

# symmetry park

Biggleswade / A1 (M)

db symmetry

SG18 8QB

Indicative image

(The largest fully serviced site with B2/B8 planning consent on the Southern A1 corridor)

NEW INDUSTRIAL / WAREHOUSE BUILDINGS FROM

**70,000 sq ft - 1,000,000 sq ft**

(6,503 - 92,903 sq m)



**A chance in a million**

Symmetry Park, Biggleswade extends to 50 acres and benefits from outline planning consent for B2 & B8 uses, with design and build opportunities of up to 1 million sq ft available.

The development provides the largest serviced site with B2 & B8 consent on the southern A1 corridor and strategically links to the M1 (J13), A14 and M25 (J23).

**the location**

Symmetry Park, Biggleswade is situated approximately 600m from the A1 providing fast access to the M25.

The M25 (J23) is only 29 miles to the south, M1 (J13) 22 miles to the west and the A14 is only 22 miles north.

Indicative CGI image



Indicative image



Indicative image



Indicative image

**New Industrial / Warehouse**  
Build to Suit Opportunities from 70,000 - 1,000,000 sq ft

 <b>PLANNING</b> outline planning consent in place for B2 & B8 uses. Unrestricted consent.	 <b>PRIME LOCATION</b> 600m from the A1, access to M25 J23 (29 miles)	 <b>LABOUR</b> expanding town on the doorstep and large workforce available locally	 <b>INFRASTRUCTURE</b> fully serviced site with access, power and utilities in place
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# fast connections

Symmetry Park, Biggleswade is situated on the established Stratton Business Park in the east of Central Bedfordshire, 600m from the A1 and only 29 miles from J23 of the M25.

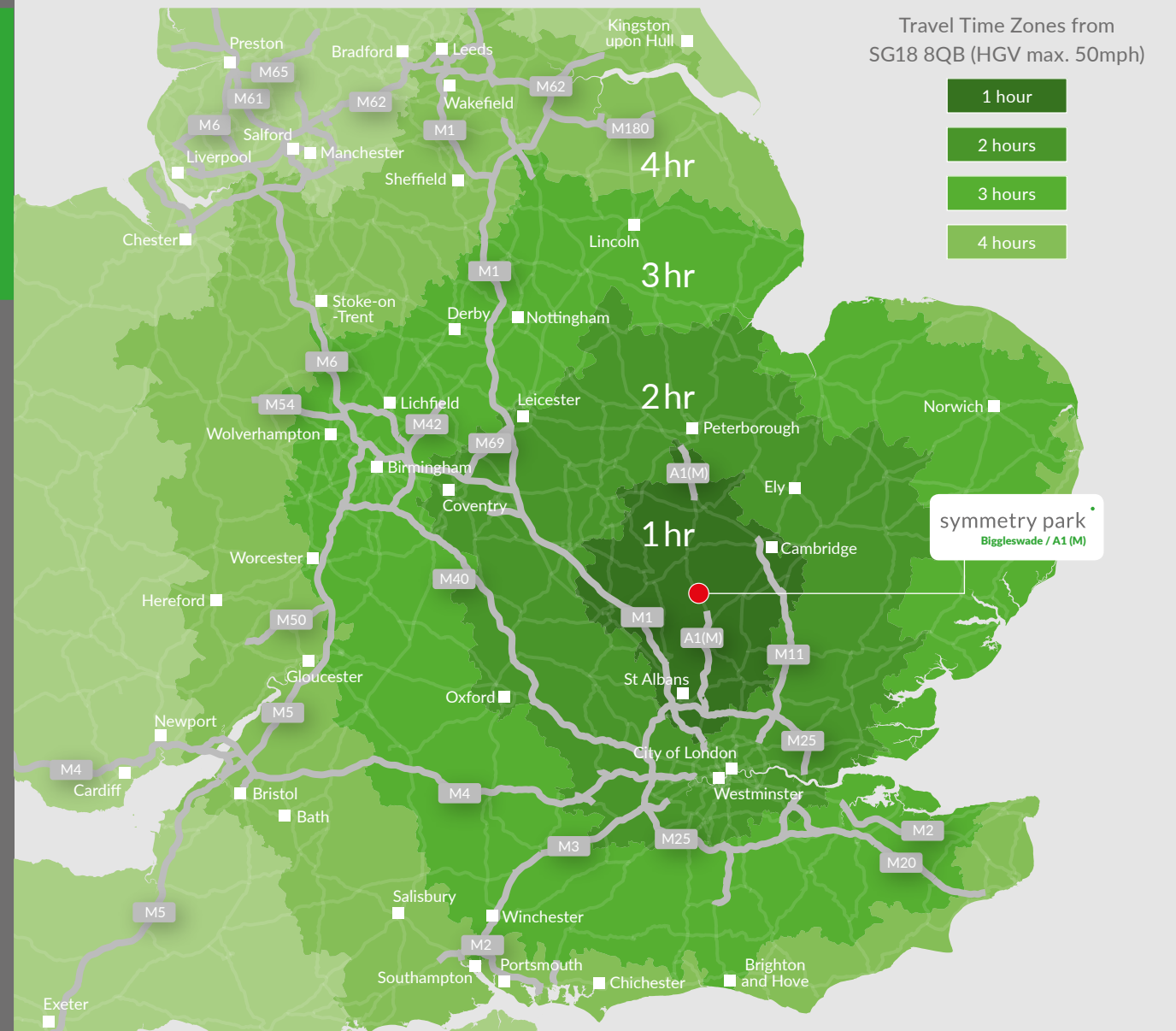
Road	Distance	Time
Stevenage	14 miles	18 mins
Bedford	14 miles	33 mins
Welwyn Garden City	21 miles	25 mins
Cambridge	21 miles	40 mins
A14	22 miles	34 mins
M1 (J13)	22 miles	29 mins
M25 (J23)	29 miles	31 mins
Peterborough	42 miles	50 mins
Central London	45 miles	78 mins
Birmingham	94 miles	110 mins

