

NEW INDUSTRIAL / DISTRIBUTION BUILDINGS

**PHASE 3 – DETAILED PLANNING CONSENT IN PLACE
THREE BUILDINGS OF 384,000; 287,000 & 255,000 SQ FT**

DELIVERY FROM 2025

Further design and build opportunities available up to 1.2 million sq ft

▲ SYMMETRY PARK

BIGGLESWADE

A1(M) | SG18 8YY



Indicative image



Tritax Symmetry is delighted to be considered as your dedicated developer to deliver your high-quality, sustainable building, built to net zero carbon in construction.

Tritax Symmetry operates as the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company. The business is dedicated to delivering environmentally-conscious logistics facilities, providing a collaborative and entrepreneurial approach, and offering an unrivalled choice of building locations and sizes to its clients, which includes prominent names in the retail, logistics, consumer products, automotive and TV/film sectors.

Our experienced team has a proven track record in successful speculative and client-led development projects across the United Kingdom.

Our approach is characterised by an entrepreneurial mindset, alignment with our clients' needs, and agile approach, supported by the backing of a FTSE 250 company. This combination positions us as the preferred choice for delivering customised logistics property solutions.

We hope to see your business thrive in this outstanding space.



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BOX GREENER. BOX TOGETHER. BOX CLEVER

▲ TRITAX SYMMETRY

A TRITAX BIG BOX COMPANY

Our purpose

We deliver world-class, large scale logistics developments that are environmentally responsible and create opportunities for communities.

Our vision

We are a trusted, respected and innovative value adding property company delivering high quality logistics developments.

Our values

What drives our culture and why we work the way we do. We do what we say we do. We see everything through to the end. We succeed together. We are thoughtful, creative and collaborative.



OVER
3,000
ACRES

capable of accommodating over 45 million sq ft of B8 logistics space

500k
SQ FT

A speculative build programme of buildings up to 500,000 sq ft

35
YRS EXP

Over 35 years of sector-leading expertise and experience.

"We required a bespoke fulfilment centre solution within a short timescale in order to win a contract with one of our key customers. Tritax Symmetry's flexibility and agility during the speculative build process was crucial to achieving the bespoke customisation we required for the building. This was key for us being able to secure the contract with our customer who are very impressed by the quality of the development as well as the strong sustainability credentials of the site, which includes being delivered to net zero carbon in construction – the greenest building in our portfolio."

Nick Hawkins

Solution Design General Manager, Noatum Logistics
(Unit 04, Symmetry Park Biggleswade)



SYMMETRY PARK BIGGLESWADE

DETAILED PLANNING CONSENT FOR 927,000 SQ FT ACROSS THREE BUILDINGS

Extending to a total of c. 150 acres, Symmetry Park Biggleswade is strategically situated on the established Stratton Business Park, in the east of Central Bedfordshire, accessed via the A1, which provides links to the North/South via the M25 and A14. Junction 23 of the M25 is only 29 miles (31 minutes) to the south.

On the back of considerable demand for the second phase of development at Symmetry Park Biggleswade, where all four buildings, built to net zero carbon in construction, were fully let prior to completion, Tritax Symmetry are pleased to be delivering Phase 3, which benefits from detailed planning consent for 927,000 sq ft of highly sustainable logistics space.

Symmetry Park Biggleswade benefits from Tritax Symmetry's first on-site Energy Centre which supplies existing customers at the Park with continual, resilient and greener energy services.



Delivery
On-site 2024

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 'Excellent' and EPC 'A'



Computer generated image of Symmetry Park Biggleswade Phase 3

Sustainability & Specification

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.

Sustainability

 Buildings built to net zero carbon in construction

 PV solar power generation

 EPC 'A' Rating and BREEAM 'Excellent'

 Water saving taps, dual flush WCs

 LED lighting with PIR movement control

 Electric car charging points

Office Specification

 Grade A offices with air conditioning

 Fitted kitchenette

 Raised access floors

 Metal tile suspended ceiling

 Full height glazed reception area and offices

 8 person lift

 Revolving entrance door and pass door

Warehouse Specification

 18m clear height to haunch

 Ability to install sprinkler tank (tenant cost)

