

# NEW INDUSTRIAL / DISTRIBUTION WAREHOUSE BUILDINGS

170,000, 338,000 & 391,000 SQ FT

READY TO OCCUPY Q3 2024

# ▲ SYMMETRY PARK **RUGBY**

A45 / M45 | CV23 9JR

UNDER  
CONSTRUCTION



Indicative image

[tritaxsymmetry.com/rugby](https://tritaxsymmetry.com/rugby)

▲ TRITAX SYMMETRY  
A TRITAX BIG BOX COMPANY

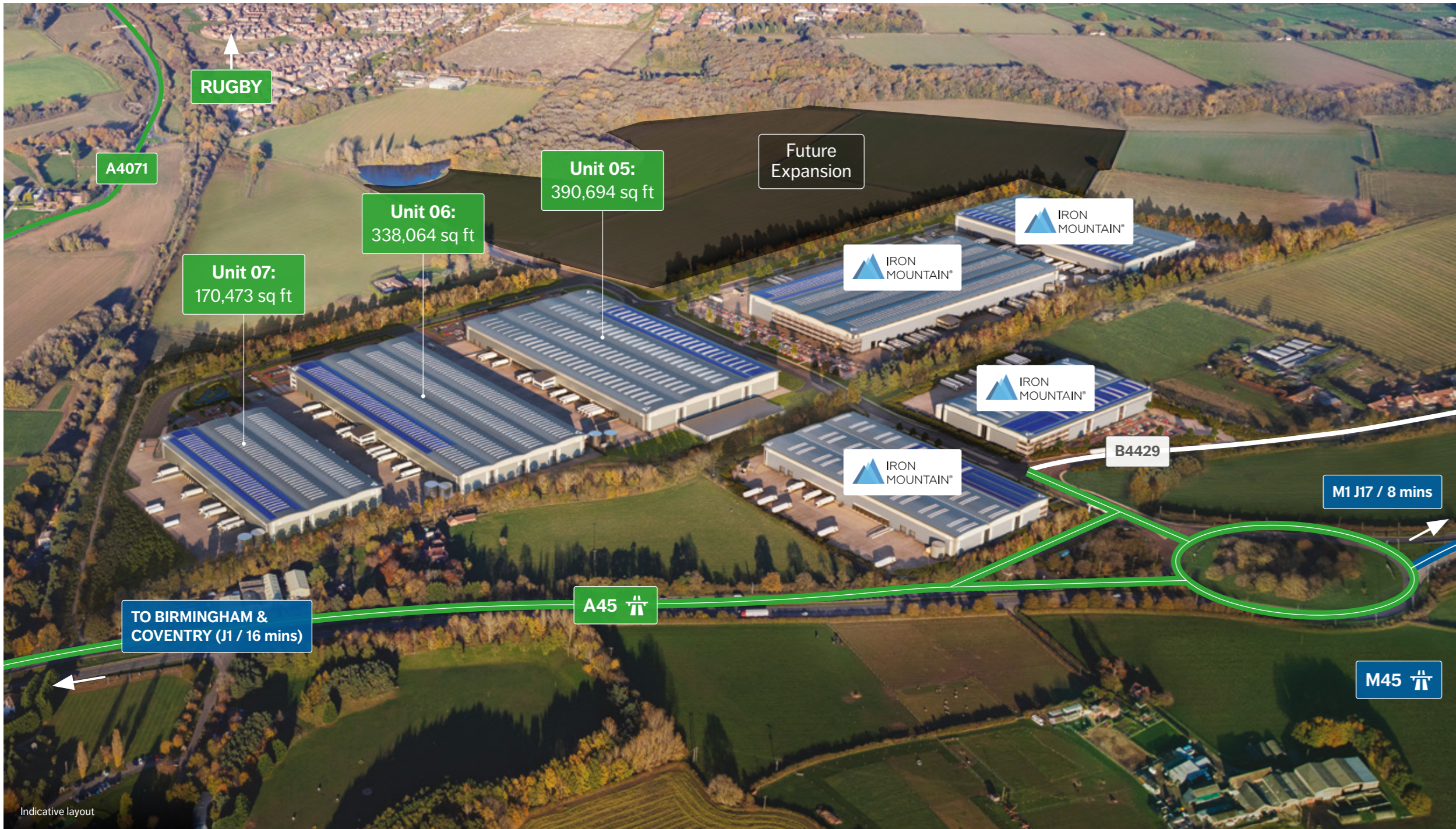


Principles  
Our values are embedded  
into the spaces we create

UK  
GBC  
Gold Level Member

Net Zero Carbon  
in Construction

BREEM<sup>®</sup>  
EXCELLENT



## ▲ SYMMETRY PARK RUGBY

Extending to a total of 111 acres, Symmetry Park, Rugby has an outline planning permission to deliver up to 2 million sq ft of logistics floor space. Situated on the important M45/A45 strategic highway link, the site is located at the heart of the logistics 'Golden Triangle' network and is an established key distribution and manufacturing location.