Airport	Distance	Time
London Luton	23 miles	32 mins
London Stansted	33 miles	58 mins
London Heathrow	55 miles	59 mins

Port	Distance	Time
London Gateway Port	71 miles	71 mins
Harwich	82 miles	125 mins
Felixstowe Port	92 miles	106 mins
Southampton	120 miles	135 mins
Dover	128 miles	132 mins

Railport	Distance	Time
DIRFT	57 miles	64 mins

Source: google maps, travel times are approximate



Travel Time Zones from SG18 8QB (HGV max. 50mph)

- 1 hour
- 2 hours
- 3 hours
- 4 hours

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## local occupiers

Stratton Business Park is currently home to 40 companies including key occupiers such as Kramp, Liebherr, Jacobs Ryvita, City Electrical Factors and Jewers Doors.

The business park is a key location for the AgriFood sector of the economy, with roughly one third of the people employed in food related businesses.

## demographic opportunity

There are 339,100 people aged 16-64 in the Biggleswade employment catchment with 279,700 people economically active and 3 in 5 of the working age residents (200,500 people) are aged under 45. The unemployment rate is 3.4% with 4,800 people registered as unemployed and seeking work.

Biggleswade provides a young, active population living locally with appropriate skills for the logistics sector.

workforce 2018 339,100



workforce 2035 386,800



By 2035 the immediate local workforce could increase by over 4,000 due to housing growth with an increase of between 29,100 - 47,700 people of working age across Central Bedfordshire.

With no major firms trading in logistics within Biggleswade's immediate catchment there is less competition for workers. Around 70% of residents employed in transport & logistics locally travel up to 40km to work providing a valuable resource in close proximity who would likely prefer to work more locally.

## economically active

With housing growth planned to increase rapidly between now and 2035 and the lower employment cost compared to neighbouring Milton Keynes and Bedford coupled with less competition for workers - Symmetry Park, Biggleswade provides a unique opportunity to locate and grow your business.



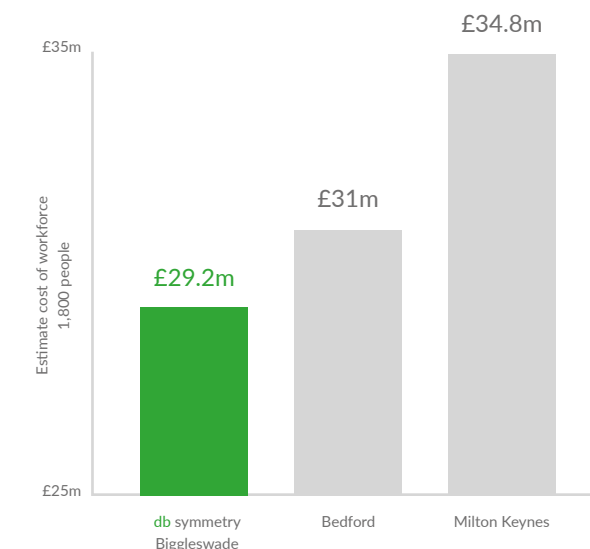
The full employment report (Nov 17) is available to download on our website: [www.dbsymmetry.com/Biggleswade](http://www.dbsymmetry.com/Biggleswade)

## lower labour cost

Biggleswade average (gross) weekly salary for a warehouse operative is £325, falling within the 15th percentile for salaries in Central Bedfordshire based on Annual Survey of Hours and Earnings (ASHE) data.

