

PHASE 1 - NOW FULLY LET

PHASE 2

Build to suit opportunities up to
450,000 sq ft (41,806 sq m)

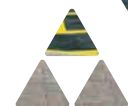


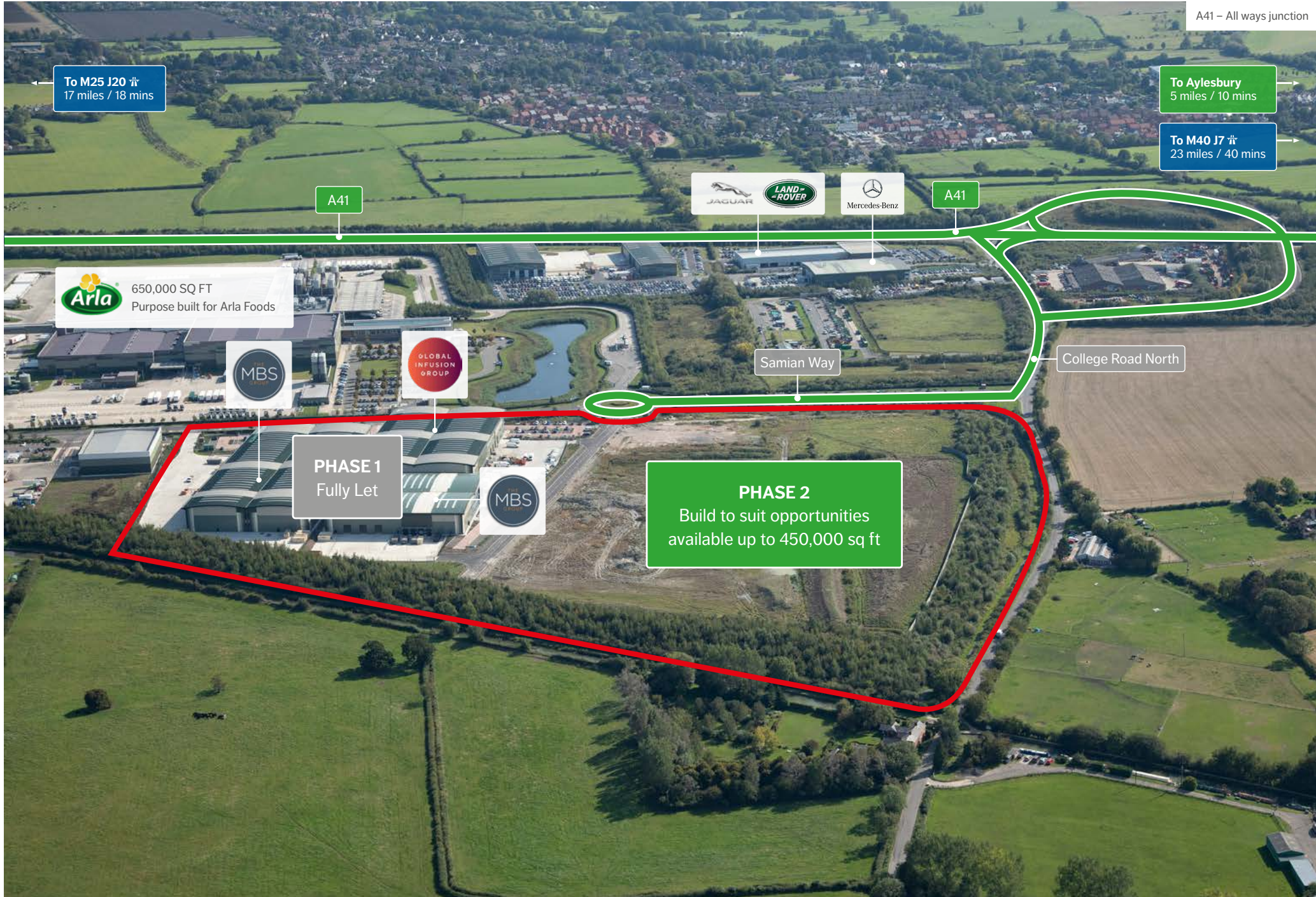
SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

tritaxsymmetry.com/astonclinton

 **TRITAX SYMMETRY**
A TRITAX BIG BOX COMPANY





SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

New Industrial / Warehouse Units

Build to suit development available up to 450,000 sq ft (41,806 sq m) detailed planning consent in place.



Planning

Detailed planning permission granted for B8 and B2 use.



Infrastructure

Including services to site, access road and landscaping bunds in place. Power up to 12 MVA available.



