

## NEW INDUSTRIAL | DISTRIBUTION BUILDINGS

PHASE 3 DETAILED PLANNING CONSENT IN PLACE  
FOUR BUILDINGS OF 139,000, 155,000,  
180,000 & 287,000 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 computer-generated 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.



**Tom Leeming**

Director

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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

- 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.

## noatum logistics

"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

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.

Following the pre-letting of Unit 06 to Warburton's, the planning permission has been amended to a 5-unit layout, accommodating 827,000 sq ft.

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



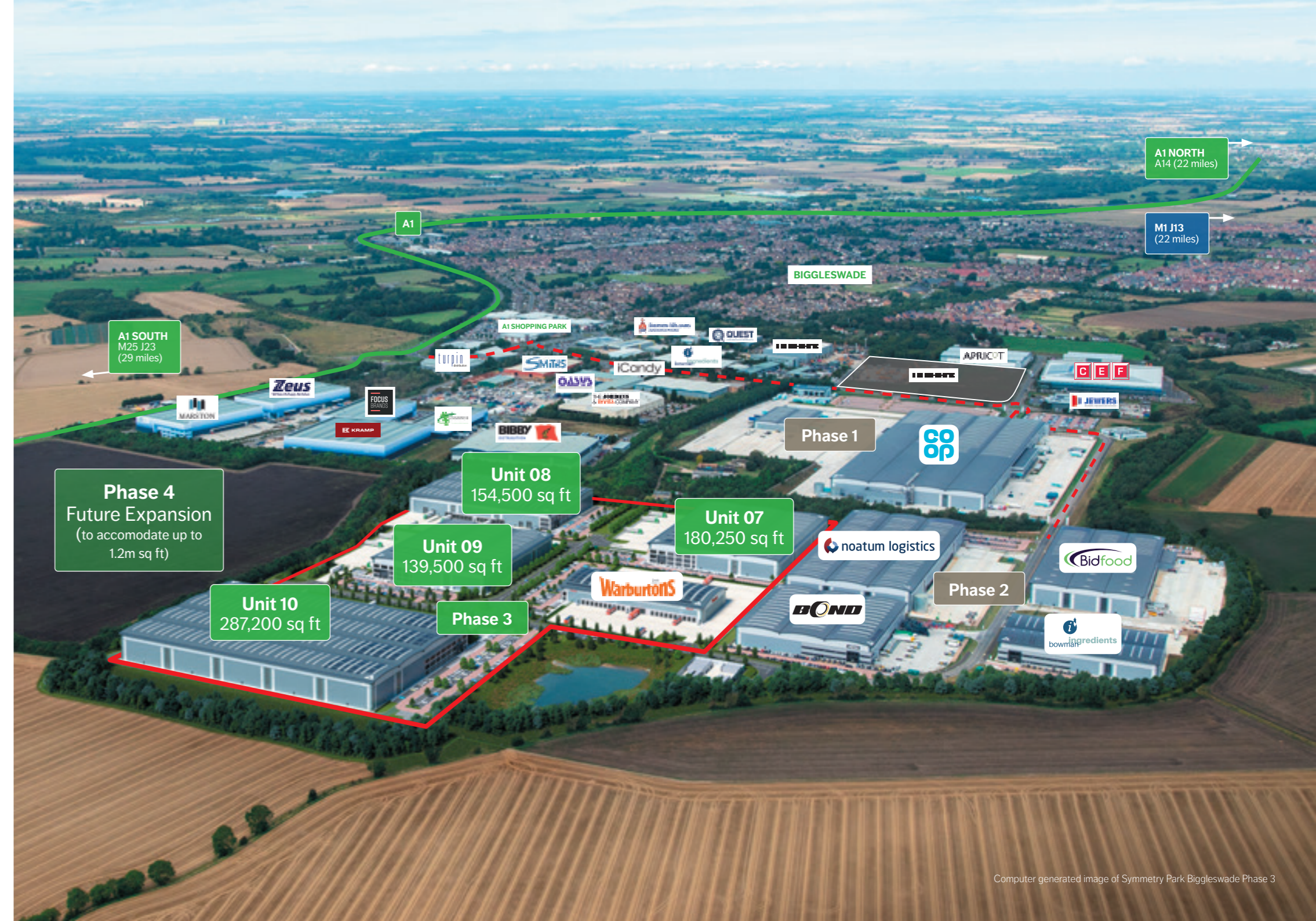
**Labour**  
Expanding town on the doorstep and large workforce available locally



