

NEW INDUSTRIAL | DISTRIBUTION BUILDINGS

PHASE 3  
DESIGN AND BUILD OPPORTUNITIES AVAILABLE

Up to 270,000 sq ft  
COMING SOON

▲ SYMMETRY PARK  
**BICESTER**

M40 J9 | OX26 6GF



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  
EXCELLENCE

**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.



## DPD GROUP UK LTD

**60,000 sq ft**

### **“Symmetry Park Bicester gives us more room and even better transport links”**

DPD operates a net zero carbon delivery model. Relocating its existing operation, strategically located at J9 of the M40, allowed DPD to serve a wide area from Bicester including the city of Oxford, and this larger, more up-to-date building meant they not only could operate in a more sustainable facility, but they could provide an entirely green delivery service for Oxford businesses and residents.

*“This facility ensures we do our bit to reduce emissions and congestion in and around the city.”*

**Louise Ferguson**

General Manager, Property at DPD



# SYMMETRY PARK BICESTER

Welcome to Symmetry Park Bicester, an expanding logistics park spanning 69 acres, forming part of the fastest growing town in Oxfordshire

With a substantial and growing labour pool available and strategically positioned alongside the A41, just 2 miles southeast of Bicester, this site offers unparalleled connectivity to the national motorway and trunk road network.

Conveniently located, Junction 9 of the M40 is a mere 4 miles away, while Oxford sits 15 miles to the south and Milton Keynes 27 miles to the northwest. London and Birmingham are within reasonable reach at 64 miles and 68 miles, respectively.

With a proven track record, Tritax Symmetry has already delivered 693,000 sq ft of high-quality warehouse space, with an additional 270,000 sq ft ready for development. Symmetry Park Bicester is currently home to DP World Logistics, Ocado, DPD, Medline Services, and Bentley Designs.

Committed to excellence, Tritax Symmetry ensures best-in-class buildings with leading Environmental, Social, and Governance (ESG) credentials, including delivering buildings to Net Zero Carbon in Construction.

Join us at Symmetry Park Bicester, where our logistics facilities are primed to support your business expansion.



Photos of Unit B



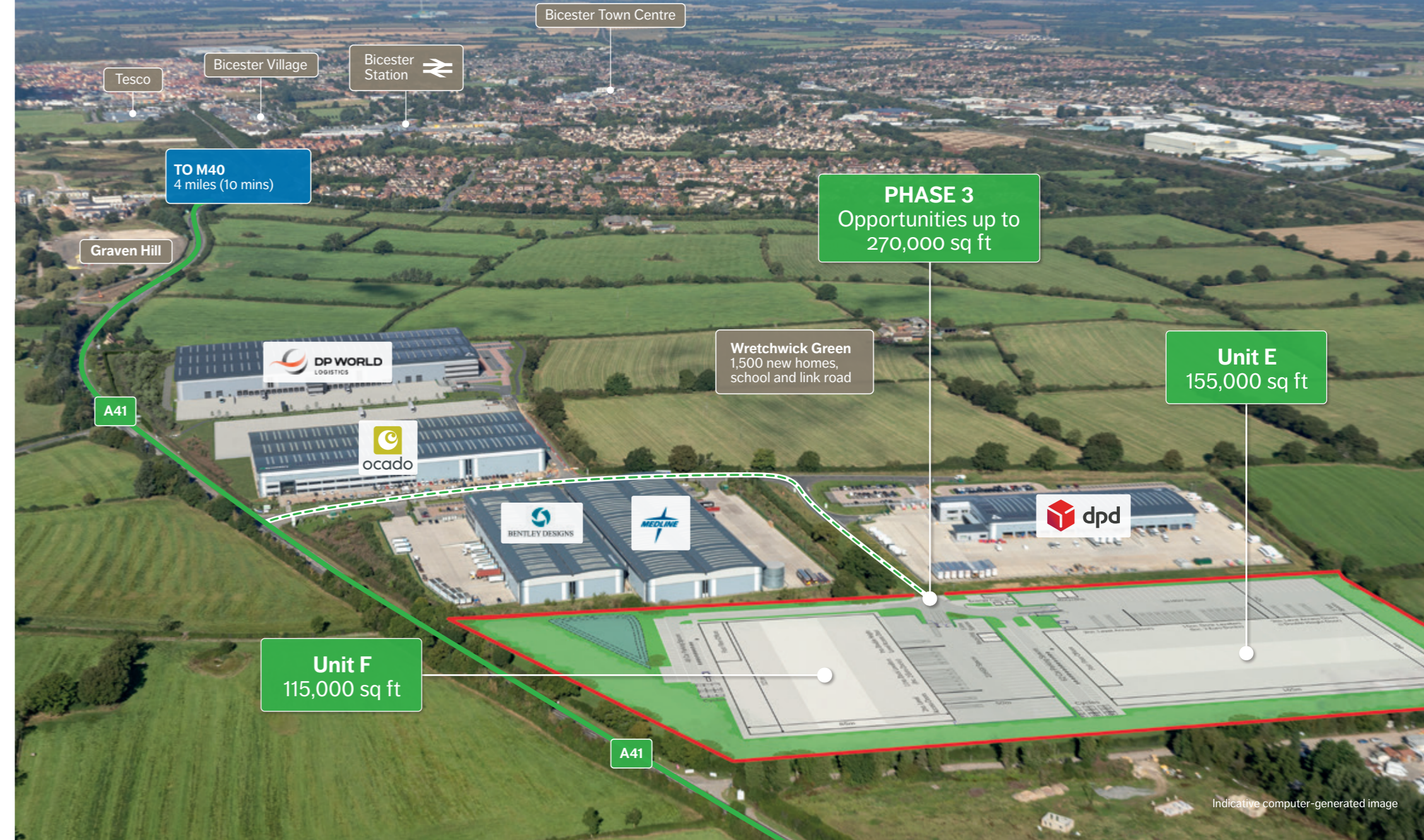
**Flexibility**  
Bespoke Design & Build opportunities available.