Prime Location

Alongside the A41 dual carriageway, providing fast access to the M25 (18 minutes).



Lower Costs

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



Labour

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



Enterprise Zone Status

Up to £250,000 business rates relief available.

Labour

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

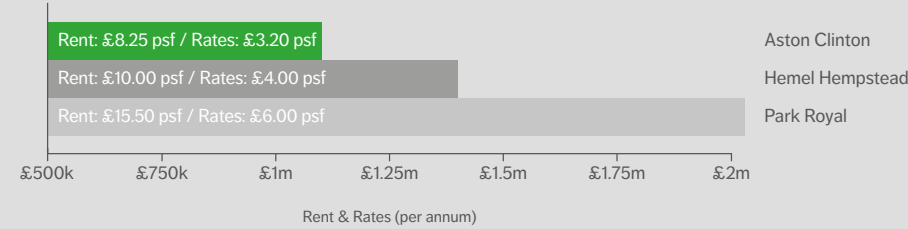
Large settlements within a 30 minute drive of Aylesbury (87,099) include Bicester (32,839), Leighton Buzzard (42,050), Thame (11,514), Hemel Hempstead (102,364) and High Wycombe (123,987) providing a population catchment of over 399,853 from these settlements.

Economic Activity

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

Rent and Business Savings

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



Source: Savills/Brasier Freeth 2020

Scheme Options

Option 1 | Three Unit Scheme

Option 1 | Three Unit Scheme

Phase 2 - Detailed planning consent in place.

Unit 04		
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	

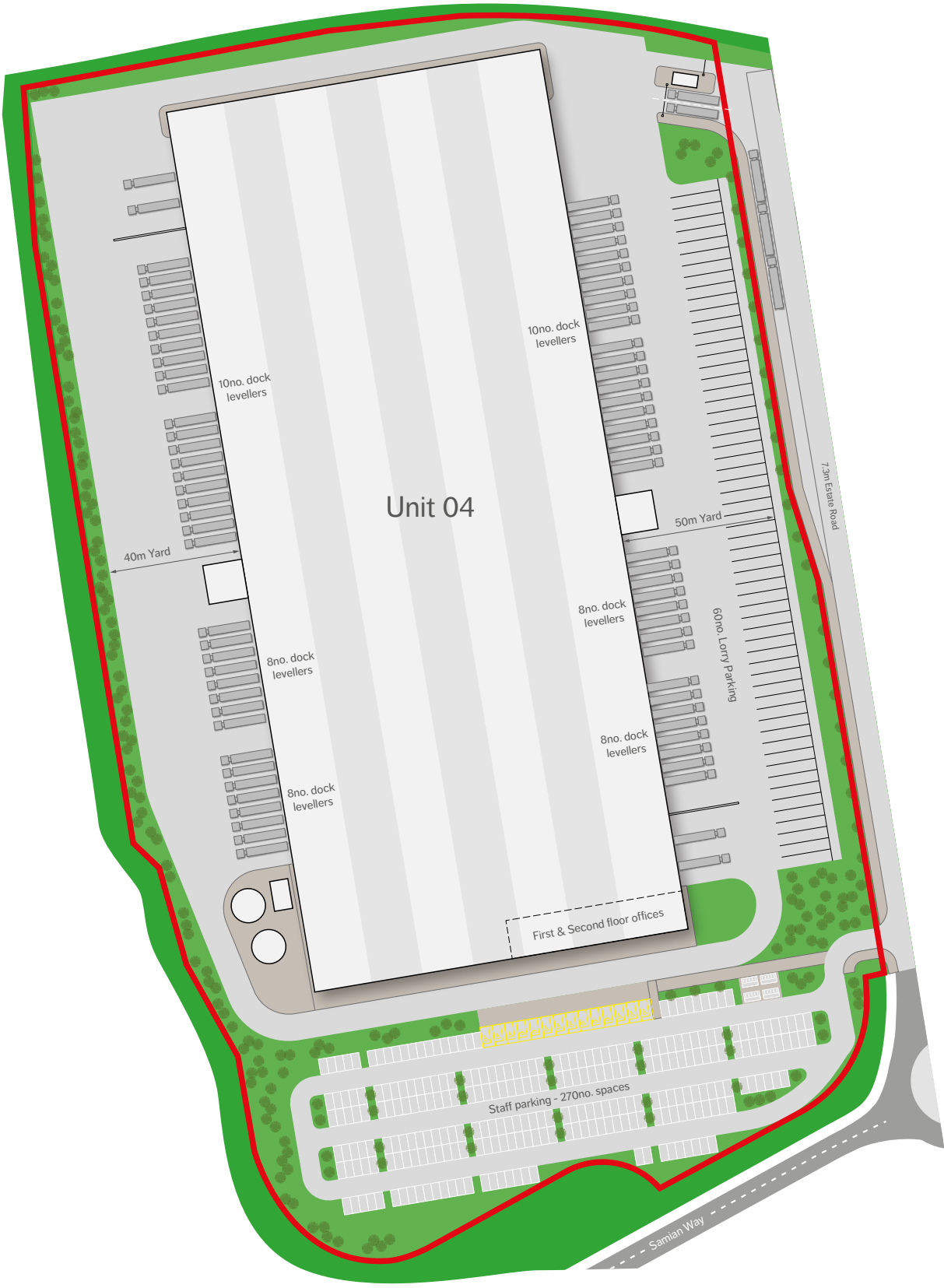
Unit 06		
Warehouse	105,000 sq ft	9,755 sq m
Offices	10,000 sq ft	929 sq m
Total	115,000 sq ft	10,684 sq m
Site Area	5.86 acres	
Car Parking Spaces	100	
Clear Height	13m	
No. of Dock Levellers	14	
No. of Level Entry Doors	2	
Yard Depth	40m	