**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


 Up to 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 delivering new developments that meet **The UK Net Zero Carbon Buildings Standard**


 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

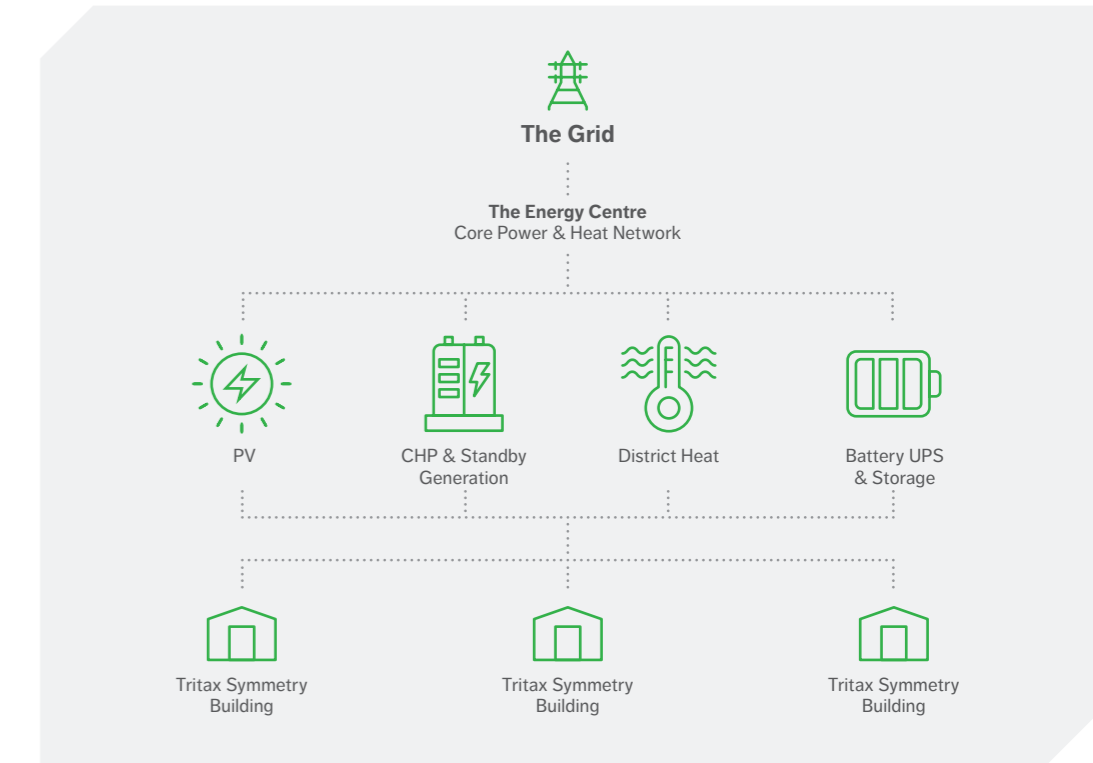
Our Energy Services are tailored to each site for best value and lowest carbon energy.

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.

# Drive Time

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 (I13)	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