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

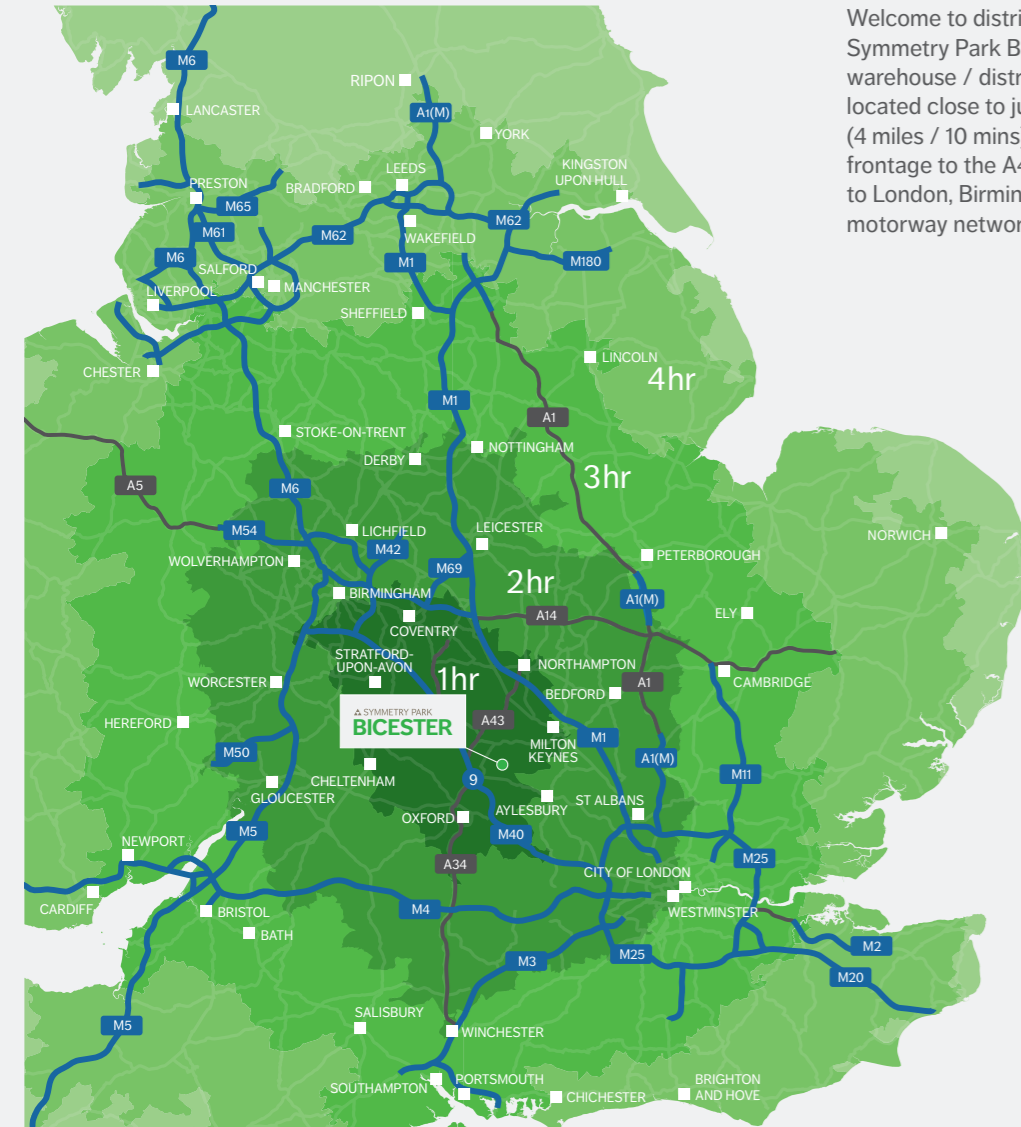
**Connectivity**  
Direct frontage to A41, providing fast access to the M40 (J9) / A34 and nearby two railway stations.

