

FOUR NEW INDUSTRIAL / WAREHOUSE BUILDINGS FROM  
75,000 – 230,000 SQ FT (6,968 – 21,368 SQ M)  
READY TO OCCUPY Q3 2022

 **SYMMETRY PARK**  
BIGGLESWADE / A1(M)

UNIT 05  
COMMITTED



Indicative image

[tritaxsymmetry.com/biggleswade](http://tritaxsymmetry.com/biggleswade)

 **TRITAX SYMMETRY**  
A TRITAX BIG BOX COMPANY



**Principles**  
*Our values designed  
into the spaces we create*

Net Zero Carbon  
in Construction



Indicative image

# Four New Industrial / Warehouse Buildings

**FROM 75,000 SQ FT TO 230,000 SQ FT**



**Delivery**  
Construction underway.  
Ready to occupy Q3 2022



**Labour**  
Expanding town on the doorstep and large workforce available locally



**Prime Location**  
Situated on the A1 providing fast access to the M25, M1 and A14



**Sustainability**  
Delivered to net zero carbon in construction, BREEAM 'Very Good' and EPC 'A'

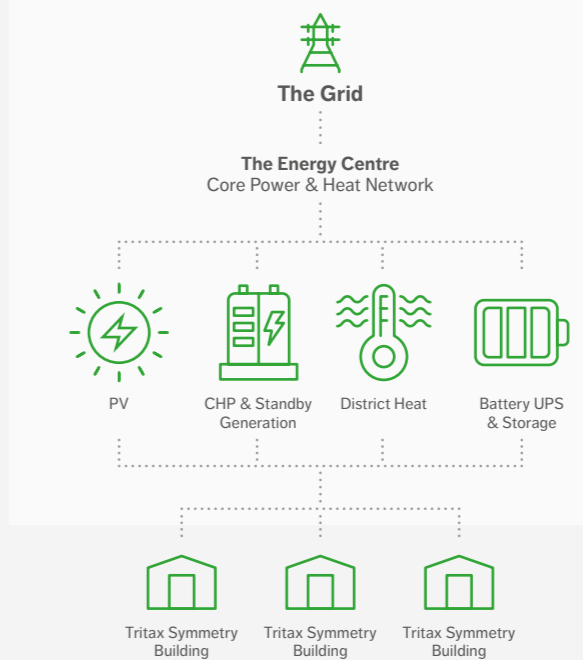
## Tritax Energy Services

### Helping Occupiers Towards Net Zero Carbon

Our Energy Services are tailored to each site for best value and lowest carbon energy.

It is an integration of grid power, rooftop solar and other technologies to optimize and integrate on-site energy generation to deliver power to buildings on Symmetry Parks.

Energy Services is the result of 5 years work between Tritax Symmetry and BasePower to develop a robust and greener energy solution for our parks.



### Key Benefits

- ✓ **Ongoing energy savings**  
Power from rooftop PV typically providing a 10%+ saving over grid prices
- ✓ **Driving towards net zero carbon**  
Low carbon, resilient, adaptable and economical
- ✓ **Flexible to meet demand**  
Upgradable to meet ongoing growing demand
- ✓ **Resilient**  
Multi power sources ensure uninterrupted supply and reduced down time: an increasing risk of Grid only energy
- ✓ **No risk for occupiers**  
All PV installation, operation and maintenance are the Energy Services Company's responsibility

## Fast Connections

Symmetry Park, Biggleswade is situated on the established Stratton Business Park, in the east of Central Bedfordshire, accessed via the A1 and only 31 minutes from J23 of the M25.

