SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

Buildings built to NET ZERO CARBON in construction

NEW LOGISTICS / FILM STUDIO BUILDINGS
READY Q1 2022

8[illegible]5, 115,000 & 184,000 SQ FT

Pre-let

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TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

SYMMETRY PARK

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New Logistics / Film Studio Buildings

A further phase of speculative development to provide three detached and self-contained buildings of 86,375, 115,000 and 186,000 sq ft.

Planning

Detailed planning permission granted for B8, B2 and Film Studio use.

Infrastructure

Including services to site, access road and landscaping bunds in place. Power up to 5 MVA available.

Prime Location

Alongside the A41 dual carriageway, providing fast access to the M25 (17 minutes).

Net Zero Carbon

Buildings built to net zero carbon in construction.

Labour

Readily available with wages up to 10% cheaper than competing towns.

Sustainability

Minimum of 25% photo voltaic provision over the usable roof area provided as standard.

Labour

Symmetry Park, Aston Clinton is situated in the Aylesbury Vale district, providing 77,000 jobs and 105,100 employed residents.

Large settlements within a 30 minute drive of Aylesbury (87,099) include Bicester (32,839), Leighton Buzzard (42,050), Thame (11,514), Hemel Hempstead (102,364) and High Wycombe (123,987) providing a population catchment of over 399,853 from these settlements.

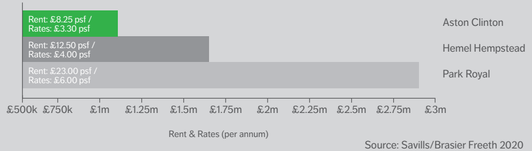
Economic Activity

84.2% of Aylesbury Vale residents are economically active compared with the Great Britain average of 79.1%.

Rent and Business Savings

Rent and rate savings of -50% compared to Park Royal (based on a 100,000 sq ft building).

Locating at Aston Clinton could reduce rent and business rate costs (based on a 100,000 sq ft building):



Source: Savills/Brasier Freeth 2020

Accomodation

Unit 04

Pre-let to Pangaea Laboratories

Warehouse	81,375 sq ft	7,560 sq m
Office	5,000 sq ft	465 sq m
Total	**86,375 sq ft**	**8,025 sq m**
Site Area		4.57 acres
Car Parking Spaces		75
Clear Height		12m
No. of Dock Levellers		8
No. of Level Entry Doors		2
Yard Depth		45m

Unit 05

Warehouse	175,000 sq ft	16,258 sq m
Offices	9,000 sq ft	836 sq m
Total	**184,000 sq ft**	**17,094 sq m**
Site Area		7.97 acres
Car Parking Spaces		156
Clear Height		15m
No. of Dock Levellers		20
No. of Level Entry Doors		4
Yard Depth		50m

Unit 06

Warehouse	105,000 sq ft	9,755 sq m
Offices	10,000 sq ft	929 sq m
Total	**115,000 sq ft**	**10,684 sq m**
Site Area		5.86 acres
Car Parking Spaces		100
Clear Height		13m
No. of Dock Levellers		14
No. of Level Entry Doors		2
Yard Depth		40m

Site Overview

Symmetry Park, Aston Clinton comprises 46 acres and is fully serviced with roads and utilities including a substantial power supply available to the site.

Phase 1 is now complete with Unit 1 let to Global Infusion Group and Units 2 and 3 let to MBS Equipment UK Ltd.

Phase 2 comprises three new detached and self-contained buildings which will be ready for occupation Q1 2022.

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SAT NAV: HP22 5WJ

Drive times	Distance	Time
M25 J20	17 miles	18 mins
M1 J8	22 miles	24 mins
Luton Airport	27 miles	35 mins
Bicester	21 miles	40 mins
M40 J7	23 miles	40 mins
M40 J1A	26 miles	40 mins
Heathrow Airport	36 miles	40 mins
Milton Keynes	24 miles	45 mins
Oxford	27 miles	50 mins
Banbury	41 miles	1 hr
Central London	42 miles	1 hr 10 mins
Tilbury	67 miles	1 hr 15 mins
London Gateway	70 miles	1 hr 17 mins
Birmingham	90 miles	1 hr 50 mins
Southampton Docks	101 miles	1 hr 50 mins
Felixstowe	117 miles	2 hrs 05 mins
Dover	123 miles	2 hrs 15 mins

Source: Google maps. Drive times are approximate.

Terms

Please contact the joint sole agents for further information.

360 virtual tour

Further information

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