**Sustainability**  
Delivered to net zero carbon in construction, BREEAM 'Excellent' and EPC 'A'.

# SYMMETRY PARK BICESTER



# Drive Time



Welcome to distribution... but better! Symmetry Park Bicester provides warehouse / distribution space strategically located close to junction 9 of the M40 (4 miles / 10 mins), benefitting from direct frontage to the A41, with excellent access to London, Birmingham and the national motorway network.

Travel Time Zones from OX26 6GF (max. 50mph)

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

Source: Google Maps, travel times are approximate.

Road	Distance	Time
M40 (J9) / A34	4 miles	10 mins
Oxford	15 miles	30 mins
Aylesbury	15 miles	30 mins
Banbury	22 miles	34 mins
Milton Keynes	27 miles	45 mins
Reading	41 miles	1 hr 05 mins
M1 (J15a)	31 miles	43 mins
M40 (J1a) / M25 (J16)	45 miles	45 mins
Slough	49 miles	1 hr 09 mins
London	66 miles	1 hr 20 mins
Birmingham	70 miles	1 hr 40 mins

Airports	Distance	Time
London Oxford	14 miles	23 mins
London Luton	44 miles	1 hr 12 mins
Coventry	51 miles	1 hr 55 mins
London Heathrow	52 miles	1 hr 59 mins
Birmingham	59 miles	2 hrs 18 mins
East Midlands	81 miles	2 hrs 35 mins

Seaports	Distance	Time
Southampton	81 miles	1 hr 33 mins
London Gateway	108 miles	1 hr 51 mins
Harwich	148 miles	2 hrs 31 mins
Dover	151 miles	2 hrs 45 mins
Felixstowe	156 miles	2 hrs 46 mins
Liverpool	166 miles	3 hrs

Railports	Distance	Time
Northampton Gateway	34 miles	46 mins
DIRFT	50 miles	1 hr
Hams Hall	67 miles	1 hr 09 mins

Source: Google Maps, travel times are approximate

# Labour

## Train Times

Bicester 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

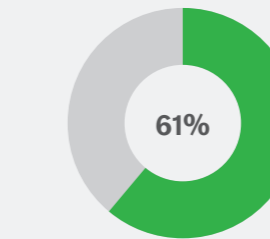
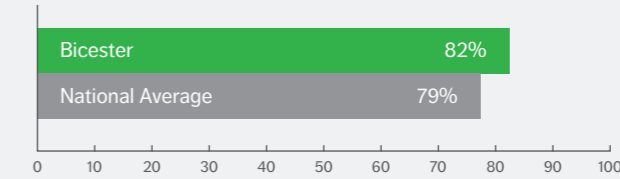
Business rates are less than half in Bicester compared to West London (based on comparison to Unit A2, Symmetry Park Bicester and an average West London new-build logistics unit).