Central Bedfordshire	£325
East of England	£334
Nationally	£338

We estimate the annual cost of a workforce of 1,300 - 1,800 people specific to Symmetry Park, Biggleswade to be around £1.4 - £1.8 million cheaper than the equivalent in Bedford and around £4.2 - £5.7 million cheaper than Milton Keynes.



## dbsymmetry

db symmetry was formed as a UK joint venture through the purchase of a 60% holding in Barwood Developments Limited by clients advised by Delancey; a specialist real estate investment, development and advisory company. The remaining 40% shareholding is controlled by the executive management team.

The company has a land portfolio comprising 3,100 acres, with over 1,000 acres / 15.4m sq ft consented for logistics use, and a further 2,074 acres being promoted through the planning process for Logistics use.

The portfolio is extremely well located, concentrated around the main motorway arteries of the UK and primarily around the 'Golden Triangle' of the M1 and M40.

db symmetry has one of the most active speculative development programmes in the country, with 6 buildings totalling over 800,000 sq ft over 5 sites under construction, all due for completion in 2017/18. Built to an institutional specification, all our speculative developments can be fitted out to meet occupiers' individual requirements.

For more information about db symmetry, visit [www.dbsymmetry.com](http://www.dbsymmetry.com)

A rare opportunity to procure a build to suit unit of over

# 1 million sq ft

## specification

- High quality elevation materials
- Services, power and access in place
- Buildings designed to achieve BREEAM rating 'Very Good' and EPC 'A'
- LED lighting throughout
- Clear haunch height flexible subject to occupier requirement and planning

## site overview

The site extends to 50 acres in total and benefits from outline planning consent for B2 & B8 use (warehouse & distribution, and manufacturing & production) accommodation. The new access road is in place linking the site to the A1

(600 m), foul & surface drainage is in place to the site boundary, as are utilities including power provision. This all makes Symmetry Park, Biggleswade one of the most deliverable sites on the Southern A1 corridor.

## sustainability

db 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.

- Electric car charging points
- Target EPC 'A' Rating and BREEAM 'Very Good'
- Water saving taps, dual flush WCs, and shower
- LED lighting

## indicative multi-unit layout (with outline planning consent)

### accommodation

#### Unit DBS 1

Warehouse	100,000 sq ft	9,290 sq m
Offices	5,000 sq ft	465 sq m
<b>Total</b>	<b>105,000 sq ft</b>	<b>9,755 sq m</b>
Parking Spaces	81	Acres 5.34

#### Unit DBS 2

Warehouse	75,000 sq ft	6,968 sq m
Offices	5,000 sq ft	465 sq m
<b>Total</b>	<b>80,000 sq ft</b>	<b>7,432 sq m</b>
Parking Spaces	56	Acres 3.76

#### Unit DBS 3

Warehouse	245,000 sq ft	22,761 sq m
Offices	10,000 sq ft	929 sq m
<b>Total</b>	<b>255,000 sq ft</b>	<b>23,690 sq m</b>
Parking Spaces	197	Acres 11.48

#### Unit DBS 4

Warehouse	488,000 sq ft	45,337 sq m
Offices	25,600 sq ft	2,378 sq m
<b>Total</b>	<b>513,600 sq ft</b>	<b>47,715 sq m</b>
Parking Spaces	396	Acres 25.89

#### Unit DBS 5

Warehouse	68,000 sq ft	6,318 sq m
Offices	4,000 sq ft	372 sq m
<b>Total</b>	<b>72,000 sq ft</b>	<b>6,689 sq m</b>
Parking Spaces	56	Acres 3.82

