

symmetry park

Aston Clinton / A41

M25 / J20



The Largest Build to Suit Opportunity currently in the North-West M25 Region

NEW INDUSTRIAL / WAREHOUSE BUILDINGS FROM

50,000 – 700,000 SQ FT

(4,645 - 65,032 SQ M)

TO M25 (JCT 20)
17 MILES / 17 MINS

TO AYLESBURY
4 MILES / 10 MINS
M40 J7
18 MILES / 35 MINS

A41



650,000 SQ FT RECENTLY
PURPOSE BUILT FOR ARLA FOODS

symmetry park
Aston Clinton / A41



- the location

symmetry park, Aston Clinton / A41 is situated directly alongside the A41 dual carriageway, providing fast access to the M25 (17 minutes HGV drive time) and the national motorway network.

New Industrial / Warehouse Build to Suit Opportunities from 50,000 - 700,000 sq ft



PLANNING

outline planning permission for 700,000 sq ft of B1/B2/B8 use space



INFRASTRUCTURE

in place including services to site, access road constructed, landscaping bunds in place



PRIME LOCATION

alongside the A41 dual carriageway, providing fast access to the M25 (17 minutes)



LOWER COSTS

M25 accessible location at rents significantly less than Hemel Hempstead and on par with Milton Keynes