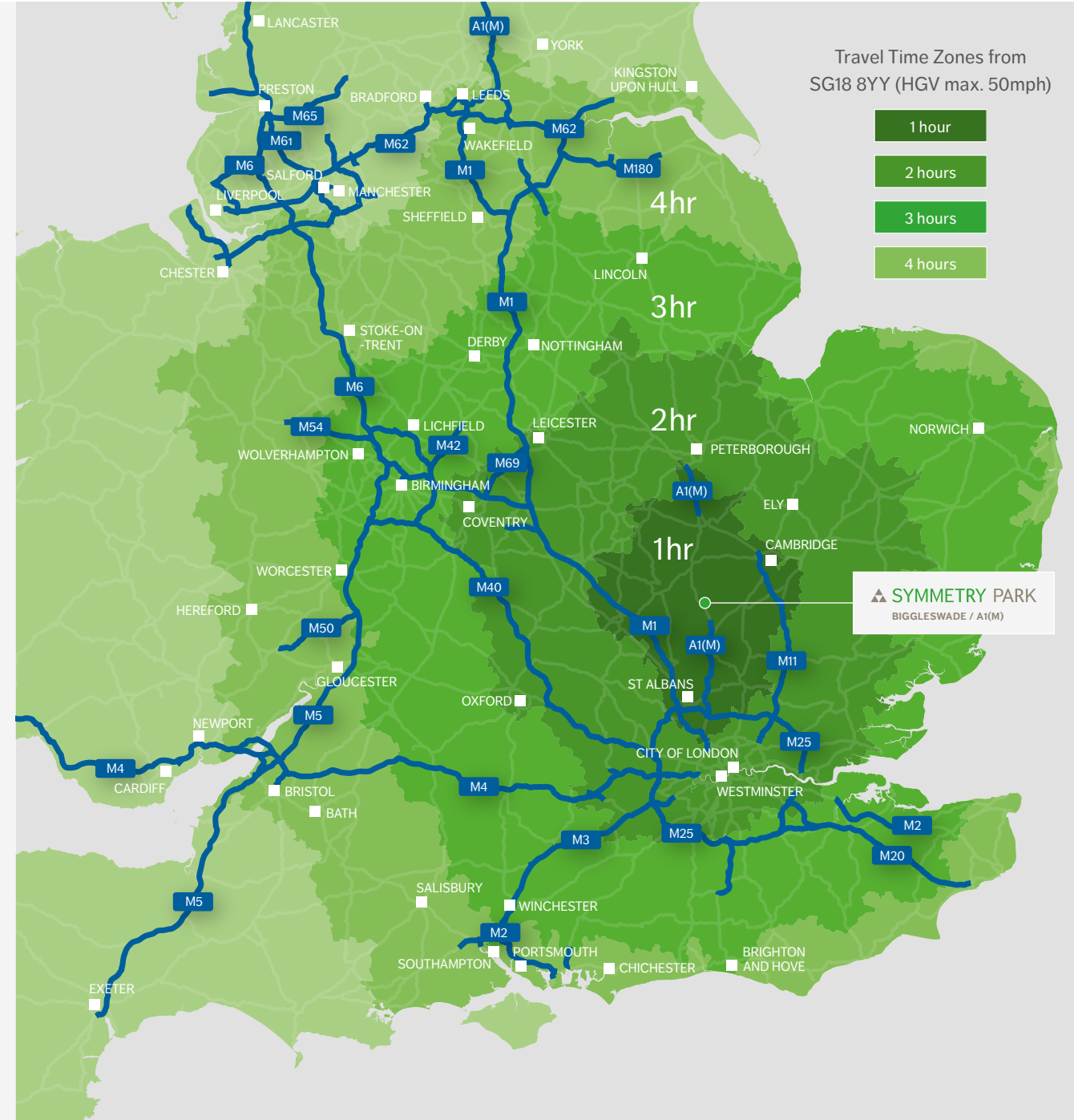
Road	Distance	Time
Stevenage	14 miles	18 mins
Bedford	14 miles	33 mins
Welwyn Garden City	21 miles	25 mins
Cambridge	21 miles	40 mins
A14	22 miles	34 mins
M1 (J13)	22 miles	29 mins
M25 (J23)	29 miles	31 mins
Peterborough	42 miles	50 mins
Central London	45 miles	78 mins
Birmingham	94 miles	110 mins