## 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.

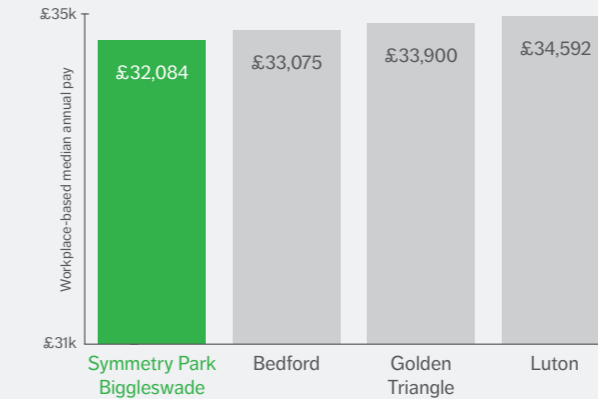


## Lower Labour Cost

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

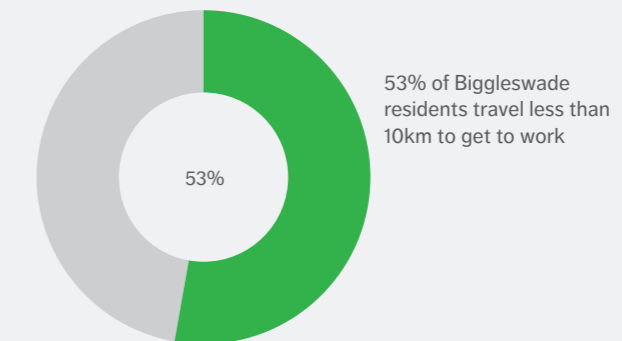
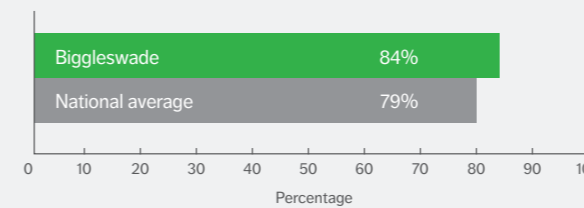
Typical weekly salary

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

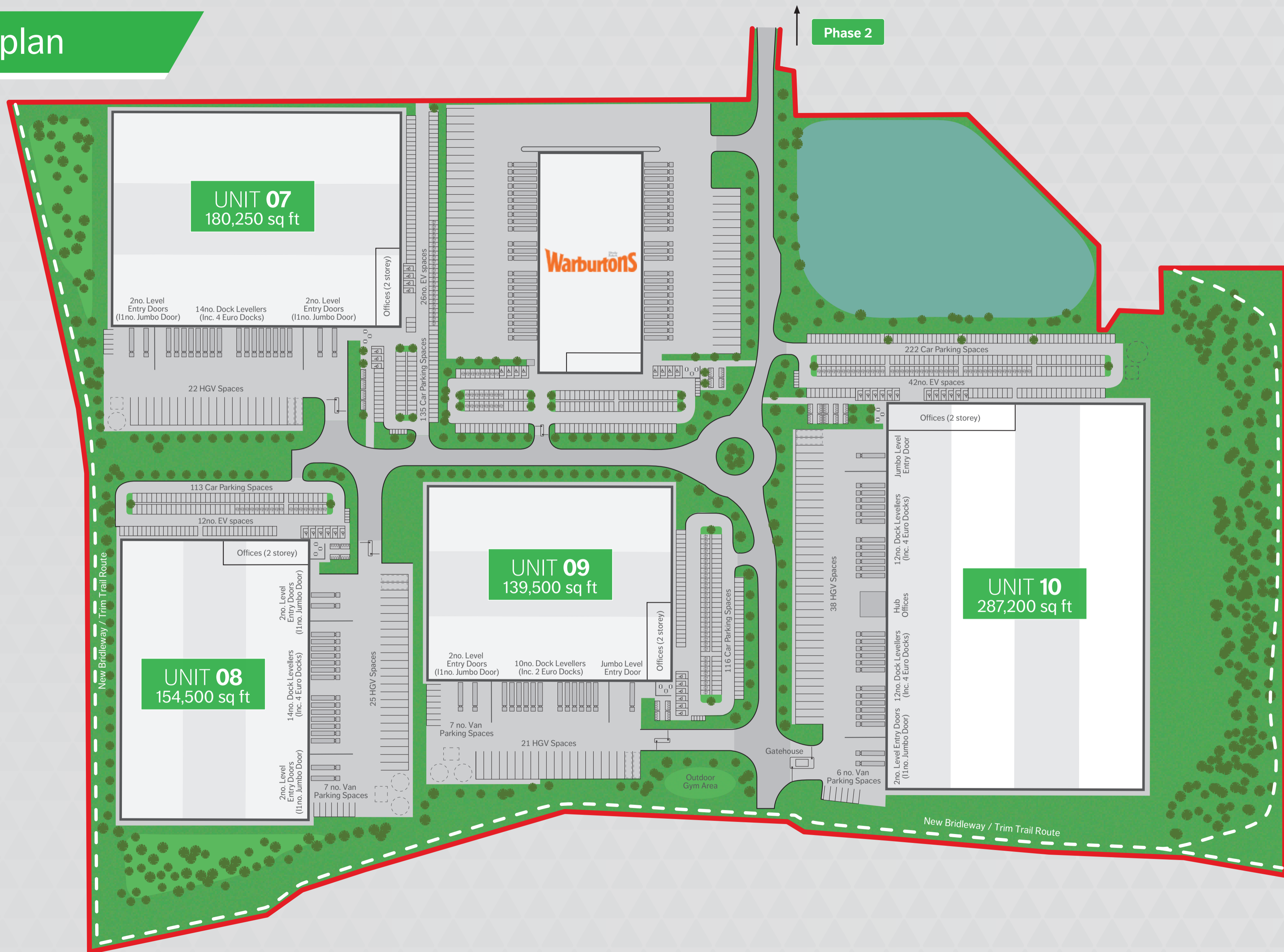
## Local Occupiers

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.