LABOUR

readily available at wage rates that are up to 10% cheaper than competing towns

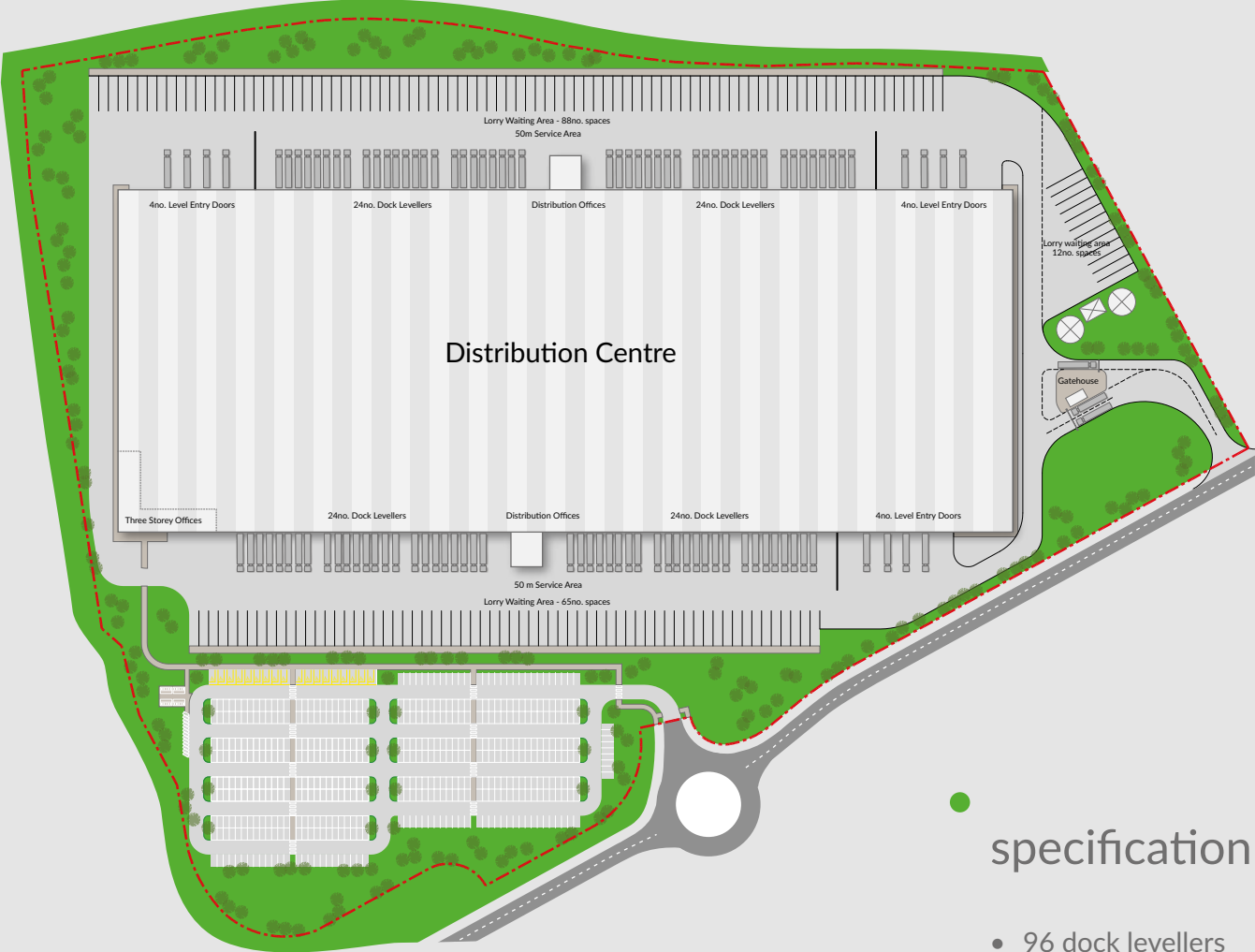


Indicative Image



Indicative Image

Indicative cross-docked unit

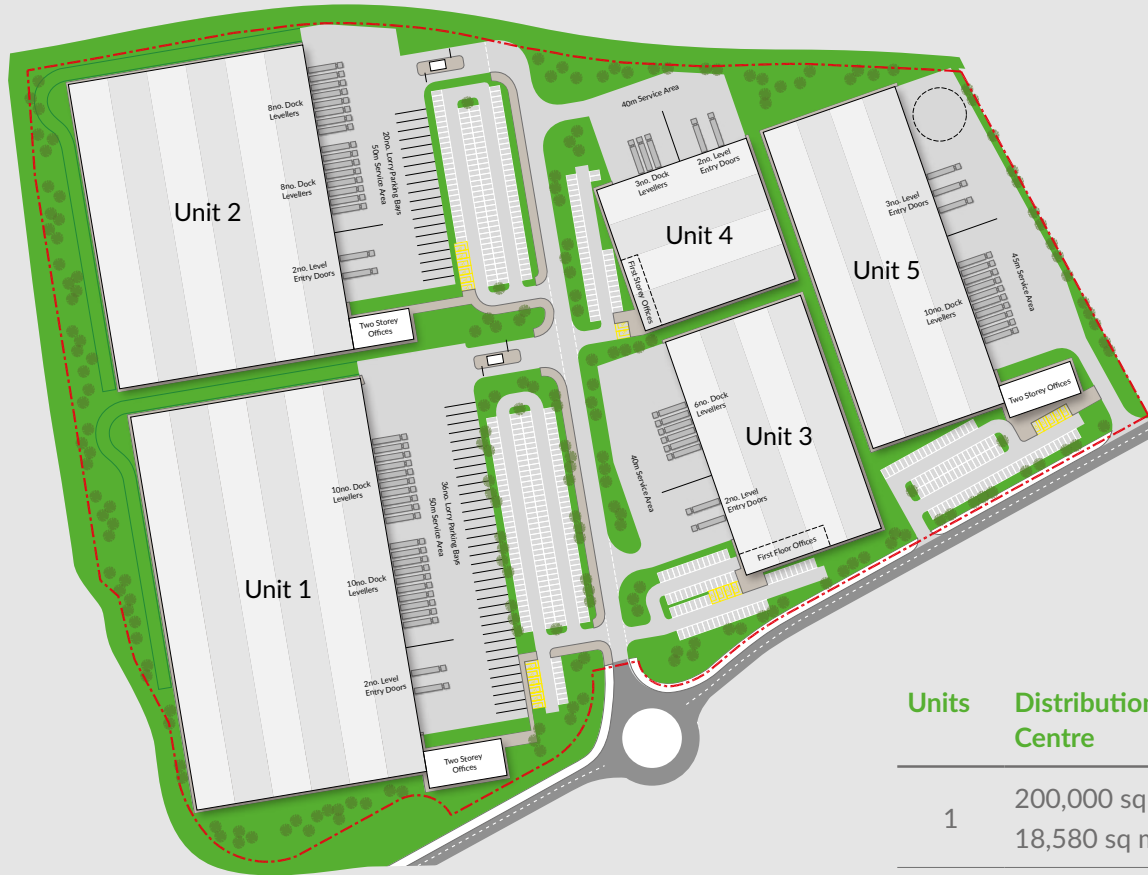


● specification

- 96 dock levellers
- 12 level entry doors
- 484 parking spaces
- 165 lorry spaces
- Secure 50m yards
- Up to 15m to underside of haunch

