

# SYMMETRY PARK BIGGLESWADE

66,000; 140,000; 155,000; 180,000 & 287,000 sq ft

**PRE-LET** **SOLD**  
**READY TO OCCUPY**  
FURTHER DESIGN & BUILD OPPORTUNITIES AVAILABLE OF UP TO 1.2 MILLION sq ft



SCAN FOR MORE



EPC  
A+ RATING



BREEAM rating:  
'Outstanding'

ACCOMMODATING YOUR FUTURE

# THE SITE



Indicative computer-generated image

# LABOUR



## DEMOGRAPHIC OPPORTUNITY

There are 151,100 residents of core working age (i.e. aged 16-64) in the Biggleswade catchment, 57% who are under the age of 45.

Housing data within a 30 minute catchment area shows that, by 2031, over 6,500 new dwellings are to be delivered.

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

Workforce 2023 151,100



Workforce 2031 158,000



## LOCAL OCCUPIERS

Stratton Business Park is currently home to over 40 companies including key occupiers such as The Co-op Group, Bidfood, Solina, Noatum Logistics and Warburtons.

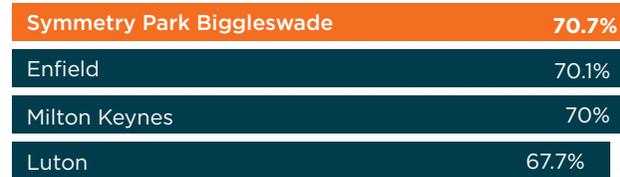
The business park is a key location for the AgriFood sector of the economy, with roughly one third of the people employed in food related businesses.



## HIGHLY SKILLED WORKFORCE

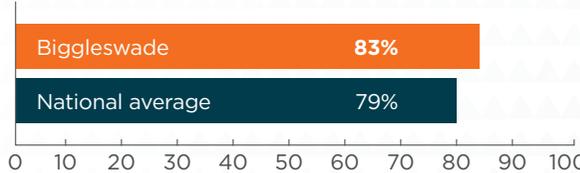
**Biggleswade is future facing**, with over 70% of working age residents skilled to RQF 3+ positioning the area to respond to demand for a more highly skilled logistics and distribution workforce.

% of workforce with RQF 3+ qualifications

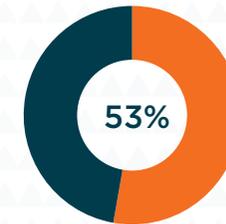
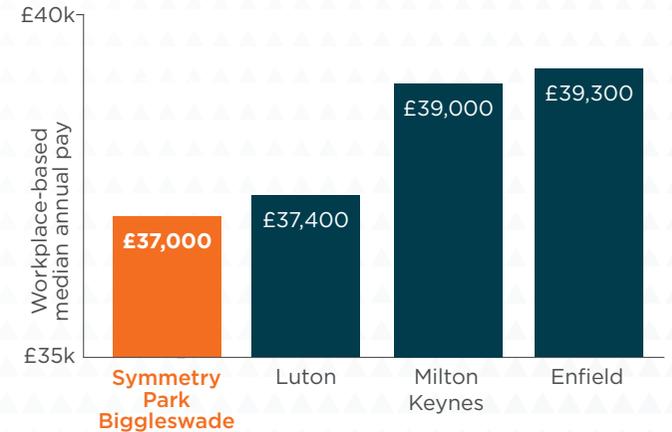


## ECONOMIC ACTIVITY

83% of Biggleswade's population are economically active compared with the national average of 79%.



## LOWER LABOUR COST



53% of Biggleswade residents travel less than 10km to get to work.



▲ SYMMETRY PARK  
BIGGLESWADE

ACCOMMODATION



SCAN FOR MORE

UNIT 08

Warehouse	145,500 sq ft	13,517 sq m
Main Offices	9,000 sq ft	836 sq m
<b>Total</b>	<b>154,500 sq ft</b>	<b>14,353 sq m</b>

Clear Height	15m
No. of Dock Levellers	14
No. of Level Entry Doors	2
No. of Jumbo Level Entry Doors	2
Yard Depth	53m
HGV Parking Spaces	25
Car Parking Spaces	113
EV Parking Spaces	22
Van Parking Spaces	7

