

NEW INDUSTRIAL | DISTRIBUTION | LIFE SCIENCE BUILDINGS

50,000 to 500,000 sq ft

DESIGN AND BUILD OPPORTUNITIES AVAILABLE FROM 2025

▲ SYMMETRY PARK
OXFORD

M40 J9 | OX25 3PD



Indicative computer-generated image

▲ TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY



SCAN
FOR MORE

Principles
Our values are embedded into the spaces we create

Net Zero Carbon
in Construction



BREEM
EXCELLENT

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.



SIEMENS HEALTHINEERS

UNIT 01 SYMMETRY PARK OXFORD 604,000 sq ft

New Global Production Facility

Siemens Healthineers engaged with Tritax Symmetry to deliver a state-of-the-art, multi-phased global production facility, built to the most sustainable standards of Net Zero Carbon in Construction and BREEAM "Excellent".

After an extensive national search, Oxford was the best and only location suitable for Siemens Healthineers' development plans. Without the flexibility of Symmetry Park Oxford, Siemens Healthineers were at risk of leaving their Oxfordshire home. Through developing this new production and R&D facility, significant levels of investment have been retained in Oxfordshire and the UK.

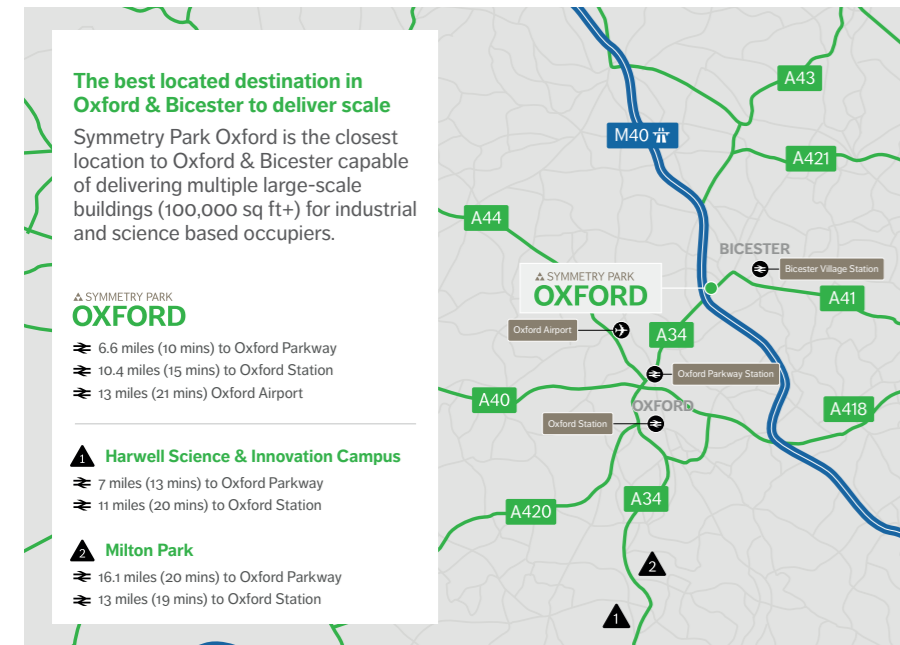


SYMMETRY PARK OXFORD

Welcome to Symmetry Park Oxford, an industrial, logistics and life science development spanning 160 acres, strategically positioned alongside the M40 Junction 9 and the A41.

Providing unparalleled prominence and boasting exceptional transport links to the national motorway, and two rail stations (Bicester North & Bicester Village). Symmetry Park Oxford is the ideal location for occupiers seeking a prime business environment. This versatile site can accommodate various uses, ranging from Tech and Manufacturing to Life Science and Logistics, in buildings ranging from 50,000 to 500,000 sq ft.

Siemens Healthineers has already selected Symmetry Park Oxford for its new global production facility, occupying 604,000 sq ft. This state-of-the-art building is now under construction, along with an all-directions signalised junction on to the A41, only 600m from the M40 J9. Completion is due from mid 2025.



The remainder of the site, capable of accommodating up to 1.8 million sq ft, is being promoted through Cherwell District Council's Local Plan process, in response to current market need and demand for additional logistics development, positioning Symmetry Park Oxford as a key site in meeting evolving business requirements.

The Park will deliver best-in-class buildings with market-leading Environmental, Social and Governance (ESG) credentials including Net Zero Carbon in Construction.

The planning process can be accelerated with an application on behalf of a specific end user. Join us at Symmetry Park Oxford where your business can thrive.

A Hub of Knowledge and Innovation: Oxfordshire has one of the highest concentrations of innovation assets in the world with universities and science, technology and business parks which are at the forefront of global innovation in transformative technologies and sectors such as fusion technology, autonomous vehicles, quantum computing, cryogenics, space, life sciences and digital health.