# Masterplan





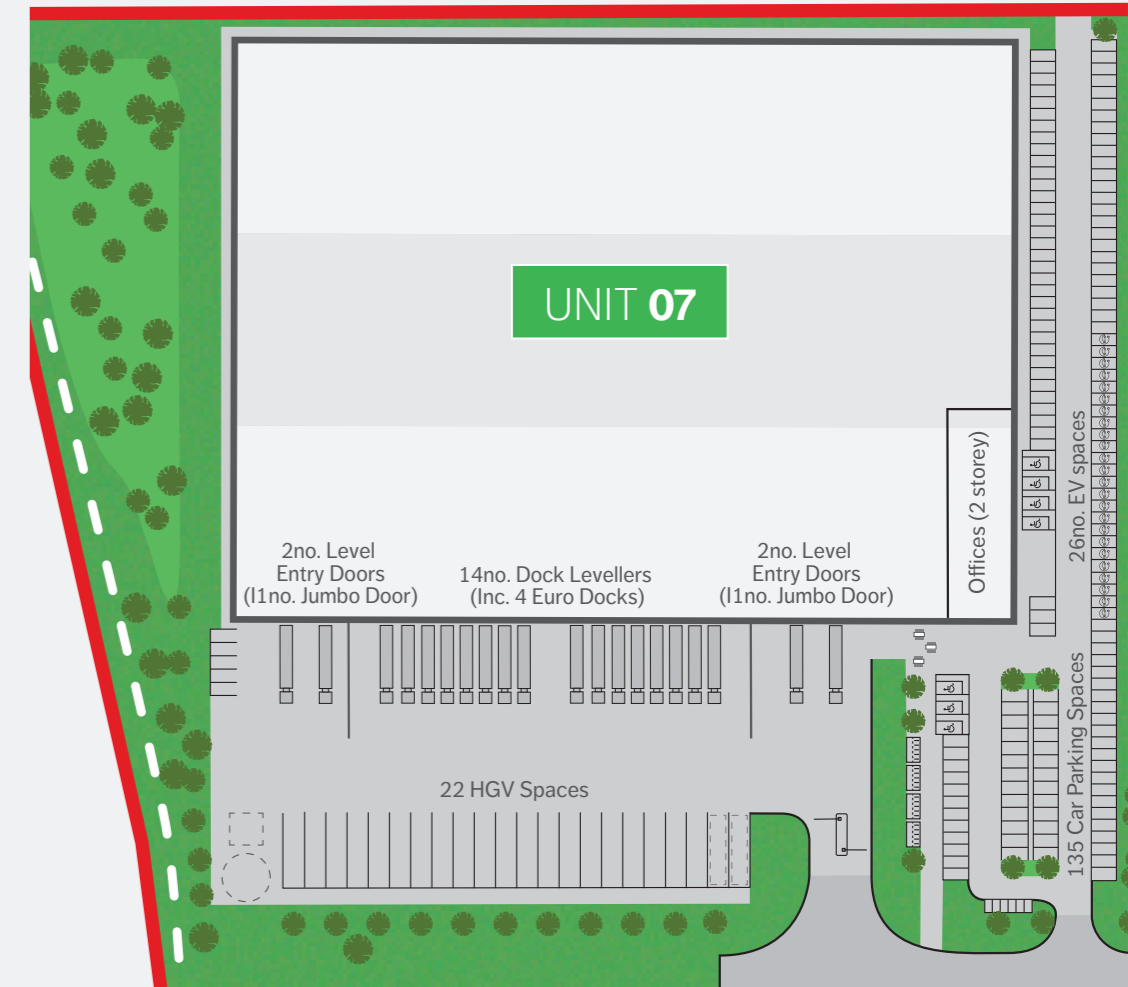
Computer generated image of Unit 06

# UNIT 07

## 180,250 sq ft

Warehouse	171,750 sq ft	15,956 sq m
Main Offices	8,500 sq ft	790 sq m
<b>Total</b>	<b>180,250 sq ft</b>	<b>16,746 sq m</b>