Airports	Distance	Time
London Luton	23 miles	32 mins
London Stansted	33 miles	58 mins
London Heathrow	55 miles	59 mins

Seaports	Distance	Time
London Gateway Port	71 miles	71 mins
Harwich	82 miles	125 mins
Felixstowe Port	92 miles	106 mins
Southampton	120 miles	135 mins
Dover	128 miles	132 mins

Railports	Distance	Time
DIRFT	57 miles	64 mins

Source: Google maps, travel times are approximate

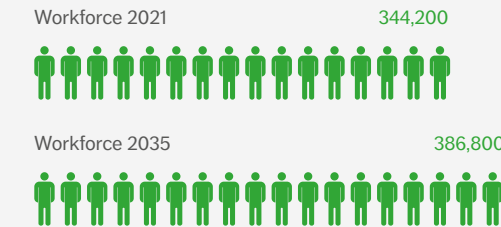


## Demographic Opportunity

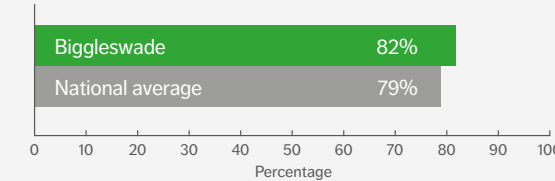
There are 344,200 residents of core working age (i.e. aged 16-64) in the Biggleswade catchment, 58% who are under the age of 45.

Housing need data for Central Bedfordshire shows that by 2035, over 17,200 new dwellings are to be delivered.

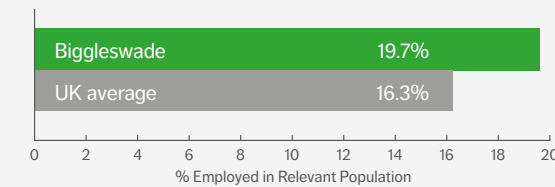
Biggleswade provides a young, active population living locally with appropriate skills for the logistics sector.



## Economic Activity



Biggleswade has a higher percentage of residents working in occupations relevant to logistics and distribution than the UK average.

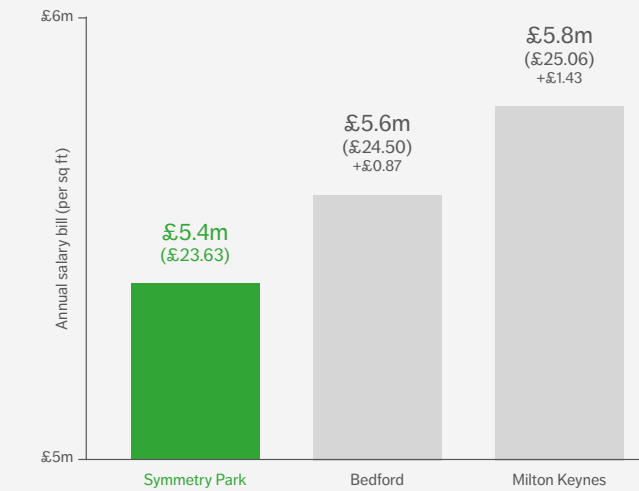


## Lower Labour Cost

Biggleswade average (gross) weekly salary for a warehouse operative is lower than the equivalent salary band for Bedford (£390/week) and Milton Keynes (£400/week).

Typical weekly salary

Symmetry Park Biggleswade	£375
Bedford	£390
Milton Keynes	£400



Symmetry Park, Biggleswade has lower employment costs of around £0.87-£1.43 per sq ft basis when compared with Bedford and Milton Keynes.

Note: above bar graph based on floorspace and jobs equal to 230,000 sq ft / 280 FTE jobs.

## Local Occupiers

Stratton Business Park is currently home to over 40 companies including key occupiers such as Jordans Dorset Ryvita, Zeus Packaging, Bowman Ingredients and Liebherr.