 Secure gated and fenced yard

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



Wellbeing: Amenities provided for employees at Symmetry Parks



Social Zone: Seating facilities



Trail Zone: Dedicated areas for casual walkers and runners incorporating natural surroundings



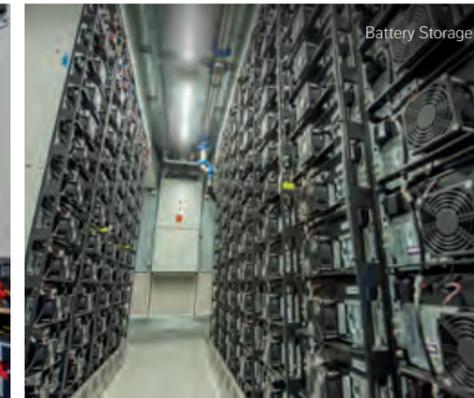
Fit Zone: Outdoor gym equipment for a range of exercising



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



Energy Centre



Battery Storage

Tritax Energy Services

Helping Occupiers Towards Net Zero Carbon

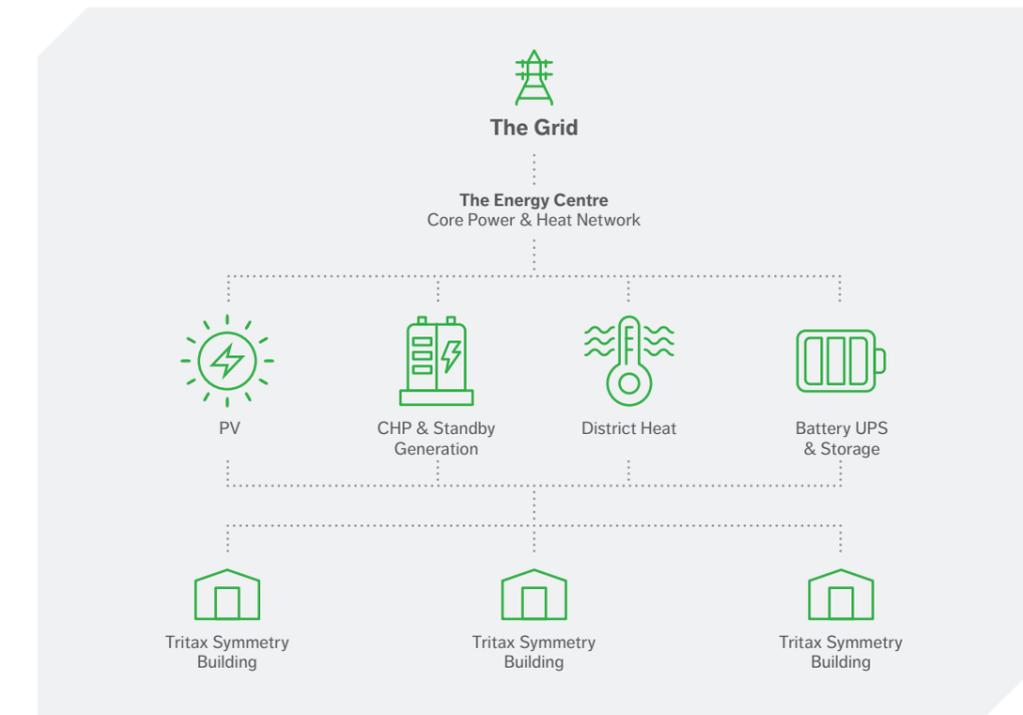
Our Energy Services are tailored to each site for best value and lowest carbon energy.

We integrate grid power, rooftop solar and on-site energy generation (where agreed with occupiers) to deliver the optimal power requirements to buildings on Symmetry Parks.

Energy Services is the result of six 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 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 to reduce the reliance on grid-only energy
-  **No risk for occupiers**
All PV installation, operation and maintenance are the Energy Services Company's responsibility



* PV & Grid Power at all sites. Other technologies subject to separate agreement.

Fast Connections

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
Northampton Gateway	40 miles	50 mins
DIRFT	57 miles	64 mins

Source: Google maps, travel times are approximate



Travel Time Zones from SG18 8YY (HGV max. 50mph)

- 1 hour
- 2 hours
- 3 hours
- 4 hours

Demographic Opportunity

There are 151,100 residents of core working age (i.e. aged 16-64) in the Biggleswade catchment, 57% who are under the age of 45.