Clear Height	18m
No. of Dock Levellers	16
No. of Level Entry Doors	1
No. of Jumbo Level Entry Doors	2
Yard Depth	53m
HGV Parking Spaces	22
Car Parking Spaces	140



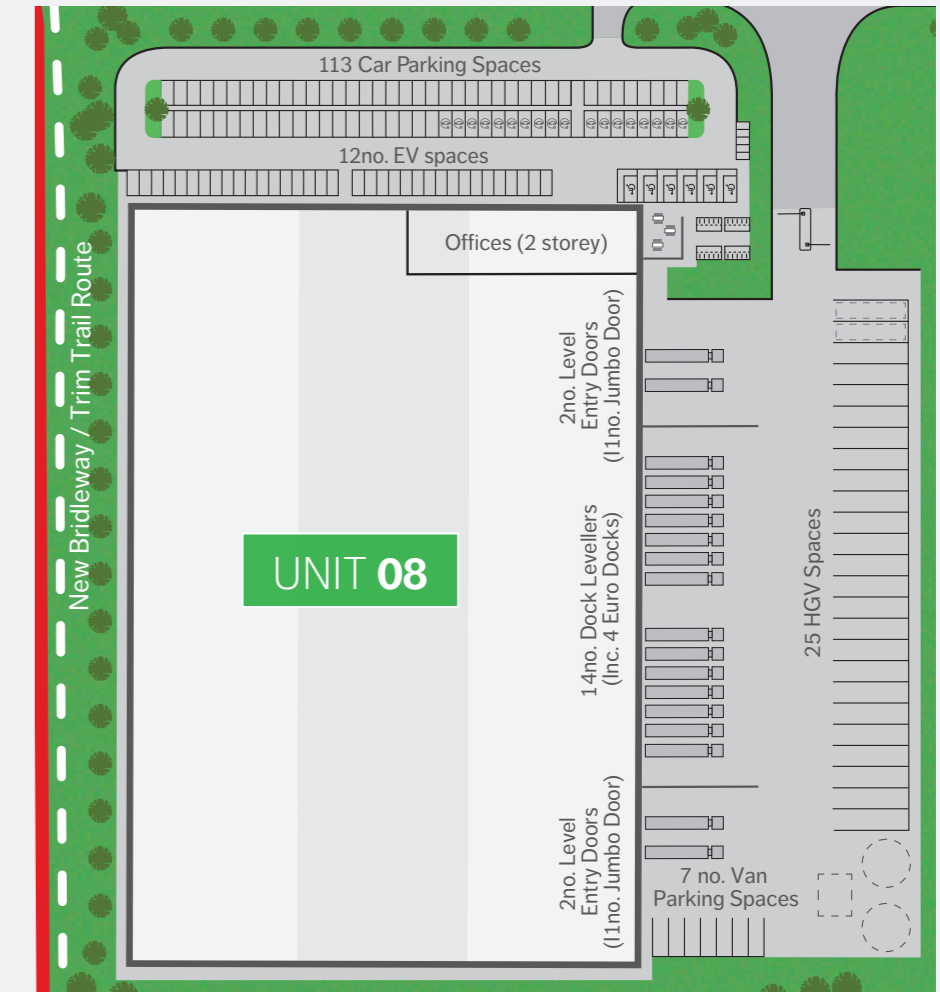


# UNIT 08

## 154,500 sq ft

Warehouse	145,500 sq ft	13,517 sq m
Main Offices	9,000 sq ft	836 sq m
<b>Total</b>	<b>154,500 sq ft</b>	<b>14,353 sq m</b>

Clear Height	18m
No. of Dock Levellers	14
No. of Level Entry Doors	2
No. of Jumbo Level Entry Doors	2
Yard Depth	53m
HGV Parking Spaces	25
Car Parking Spaces	113
Van Parking Spaces	7







# UNIT 09

## 139,500 sq ft

Warehouse	132,000 sq ft	12,263 sq m
Main Offices	7,500 sq ft	697 sq m
<b>Total</b>	<b>139,500 sq ft</b>	<b>12,960 sq m</b>

Clear Height	18m
No. of Dock Levellers	12
No. of Level Entry Doors	1
No. of Jumbo Level Entry Doors	2
Yard Depth	50m
HGV Parking Spaces	21
Car Parking Spaces	116
Van Parking Spaces	7