The business park is a key location for the AgriFood sector of the economy, with roughly one third of the people employed in food related businesses.



# Ready to Occupy Q3 2022



## Warehouse & Externals

- 50m yard depth
- 80 kN/m<sup>2</sup> floor loading (50 kN/m<sup>2</sup> Unit 03)
- Secure gated and fenced yard
- Ability to install sprinkler tank (tenant cost)

## Offices

- Grade A offices with air conditioning
- Raised access floors
- Metal tile suspended ceiling
- LED lighting with PIR movement control
- Double height glazed reception area
- Fitted kitchenette
- 8 person lift
- Revolving entrance door and pass door

## Sustainability

Tritax Symmetry adopt a holistic approach to creating energy efficient buildings, sensitive to the climate and environment. Units have been tailored to meet highly sustainable standards as demonstrated in the specification.

- Buildings will be net zero carbon in construction
- Electric car charging points
- Target EPC 'A' Rating and BREEAM 'Very Good'
- Water saving taps, dual flush WCs
- LED lighting
- PV solar power generation

## Accommodation

Unit 02			Unit 03			Unit 04			Unit 05		
Warehouse	150,000 sq ft	13,935 sq m	Warehouse	70,000 sq ft	6,503 sq m	Warehouse	218,000 sq ft	20,253 sq m	Warehouse	107,000 sq ft	9,940 sq m
Offices	10,000 sq ft	929 sq m	Offices	5,000 sq ft	465 sq m	Offices	12,000 sq ft	1,115 sq m	Offices	5,000 sq ft	465 sq m
<b>Total</b>	<b>160,000 sq ft</b>	<b>14,864 sq m</b>	<b>Total</b>	<b>75,000 sq ft</b>	<b>6,968 sq m</b>	<b>Total</b>	<b>230,000 sq ft</b>	<b>21,368 sq m</b>	<b>Total</b>	<b>112,000 sq ft</b>	<b>10,405 sq m</b>
Site Area	7.74 acres	3.13 ha	Site Area	4.03 acres	1.64 ha	Site Area	10.07 acres	4.08 ha	Site Area	4.97 acres	2.01 ha
Car Parking Spaces		124	Car Parking Spaces		58	Car Parking Spaces		178	Car Parking Spaces		81
Lorry Parking Spaces		30	Lorry Parking Spaces		24	Lorry Parking Spaces		43	Lorry Parking Spaces		13
Clear Height		15m	Clear Height		12.5m	Clear Height		15m	Clear Height		12.5m
No. of Dock Levellers		18	No. of Dock Levellers		10	No. of Dock Levellers		24	No. of Dock Levellers		10
No. of Level Entry Doors		4	No. of Level Entry Doors		2	No. of Level Entry Doors		4	No. of Level Entry Doors		2
Yard Depth		50m	Yard Depth		50m	Yard Depth		50m	Yard Depth		50m

## Principles

Our values designed into the spaces we create



Tritax Symmetry is a gold leaf member of the UK Green Building Council (UKGBC) and is delivering new developments that meet the UKGBC's definition for **Net Zero Carbon in Construction**.



We require contractors on our sites to sign up to the **Considerate Constructors Scheme**.



We source materials in a way that minimises damage to our environment and local community.



As part of our CSR policy, we have committed that each newly consented Symmetry Park will have its own **Community Benefit Fund (CBF)** which can be used to benefit the community for local initiatives.

**NET ZERO IS HERE**

**COMMITTED**

# SYMMETRY PARK

BIGGLESWADE / A1(M)



## Tritax Symmetry

Our experienced development team has been involved in some of the most dynamic and successful speculative and client led development schemes throughout the United Kingdom. With an existing portfolio of both 'ready to go' consented land and a significant strategic land portfolio, we have the expertise, the sites and the in-house funding to deliver high quality buildings for our customers.

## Terms

Units are available on a leasehold basis for terms to be agreed. Please contact the joint sole agents for further details.

## Visit the Website



@tritaxsymmetry

## Further Information

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