Housing data within a 30 minute catchment area shows that by 2031, over 6,553 new dwellings are to be delivered.

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



Lower Labour Cost

Biggleswade average (gross) weekly salary (25th percentile) is lower than the equivalent salary band for Bedford (£484/week) and Luton (£501/week).

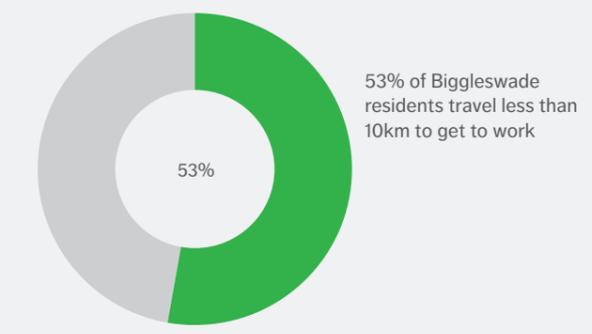
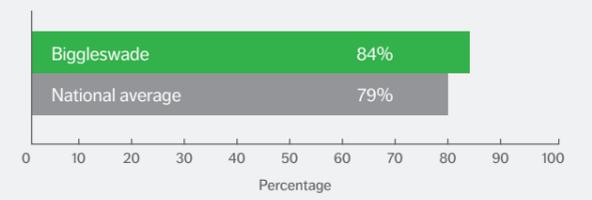
Typical weekly salary

Symmetry Park Biggleswade	£483
Bedford	£484
Luton	£501
Golden Triangle	£526



Economic Activity

84% of Biggleswade's population are economically active compared with the national average of 79%.