UNIT 09

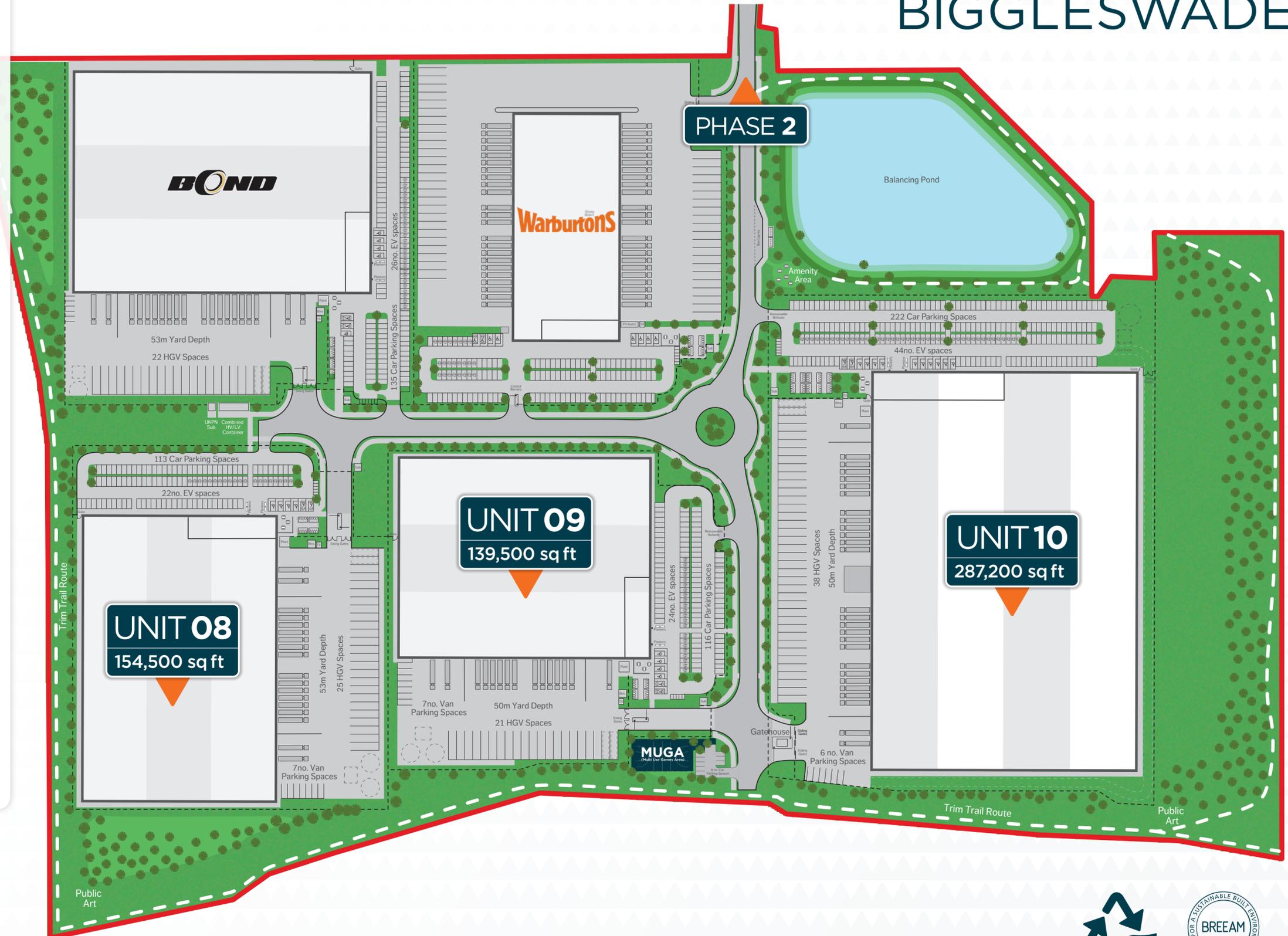
Warehouse	132,000 sq ft	12,263 sq m
Main Offices	7,500 sq ft	697 sq m
<b>Total</b>	<b>139,500 sq ft</b>	<b>12,960 sq m</b>

Clear Height	15m
No. of Dock Levellers	12
No. of Level Entry Doors	1
No. of Jumbo Level Entry Doors	2
Yard Depth	50m
HGV Parking Spaces	21
Car Parking Spaces	116
EV Parking Spaces	24
Van Parking Spaces	7

UNIT 10

Warehouse	270,000 sq ft	25,084 sq m
Main Offices	13,500 sq ft	1,254 sq m
Hub Offices	3,500 sq ft	325 sq m
Gatehouse	200 sq ft	19 sq m
<b>Total</b>	<b>287,200 sq ft</b>	<b>26,682 sq m</b>