Tritax Symmetry has exchanged an agreement for lease with Iron Mountain on c. 1 million sq ft on a state-of-the-art logistics space forming their first UK campus, of which 320,000 sq ft has now been delivered.

The remaining balance of the site has the capability to offer bespoke design & build facilities to suit individual occupier requirements ranging between 100,000 – 1 million sq ft to meet an occupation date during H1 2024. Planning permission is in place for three buildings: Unit 05 (390,694 sq ft), Unit 06 (338,064 sq ft), Unit 07 (170,473 sq ft), ready to occupy Q3 2024.

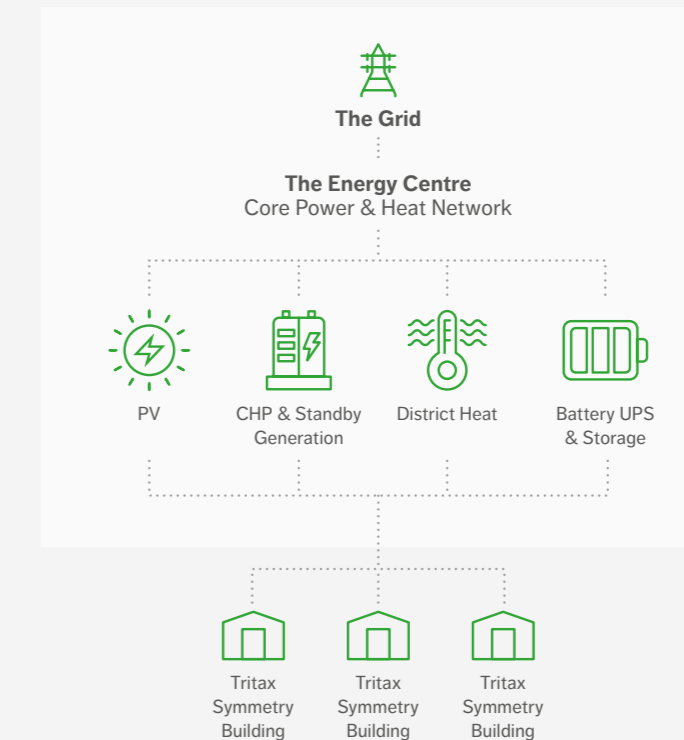
## Tritax Energy Services

### Helping Occupiers Towards Net Zero Carbon

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

We integrate grid power, rooftop solar and on-site energy generation to deliver the optimal power requirements to buildings on Symmetry Parks.

Energy Services is the result of five 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 discount vs 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

The heart of the logistics

# Golden Triangle



Travel Time Zones from J1 M45

- 1.5 HOUR
- 2.5 HOURS
- 3.5 HOURS
- 4.5 HOURS

## Road

Road	Distance
Rugby Town Centre	3 miles
M1 J17	8 miles
M6 J2	12 miles
Coventry	14 miles
Birmingham	32 miles
London	88 miles
Leeds	113 miles
Bristol	113 miles
Manchester	114 miles

## Railports

Rail	Distance
DIRFT	10 miles
Northampton Gateway	24 miles
Hams Hall	26 miles
East Midlands Gateway	46 miles

## Airports

Airport	Distance
Birmingham International Airport	25 miles
East Midlands Airport	36 miles
Heathrow	88 miles

## Seaports

Port	Distance
Hull	119 miles
Southampton	123 miles
Liverpool	126 miles
Immingham	134 miles
Felixstowe	134 miles
Harwich	143 miles
Dover	173 miles

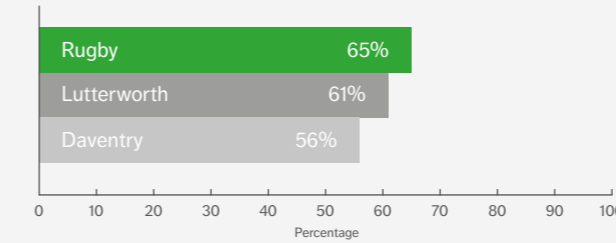
Numbers don't come any

# Greater

## Labour

Within the Symmetry Park, Rugby catchment (30mins drive time), there are 318,822 households and 753,450 residents.