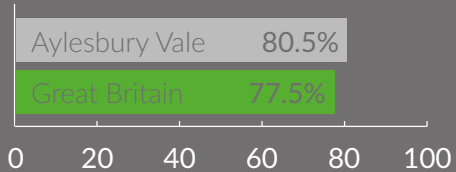
Unit	Distribution Centre	Distribution Office	Three Storey Office	Total	Parking
1	548,000 sq ft 50,911 sq m	7,000 sq ft 650 sq m	18,000 sq ft 1,672 sq m	573,000 sq ft 53,233 sq m	484

Indicative multi-unit scheme



Units	Distribution Centre	Office	Total	Site Area	Parking
1	200,000 sq ft 18,580 sq m	12,000 sq ft (two storey) 1,115 sq m	212,000 sq ft 19,695 sq m	10.35 acres	180
2	157,450 sq ft 14,585 sq m	7,500 sq ft (two storey) 650 sq m	164,950 sq ft 15,235 sq m	8 acres	140
3	75,000 sq ft 6,968 sq m	3,750 sq ft (first floor) 278 sq m	78,750 sq ft 7,246 sq m	3.99 acres	67
4	50,000 sq ft 4,645 sq m	2,500 sq ft (first floor) 185 sq m	52,500 sq ft 4,830 sq m	2.76 acres	44
5	100,000 sq ft 9,290 sq m	10,000 sq ft (two storey) 929 sq m	110,000 sq ft 10,219 sq m	5.99 acres	93

economic activity



80.5% of Aylesbury Vale residents are economically active compared with the Great Britain average of 77.5%.

Source: nomisweb.co.uk

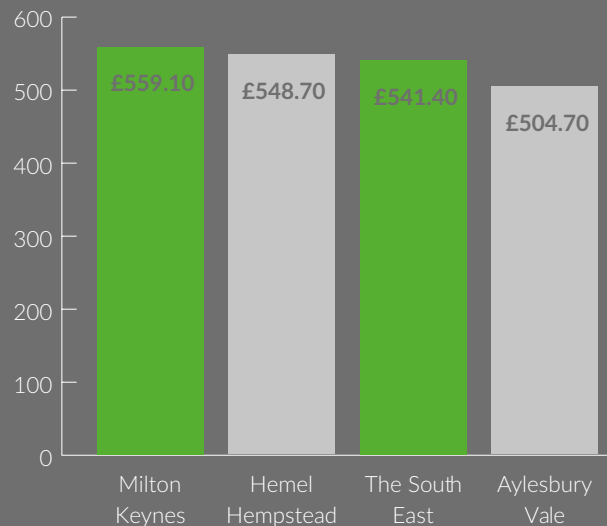
labour

symmetry park, Aston Clinton / A41 is situated in the Aylesbury Vale district, home to 71,100 jobs and 90,400 employed residents.