1st University of Oxford ranked 1st in the World – (University Rankings 2023)

£600m The largest dedicated University Fund for start-ups - Oxford Sciences Innovation

52,000 New private sector jobs created in the LEP area between 2011-2020

1,500 High tech firms call Oxfordshire home

£645m Venture Capital raised in 2022 for Oxford-based companies



Indicative Masterplan



UNIT 06
163,000 sq ft

UNIT 05
147,000 sq ft

UNIT 04
518,000 sq ft

A41
To Bicester

UNIT 09
236,000 sq ft

UNIT 08
90,000 sq ft

UNIT 07
124,000 sq ft

M40
To Birmingham

All-directions
signalised
junction

SIEMENS
Healthineers

UNIT 02
243,000 sq ft

M40
To London


UNIT 03
266,000 sq ft





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


 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



Symmetry Park Biggleswade Energy Centre



Battery Storage

Tritax Energy Services






Helping Occupiers Towards Net Zero Carbon

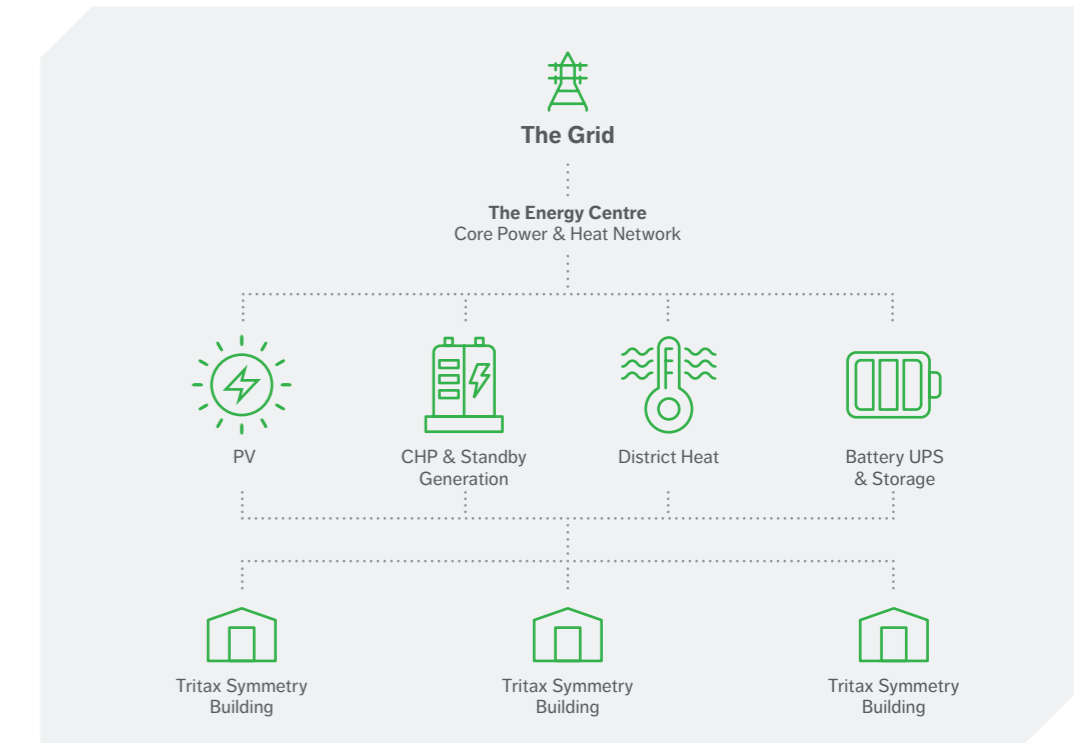
Our Energy Services are tailored to each site for best value and lowest carbon energy.

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.