Of these, 486,137 people are of core working age (16-64 years), representing 65% of the catchment's population.



Hatch Regeneris Report 2021

## Average weekly salary

The average weekly salary for a full time warehouse operative in Rugby is £437.

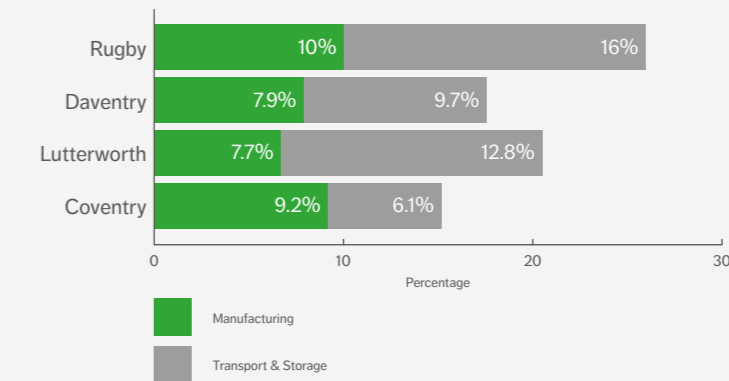


## Drive time

85% of the UK population live within a 4.5 hour HGV drive time (56.5 million people)



## Residents employed in relevant occupations



## Local Occupiers

Rugby is home to a number of prominent occupiers including:



# 3 Unit masterplan

## Sustainability

- BREEM rating min. 'Excellent'
- EPC 'A+' rating
- Electric vehicle charging points
- PV solar power generation
- LED lighting with PIR movement control
- High quality external elevation materials
- Materials designed to meet the BRE Green Guide to Specification designation of 'long life' with a sustainability rating of 'A' (therefore reducing the frequency for maintenance and need for replacement)
- Sustainable Urban Drainage Systems
- Water saving taps, dual flush WCs

## Offices

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

## Principles

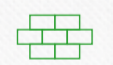
Our values designed into the spaces we create