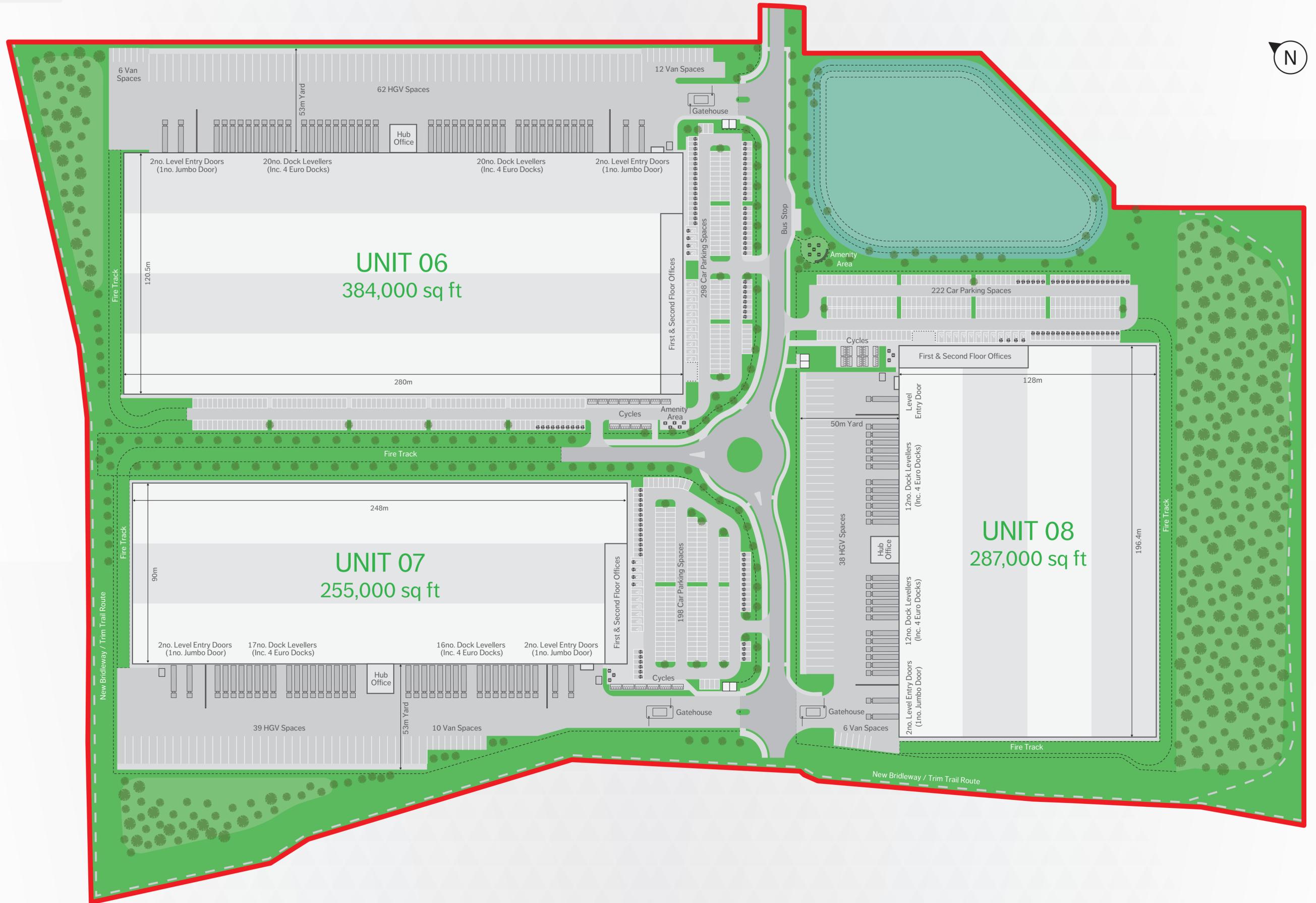
Source: Ekosgen 2023

Local Occupiers

Stratton Business Park is currently home to over 40 companies including key occupiers such as The Co-op Group, Bidfood, Bowman Ingredients and Noatum Logistics.

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.