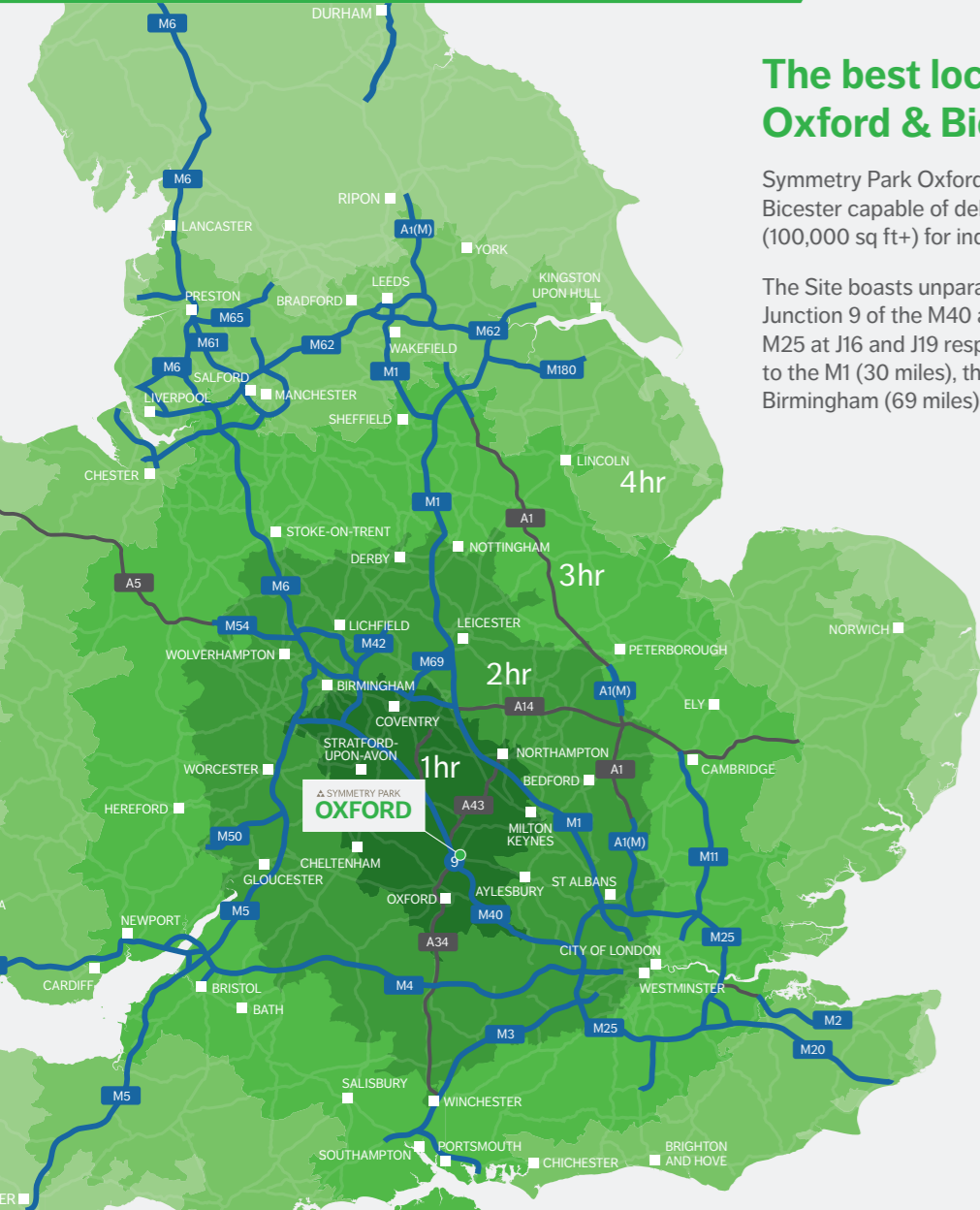
Key Benefits

-  **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



The best located destination in Oxford & Bicester to deliver scale

Symmetry Park Oxford is the closest location to Oxford & Bicester capable of delivering multiple large-scale buildings (100,000 sq ft+) for industrial and science based occupiers.

The Site boasts unparalleled connectivity. Situated adjacent to Junction 9 of the M40 and the A41, it seamlessly links to the M25 at J16 and J19 respectively, as well providing swift access to the M1 (30 miles), the M4 (36 miles), the M5 (51 miles) and Birmingham (69 miles).

Travel Time Zones from OX25 3PD (max. 50mph)

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS

Source: Google Maps, travel times are approximate.

Road	Distance	Time
Bicester	2 miles	5 mins
Banbury	20 miles	26 mins
Oxford	17 miles	27 mins
Aylesbury	18 miles	36 mins
Milton Keynes	27 miles	45 mins
M1 (J15a)	30 miles	41 mins
Reading	40 miles	59 mins
M40 (J1a) / M25 (J16)	44 miles	45 mins
Slough	48 miles	1 hr
London	65 miles	1 hr 40 mins
Birmingham	69 miles	1 hr 20 mins

Airports	Distance	Time
London Oxford	13 miles	21 mins
London Luton	45 miles	1 hr 15 mins
Coventry	50 miles	55 mins
London Heathrow	50 miles	57 mins
Birmingham	58 miles	1 hr 15 mins
East Midlands	80 miles	1 hr 30 mins

Seaports	Distance	Time
Southampton	80 miles	1 hr 30 mins
London Gateway	107 miles	1 hr 50 mins
Harwich	147 miles	2 hrs 30 mins
Dover	150 miles	2 hrs 40 mins
Felixstowe	155 miles	2 hrs 46 mins
Liverpool	166 miles	3 hrs

Railports	Distance	Time
Northampton Gateway	33 miles	45 mins
DIRFT	49 miles	58 mins
Hams Hall	66 miles	1 hr 10 mins

Symmetry Park Oxford is well connected to two train stations, Bicester North and Bicester Village.