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

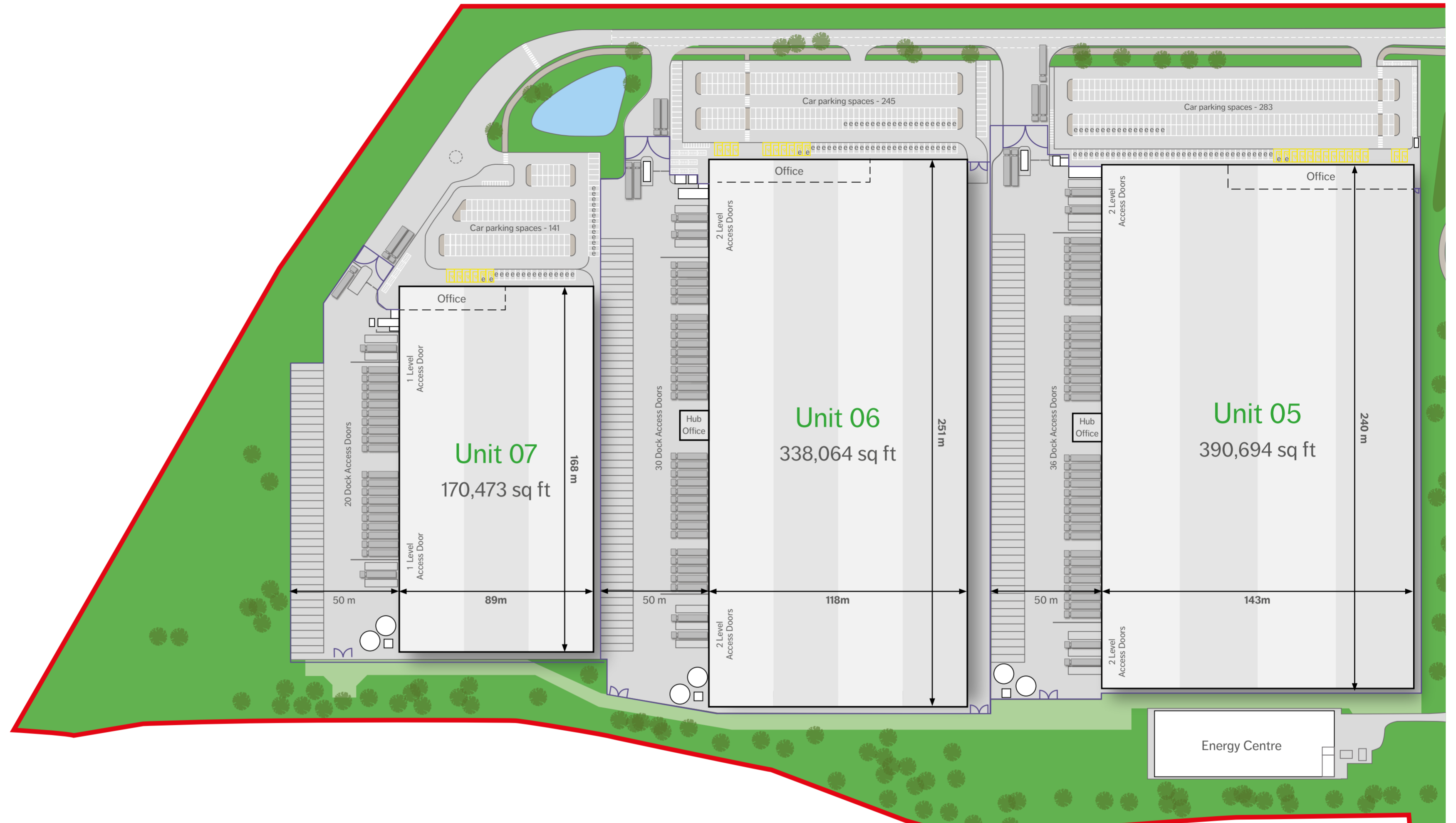


**Fit Zone:** Outdoor gym equipment for a range of exercising



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

**ZERO IS HERE**



## Accommodation

### Unit 07

Warehouse	160,543 sq ft	14,915 sq m
Main Office	9,660 sq ft	897 sq m
Gatehouse	270 sq ft	25 sq m
<b>Total</b>	<b>170,473 sq ft</b>	<b>15,838 sq m</b>
Clear Height	15m	
No. of Dock Access Doors	20	
No. of Level Access Doors	2	
Yard Depth	50	
HGV Parking	38	
Floor Loading	50kN/m <sup>2</sup>	
Car Parking	141	