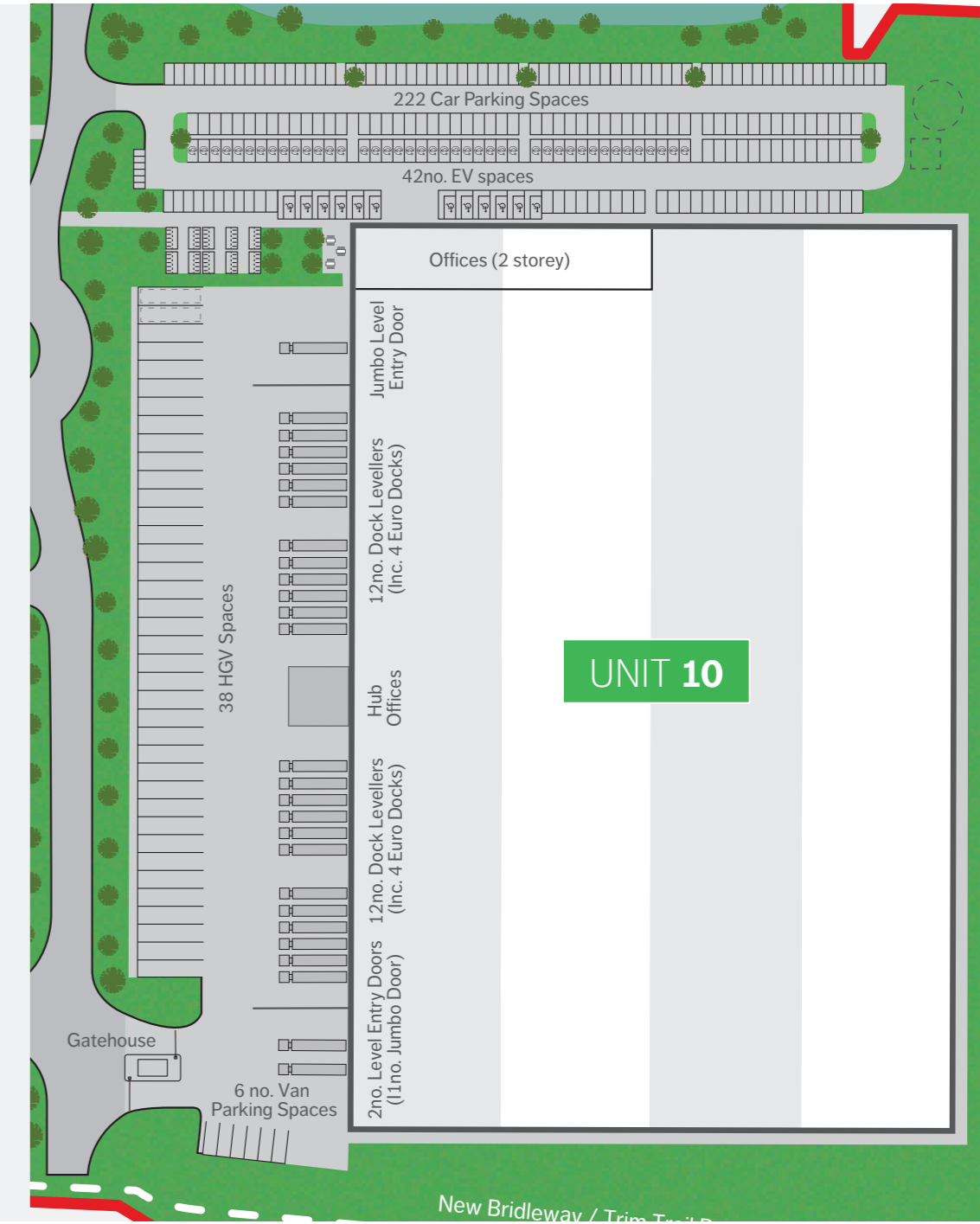


# UNIT 10

## 287,200 sq ft

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
<b>Total</b>	<b>287,200 sq ft</b>	<b>26,682 sq m</b>

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



# ▲ SYMMETRY PARK BIGGLESWADE



## Tritax Symmetry


Tritax Symmetry is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company. The business is dedicated to providing best-in-class greener logistics buildings, a collaborative and entrepreneurial approach, and providing an unrivalled choice of building locations and scale to its clients.

## 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

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tritaxsymmetry.com

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