Option 2 | Single Unit Scheme

Unit 04		
Warehouse	332,500 sq ft	30,890 sq m
Office	12,500 sq ft	1,161 sq m
Total	350,000 sq ft	32,516 sq m
Site Area	18.25 acres	
Car Parking Spaces	270	
Clear Height	15m	
No. of Dock Levellers	52	
No. of Level Entry Doors	4	
Yard Depth	40m - 50m	



Option 2 | Single Unit Scheme

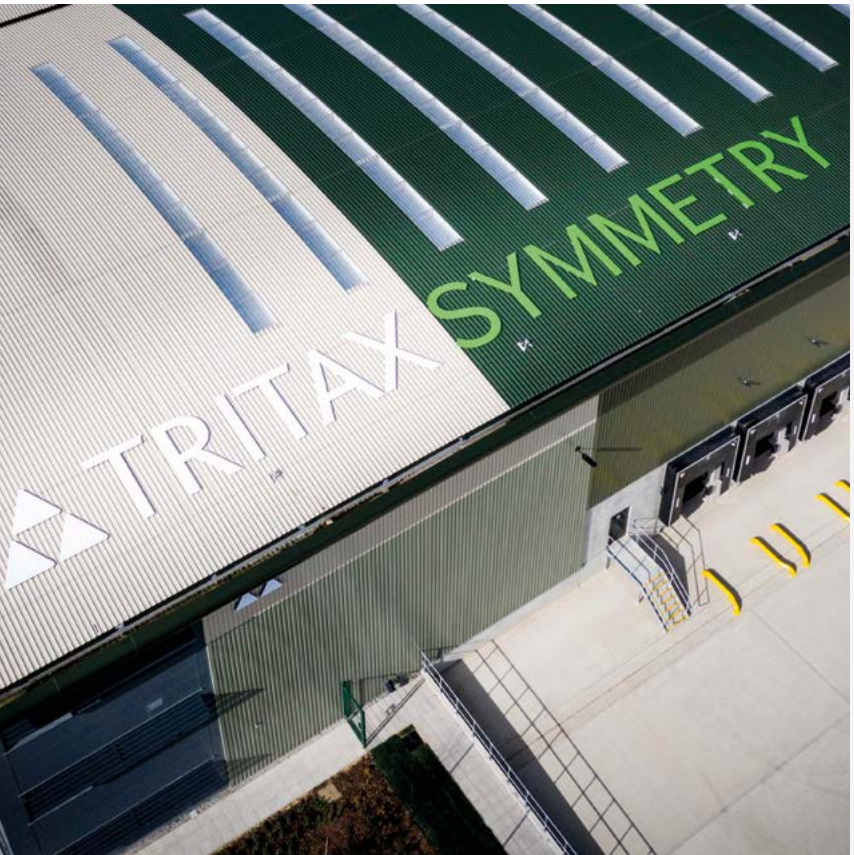


Site Overview

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 land benefits from detailed planning consent for two buildings of 212,000 and 164,950 sq ft., and a revised planning application has been submitted for the above three unit scheme. Alternatively units can be built to suit occupiers requirements up to 450,000 sq ft.



SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

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.



SAT NAV: HP22 5WJ

Terms

Please contact the joint sole agents for further information.

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Further information



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