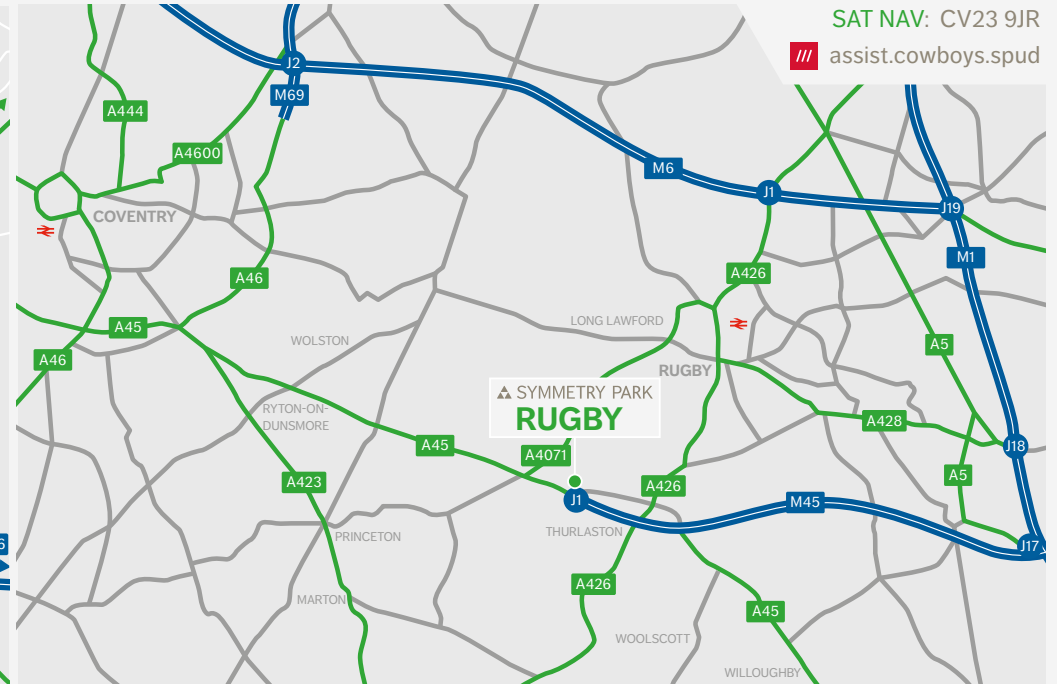
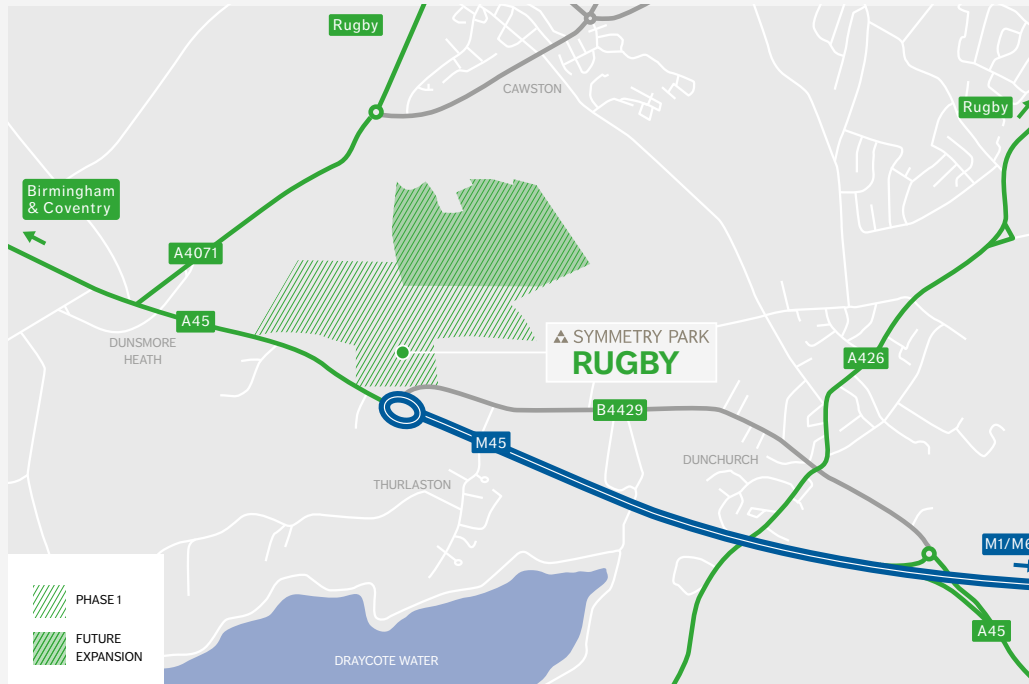
### Unit 06

Warehouse	318,682 sq ft	29,607 sq m
Main Office	15,112 sq ft	1,404 sq m
Hub Office	4,000 sq ft	372 sq m
Gatehouse	270 sq ft	25 sq m
<b>Total</b>	<b>338,064 sq ft</b>	<b>31,407 sq m</b>
Clear Height	15m	
No. of Dock Access Doors	30	
No. of Level Access Doors	4	
Yard Depth	50	
HGV Parking	56	
Floor Loading	50kN/m <sup>2</sup>	
Car Parking	245	

### Unit 05

Warehouse	368,715 sq ft	34,254 sq m
Main Office	17,709 sq ft	1,645 sq m
Hub Office	4,000 sq ft	372 sq m
Gatehouse	270 sq ft	25 sq m
<b>Total</b>	<b>390,694 sq ft</b>	<b>36,297 sq m</b>
Clear Height	17m	
No. of Dock Access Doors	36	
No. of Level Access Doors	4	
Yard Depth	50	
HGV Parking	64	
Floor Loading	50kN/m <sup>2</sup>	
Car Parking	283	

▲ SYMMETRY PARK  
**RUGBY**



SAT NAV: CV23 9JR  
assist.cowboys.spud

**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 an unrivalled choice of building locations and scale to its clients.

**BOX GREENER. BOX TOGETHER. BOX CLEVER.**

**Terms**

Please contact the joint agents for further information.



Instagram, LinkedIn, Twitter icons followed by @tritaxsymmetry

**Further information**

**Colliers** colliers.com/uk/industrial  
**0121 265 7500**  
**020 7935 4499**

Simon Norton  
simon.norton@colliers.com  
07788 436273

Tim Harding  
tim.harding@colliers.com  
07860 180328

**ILP PARTNERS**  
**0121 726 0001**  
**ilpp.co.uk**

Richard Ludlow  
rludlow@ilpp.co.uk  
07836 766167

Myles Wilcox-Smith  
mwilcox-smith@ilpp.co.uk  
07880 788345

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

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Colliers International and M1 Agency, October 2023.