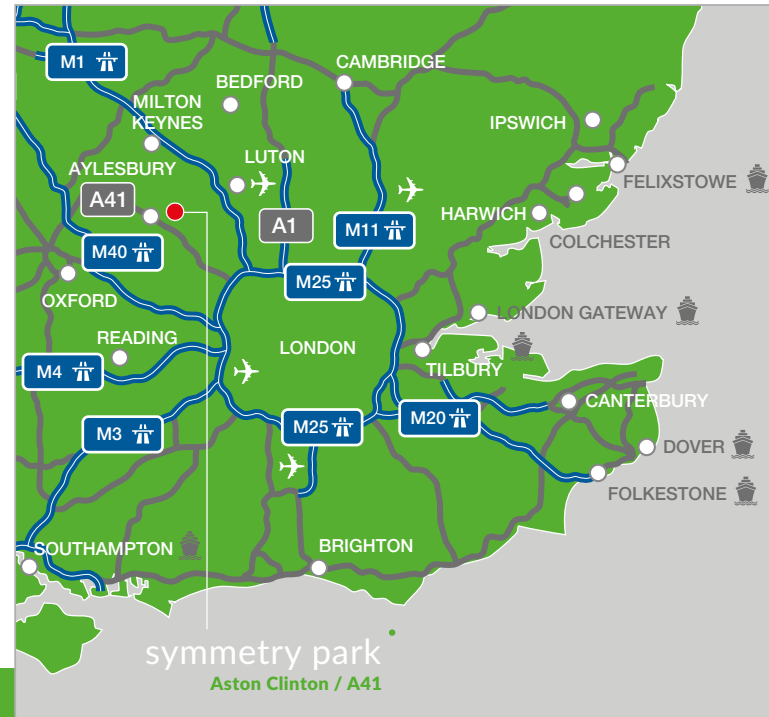
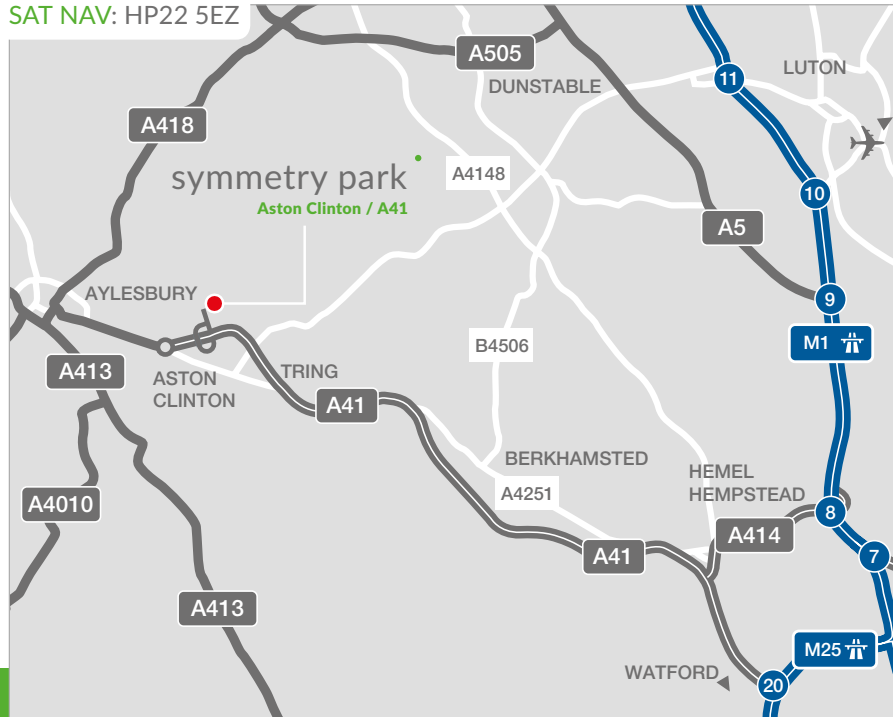
Large settlements within a 30 minute drive of Aylesbury (60,000 approx) include Bicester (33,846), Leighton Buzzard (37,469), Thame (11,329), Hemel Hempstead (94,932) and High Wycombe (133,204) providing a population catchment of over 370,000 from these settlements.

average weekly pay

Aylesbury Vale average full time workers weekly pay is less than the comparable figures at Milton Keynes, Hemel Hempstead and the South East. This equates to a saving of in excess of £2,828 per employee per annum in comparison with Milton Keynes and over £2,288 per employee in comparison with Hemel Hempstead.



SAT NAV: HP22 5EZ



Driving distances

M25 J20	17 miles
M1 J8	17 miles
M40 J1A	28 miles
Milton Keynes	24 miles
Luton Airport	27 miles
Heathrow Airport	34 miles
Central London	42 miles
Tilbury	67 miles
London Gateway	70 miles
Birmingham	89 miles
Southampton Docks	96 miles
Felixstowe	118 miles
Dover	128 miles

Source: Google maps

Terms

Units can be built to suit occupiers requirements on either a leasehold or freehold basis. Please contact the joint sole agents for further details.

Further

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