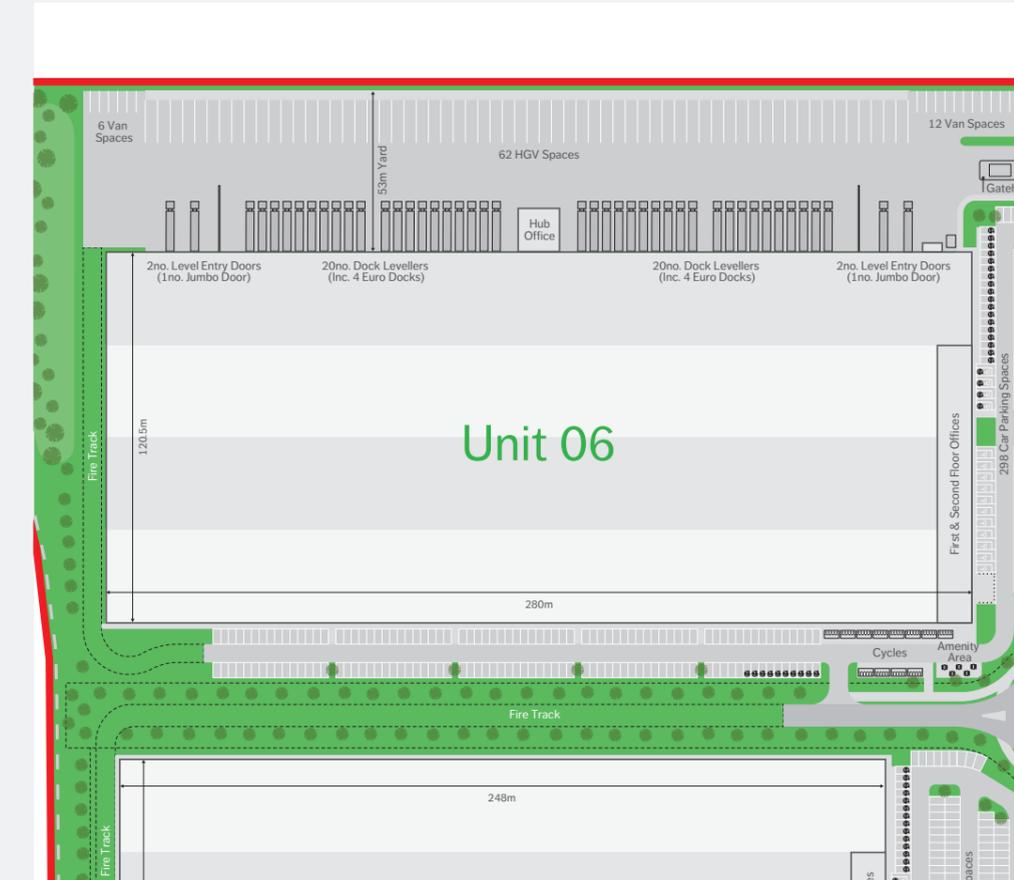




Computer generated image of Unit 06

384,325 sq ft
Coming Soon 2025

Unit 06



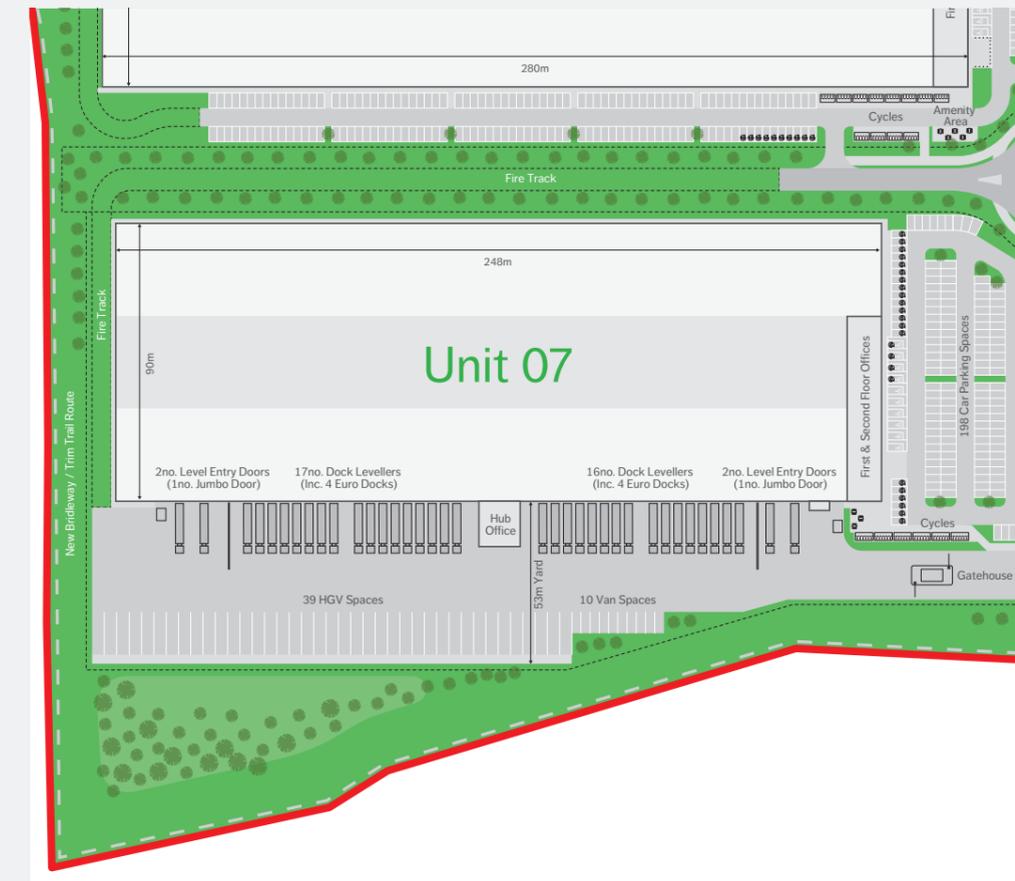
Warehouse	362,500 sq ft	33,677 sq m
Main Offices	18,125 sq ft	1,684 sq m
Hub Offices	3,500 sq ft	325 sq m
Gatehouse	200 sq ft	19 sq m
Total	384,325 sq ft	35,705 sq m

Clear Height	18m
No. of Dock Levellers	40
No. of Level Entry Doors	2
No. of Jumbo Level Entry Doors	2
Yard Depth	53m
HGV Parking Spaces	62
Floor Loading	Minimum 50kN/m ²
Car Parking Spaces	298
Van Parking Spaces	18



255,700 sq ft
Coming Soon 2025

Unit 07



Warehouse	240,000 sq ft	22,296 sq m
Main Offices	12,000 sq ft	1,115 sq m
Hub Offices	3,500 sq ft	325 sq m
Gatehouse	200 sq ft	19 sq m
Total	255,700 sq ft	23,755 sq m