Clear Height	18m
No. of Dock Levellers	24
No. of Level Entry Doors	1
No. of Jumbo Level Entry Doors	2
Yard Depth	50m
HGV Parking Spaces	38
Car Parking Spaces	222
EV Parking Spaces	44
Van Parking Spaces	6



EPC  
A+ RATING



BREEAM rating:  
'Outstanding'

# ▲ SYMMETRY PARK BIGGLESWADE



## ROAD

	Distance
Stevenage	14 miles
Bedford	14 miles
Welwyn Garden City	21 miles
Cambridge	21 miles
A14	22 miles
M1 (J13)	22 miles
M25 (J23)	29 miles
Peterborough	42 miles
Central London	45 miles
Birmingham	94 miles



## AIRPORT

	Distance
London Luton	23 miles
London Stansted	33 miles
London Heathrow	55 miles



## PORT

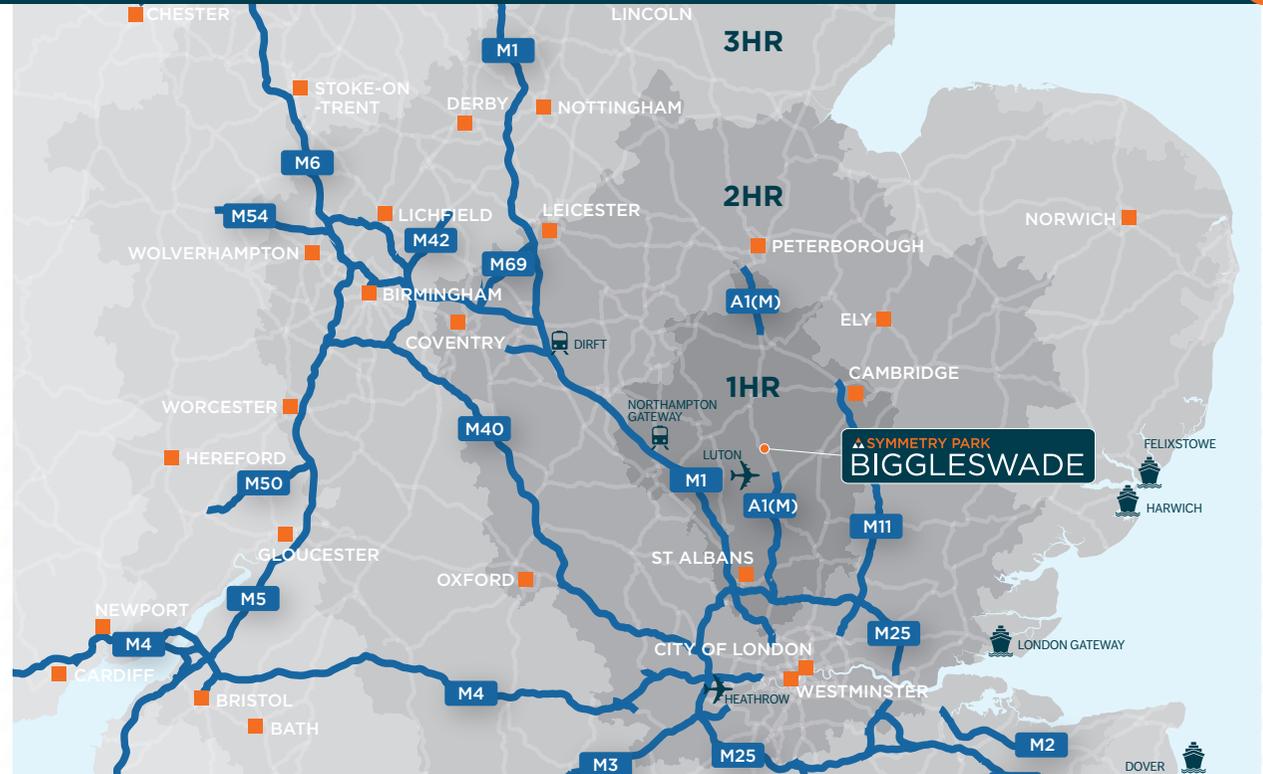
	Distance
London Gateway Port	71 miles
Harwich	82 miles
Felixstowe Port	92 miles
Southampton	120 miles
Dover	128 miles



## RAIL

	Distance
Northampton Gateway	40 miles
DIRFT	57 miles

Source: Google Maps



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