	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 Bicester's population are economically active compared with the National Average average of 79%.



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

## Labour

Symmetry Park Bicester 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

Bicester is home to a number of prominent occupiers:



# 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**



**Electric car charging points**



**EPC 'A' Rating and BREEAM 'Excellent'**



**Water saving taps, dual flush WCs**



**LED lighting with PIR movement control**

## 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 15m Clear Height**



**Ability to install sprinkler tank (tenant cost)**



**Secure gated and fenced yard**

# Principles

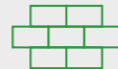
*Our values designed into the spaces we create*



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

## BICESTER



**UNIT A1** 88,000 SQ FT/Pre-Sold to Bentley Designs  
**UNIT A2** 110,000 SQ FT/Sold to Medline

**UNIT B** 164,000 SQ FT/Let to Ocado  
**UNIT C** 271,000 SQ FT/Let to Syncreon

## BIGGLESWADE



**UNIT 01** 661,000 SQ FT/Pre-Let To Co-op  
**UNIT 02** 160,000 SQ FT/Pre-Let To Bidfood  
**UNIT 03** 75,000 SQ FT/Let to Bowman Ingredients

**UNIT 04** 230,000 SQ FT/Pre-Let To Noatum Logistics  
**UNIT 05** 112,000 SQ FT/Pre-Committed To Bond International

## DONCASTER



**UNIT 01** 151,000 SQ FT/Let to Butternut Box  
**UNIT 02** 430,000 SQ FT/Pre-Let to B&Q  
**UNIT 03** 133,000 SQ FT/Let to Butternut Box

## RUGBY



**UNIT 01** 135,000 SQ FT/Pre-Let To Iron Mountain  
**UNIT 02** 186,000 SQ FT/Pre-Let To Iron Mountain  
**UNIT 03** 395,000 SQ FT/Pre-Let To Iron Mountain  
**UNIT 04** 251,000 SQ FT/Pre-Let To Iron Mountain

## MERSEYSIDE



**UNIT 01** 161,900 SQ FT/Pre-Let To Yodel

## ASTON CLINTON



**UNIT 04** 93,000 SQ FT/Pre-Let To Pangaea Laboratories  
**UNIT 05** 186,000 SQ FT/Pre-Let To Rexel  
**UNIT 06** 116,000 SQ FT/Let to LWC Drinks