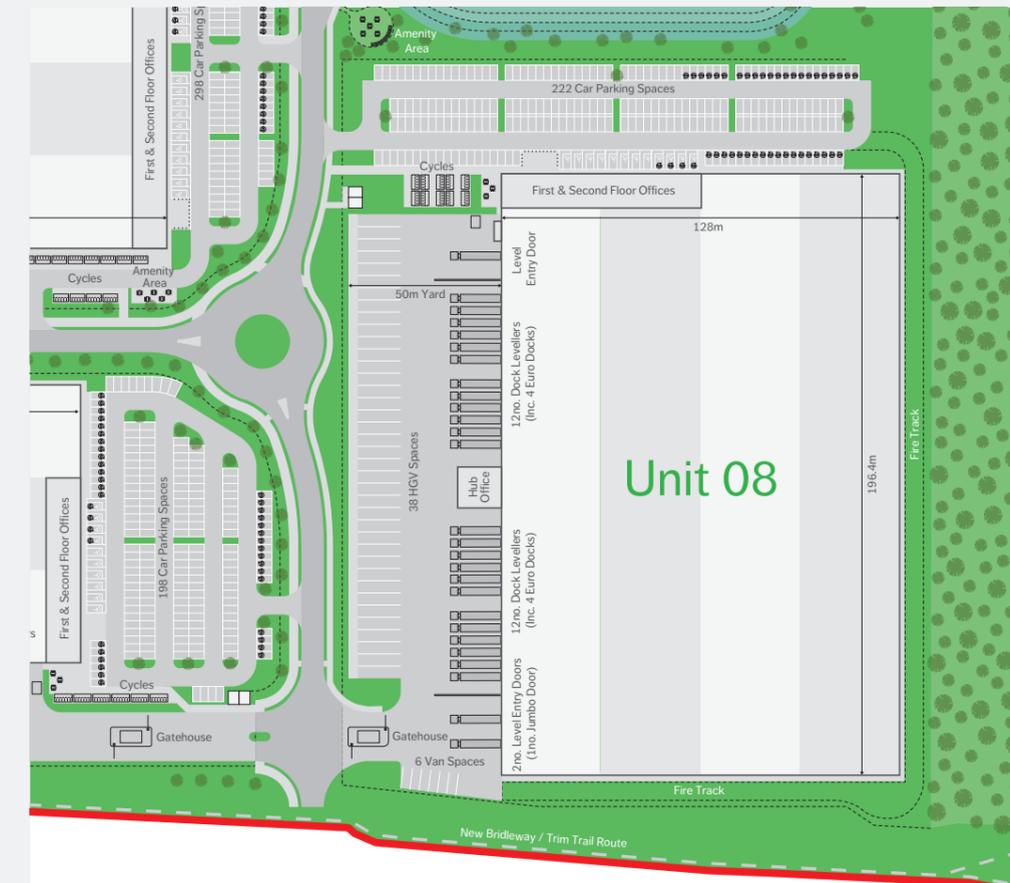
Clear Height	18m
No. of Dock Levellers	33
No. of Level Entry Doors	2
No. of Jumbo Level Entry Doors	2
Yard Depth	53m
HGV Parking Spaces	39
Floor Loading	Minimum 50kN/m ²
Car Parking Spaces	198
Van Parking Spaces	10



Computer generated image of Unit 08

287,200 sq ft
Coming Soon 2025

Unit 08



Warehouse	270,000 sq ft	25,084 sq m
Main Offices	13,500 sq ft	1,254 sq m
Hub Offices	3,500 sq ft	325 sq m
Gatehouse	200 sq ft	19 sq m
Total	287,200 sq ft	26,682 sq m

Clear Height	18m
No. of Dock Levellers	24
No. of Level Entry Doors	2
No. of Jumbo Level Entry Doors	1
Yard Depth	50m
HGV Parking Spaces	38
Floor Loading	Minimum 50kN/m ²
Car Parking Spaces	222
Van Parking Spaces	6

▲ SYMMETRY PARK BIGGLESWADE



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Tritax Symmetry

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Terms

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

Visit the Website



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Further Information



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tritaxsymmetry.com/biggleswade

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