PHASE 1 - UNDER CONSTRUCTION
READY Q4 2019

SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

PHASE 1 - UNDER CONSTRUCTION

3 new industrial / warehouse buildings
55,000, 83,000 & 110,000 sq ft
(5,110, 7,711 & 10,219 sq m)

PHASE 2 - BUILD TO SUIT

Development opportunities available from
120,000 - 450,000 sq ft
(11,148 - 41,806 sq m)

tritaxsymmetry.com/astonclinton

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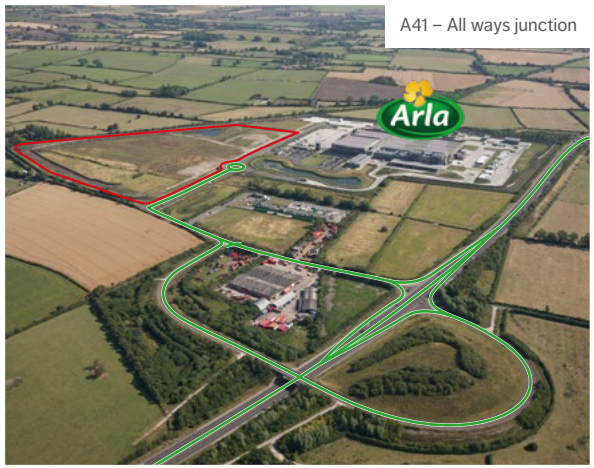


A41 – All ways junction

SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

New Industrial / Warehouse Units

Phase 1

Three units currently under construction with completion due Q4 2019

Phase 2

Further build to suit development available from 120,000 – 450,000 sq ft (11,148 – 41,806 sq m) detailed planning consent in place

Planning

Detailed planning permission granted for B8 use.

Infrastructure

Including services to site, access road and landscaping bunds in place. Power 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 48% 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.

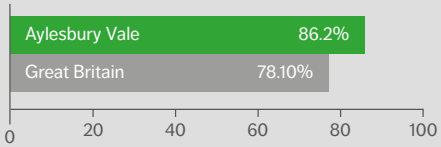
Labour

Symmetry Park, Aston Clinton is situated in the Aylesbury Vale district, providing 75,000 jobs and 107,700 employed residents.

Large settlements within a 30 minute drive of Aylesbury (196,000 approx) include Bicester (32,860), Leighton Buzzard (41,725), Thame (11,857), Hemel Hempstead (101,159) and High Wycombe (125,257) providing a population catchment of over 312,858 from these settlements.

Economic Activity

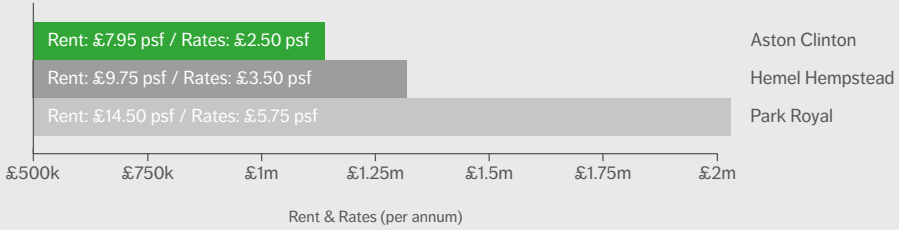
86.2% of Aylesbury Vale residents are economically active compared with the Great Britain average of 78.10%.

