink with friends, you can do it all in style at Nexus.

CREATING EXCEPTIONAL PLACES TO LIVE



1. Athena at Knight's Park, Cambridge
2. Canalside Quarter, Oxford
3. Kew Bridge Rise, London



The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

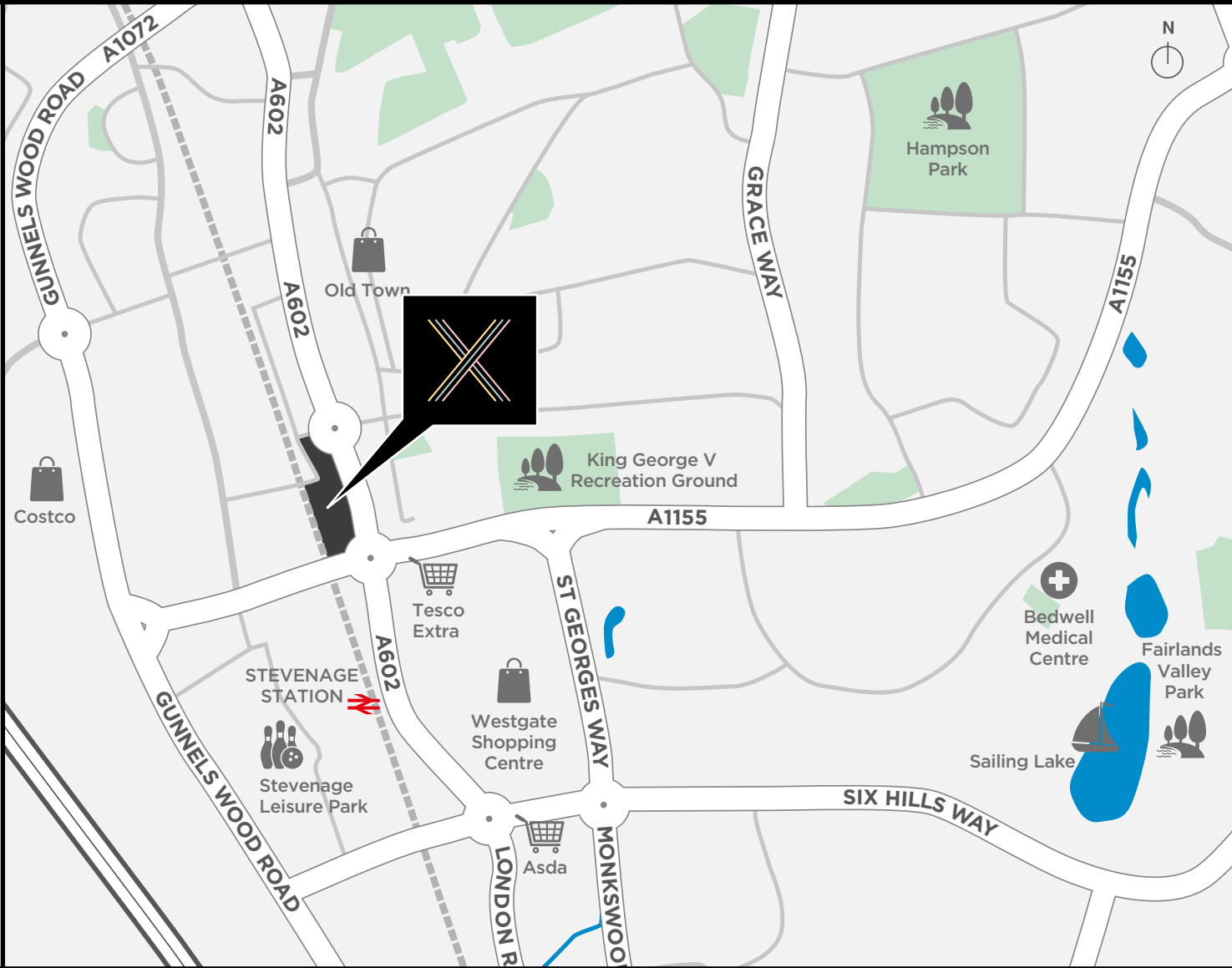
Follow us on Instagram @createdbyhill



HOW TO FIND US

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SG1 3FG

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