Source: Google Maps, travel times are approximate

Labour

Train Times

Symmetry Park Oxford is extremely well connected with two train stations, Bicester North and Bicester Village.

Trains currently run from Oxford Parkway and Oxford City Centre to Bicester Village Station.

Oxford Parkway from Bicester Village	8 mins
Banbury from Bicester North	11 mins
Oxford from Bicester Village	13 mins
London Marylebone from Bicester Village	46 mins
Birmingham Snow Hill from Bicester North	74 mins

Business Rates

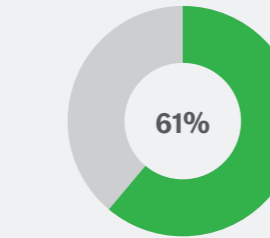
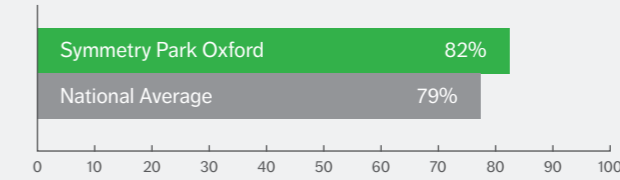
Business rates are less than half in Bicester compared to West London (based on comparison to Unit A2, Symmetry Park Bicester and an average West London new-build logistics unit).

	Payable (psf)
Average West London new build 100,000 sq ft unit	£8.30
Unit A2, Symmetry Park Bicester	£3.97

Based upon the 2023/24 UBR of 0.512

Economic Activity

82% of the local population are economically active compared with the National Average average of 79%.



61% of local residents travel less than 10km to get to work

Labour

Symmetry Park Oxford is situated in Oxfordshire, in a catchment area of 229,000 residents. There are 145,600 residents of core working age (i.e. aged 16-64), of which 59% are under the age of 45.

Currently, and over the next decade, there will be a natural residential expansion of Bicester with around 13,400 new homes.

Bicester (+30 minutes) population **229,000**



Future population **262,500**



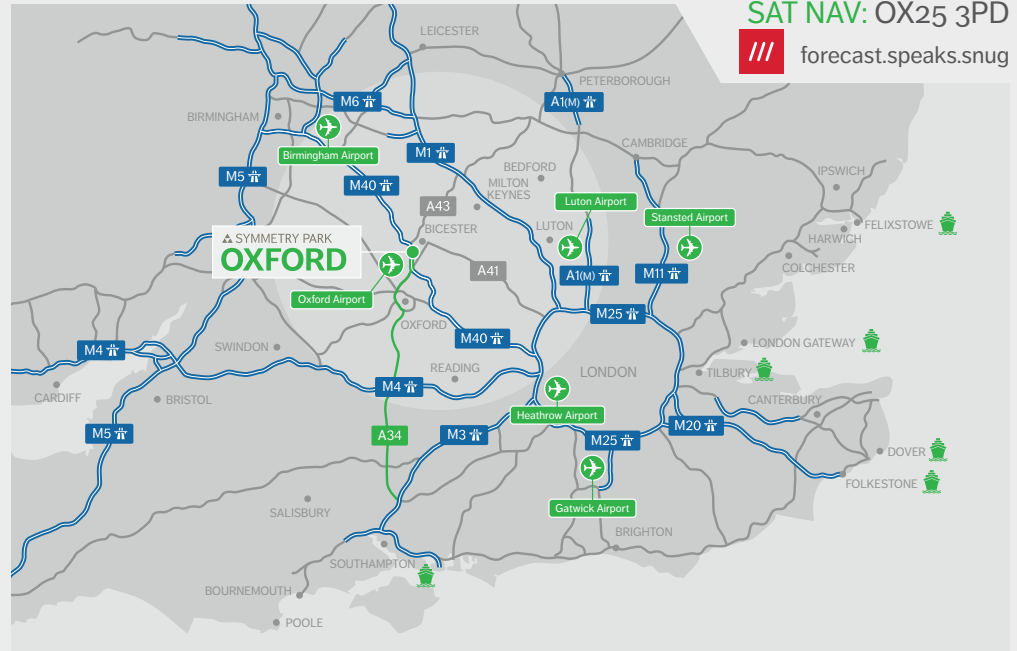
Source: Ekosgen 2023

Local Occupiers

Oxford is home to a number of prominent occupiers:



▲ SYMMETRY PARK OXFORD



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forecast.speaks.snug

Tritax Symmetry


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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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