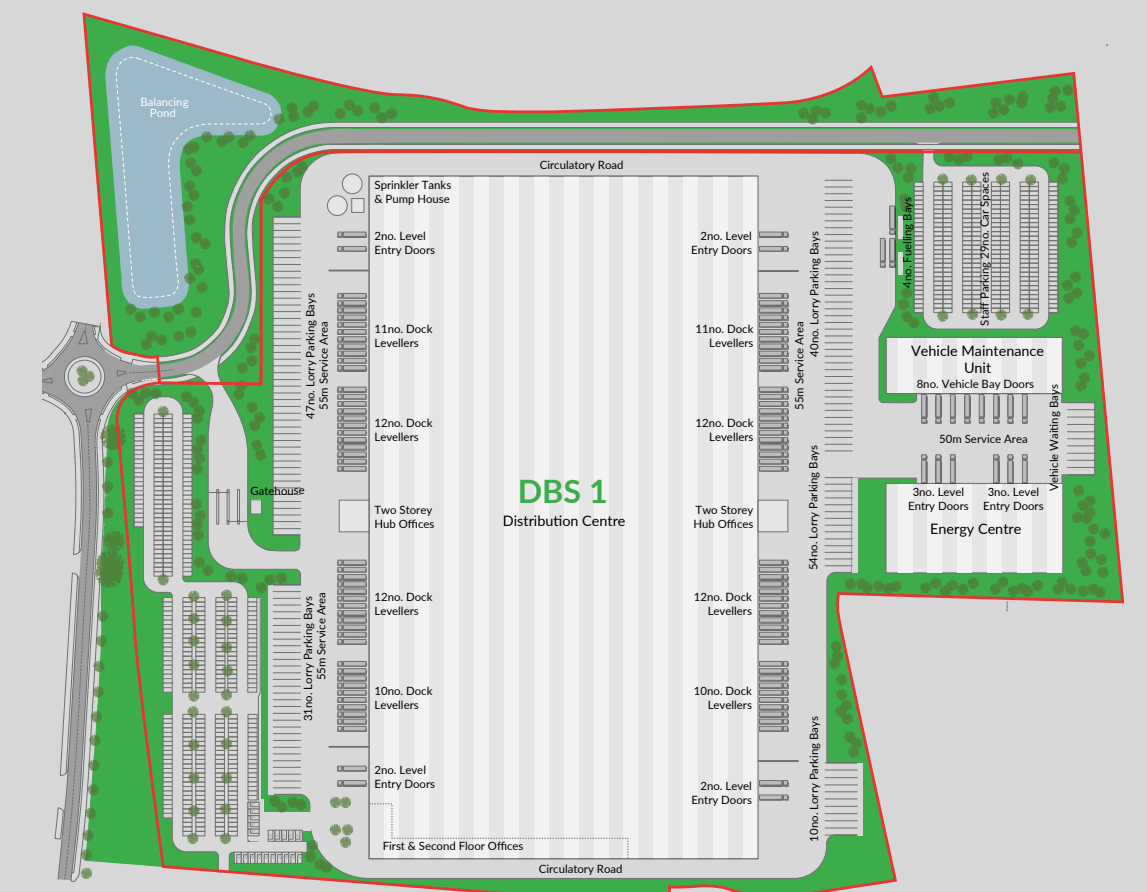
Approximate areas (GIA)



## indicative single unit DBS 1

### accommodation

- 1,005,375 sq ft
- 90 dock levellers
- 8 level entry doors
- 720 parking spaces
- 142 lorry spaces
- Secure 55m yards
- Tailor height to occupier
- 47 acres

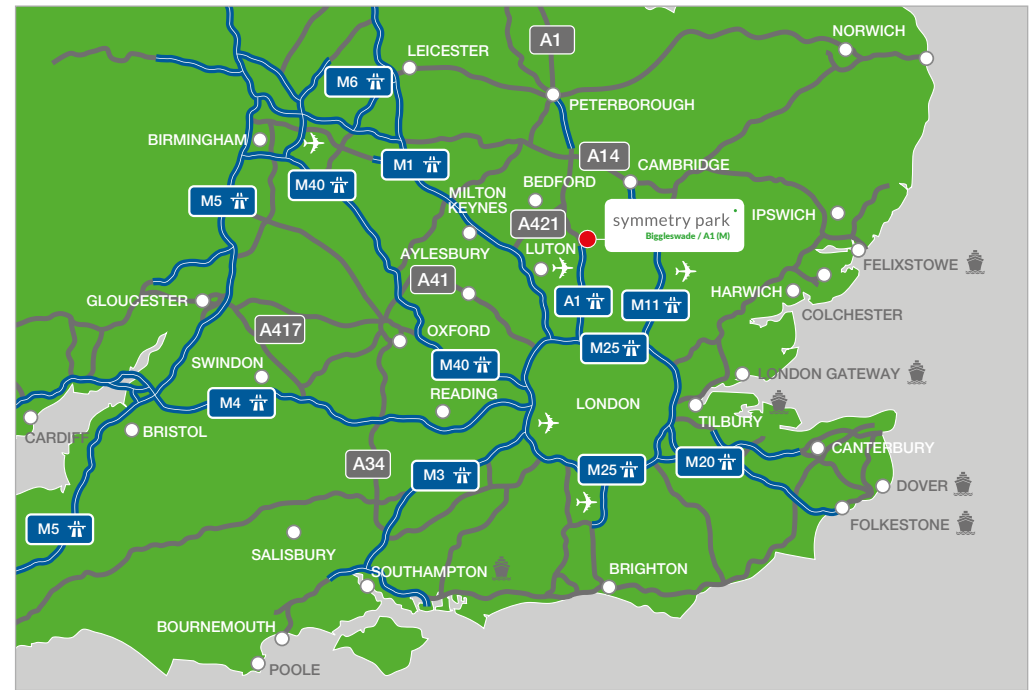


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SAT NAV : SG18 8QB



## Further information

Units can be built to suit occupier's requirements, please contact the joint sole agents for further details.



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[www.dbsymmetry.com/biggleswade](http://www.dbsymmetry.com/biggleswade)

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