## MIDDLEWICH



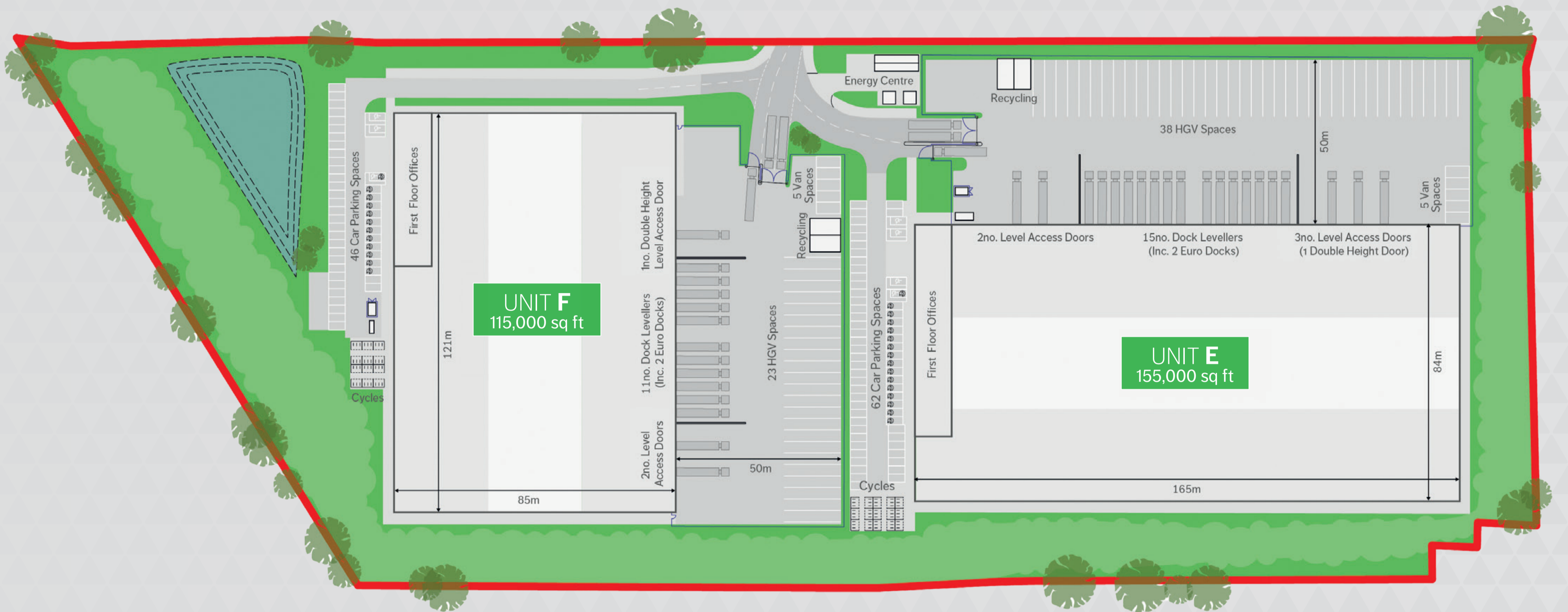
**UNIT 11** 152,000 SQ FT/Let to Jet2  
**UNIT 12** 42,000 SQ FT/Let to Packaging ONE

## DARLINGTON

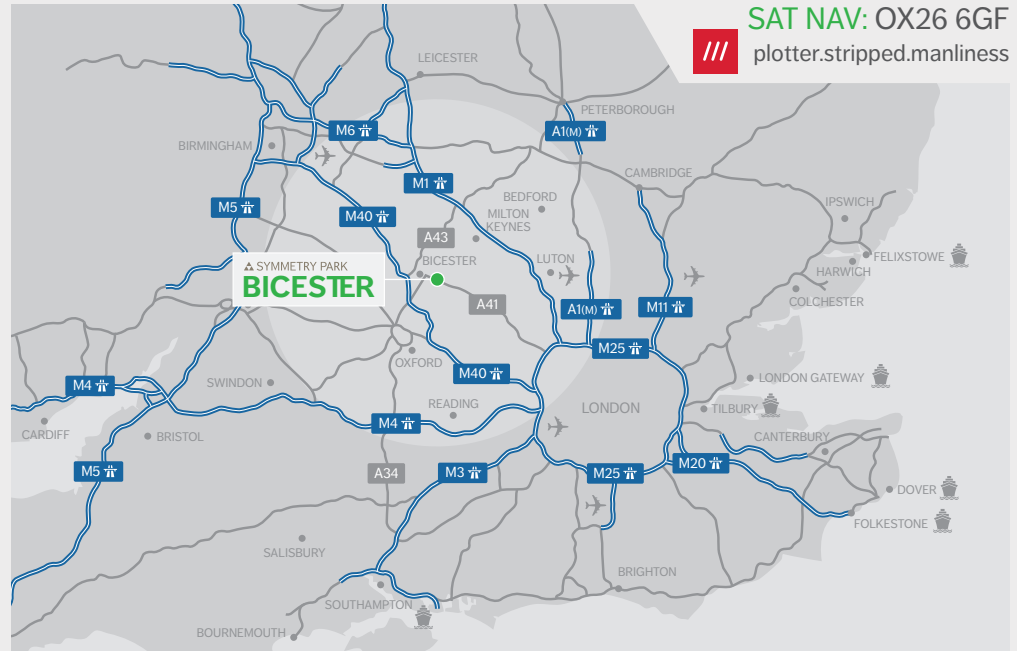


**UNIT 02** 1,507,000 SQ FT/Pre-Let to Amazon

# Indicative Masterplan



# ▲ SYMMETRY PARK BICESTER



## 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

## Further Information



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tritaxsymmetry.com

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