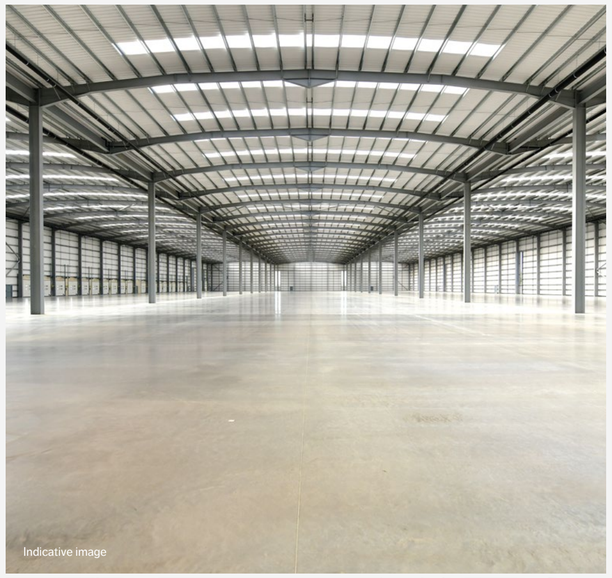


Source: Nomis 2017

Rent and Business Savings

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

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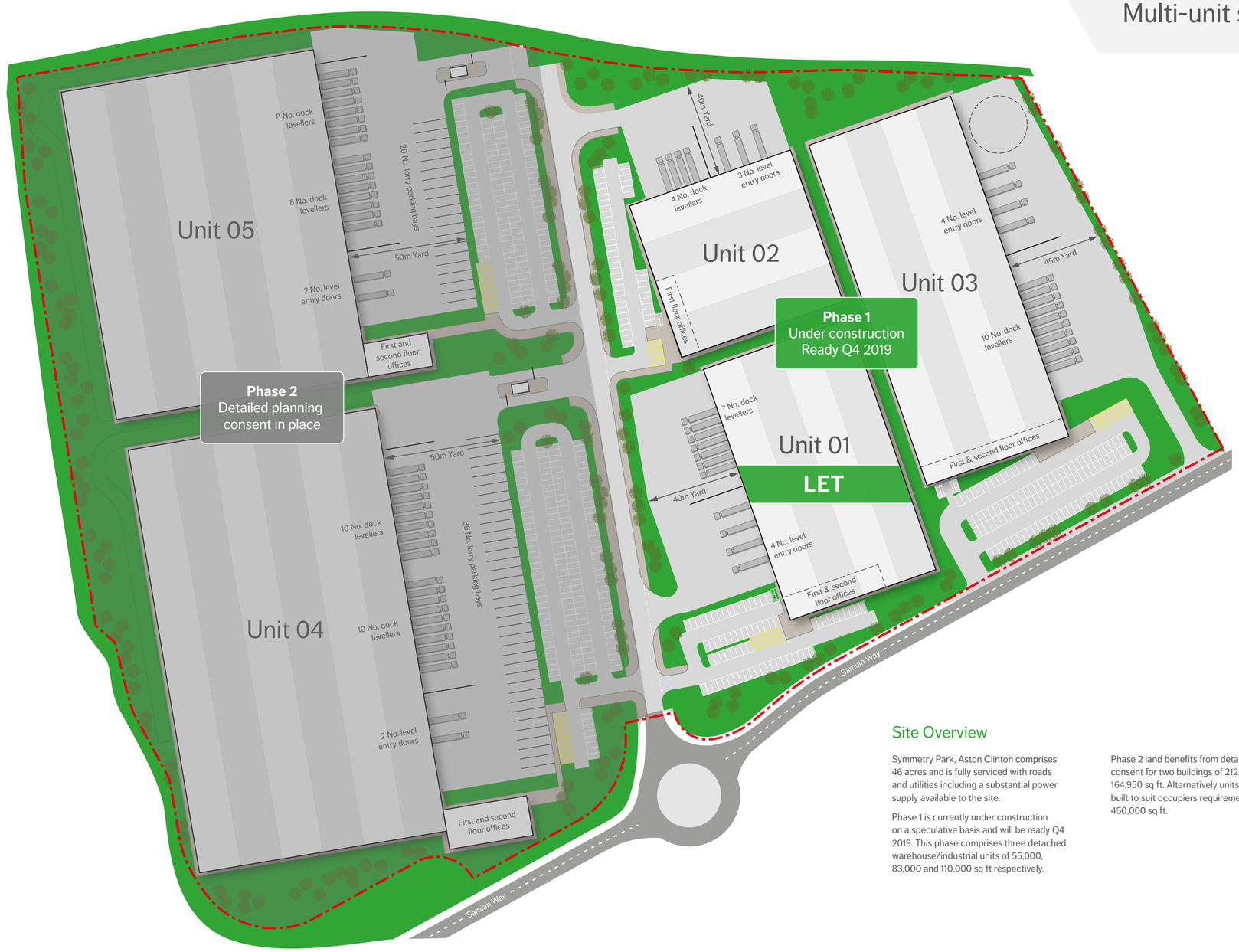
Multi-unit scheme



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 currently under construction on a speculative basis and will be ready Q4 2019. This phase comprises three detached warehouse/industrial units of 55,000, 83,000 and 110,000 sq ft respectively.

Phase 2 land benefits from detailed planning consent for two buildings of 212,000 and 164,950 sq ft. Alternatively units can be built to suit occupiers requirements up to 450,000 sq ft.

To view progress via the time lapse camera go to: www.tritaxsymmetry.com/astonclinton

	Phase 1 - Under Construction						**Phase 2** - Detailed Planning Consent In Place			
Units	**Unit 01** (pre-let to Global Infusion Group)		**Unit 02**		**Unit 03**		**Unit 04**		**Unit 05**	
	sq ft	**sq m**	**sq ft**	**sq m**	**sq ft**	**sq m**	**sq ft**	**sq m**	**sq ft**	**sq m**
Warehouse	75,000 sq ft	6,968 sq m	50,000 sq ft	4,645 sq m	100,000 sq ft	9,290 sq m	200,000 sq ft	18,580 sq m	157,450 sq ft	14,628 sq m
Office	8,000 sq ft	743 sq m	5,000 sq ft	465 sq m	10,000 sq ft	929 sq m	12,000 sq ft	1,115 sq m	7,500 sq ft	697 sq m
Total	**83,000 sq ft**	**7,711 sq m**	**55,000 sq ft**	**5,110 sq m**	**110,000 sq ft**	**10,219 sq m**	**212,000 sq ft**	**19,695 sq m**	**164,950 sq ft**	**15,324 sq m**
Site area	3.99 acres		2.76 acres		5.56 acres		10.33 acres		8 acres	
Car parking spaces	73		50		114		180		140	
Clear height	12m		10.5m		12m		15m		15m	
No of dock levellers	7		4		10		20		16	
No of level entry doors	4		3		4		2		2	
Yard depth	40m		40m		40m		40m		40m	

SYMMETRY PARK

ASTON CLINTON / A41 / M25 J20

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.

@tritaxsymmetry

Further information

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