

SYMMETRY PARK ASTON CLINTON

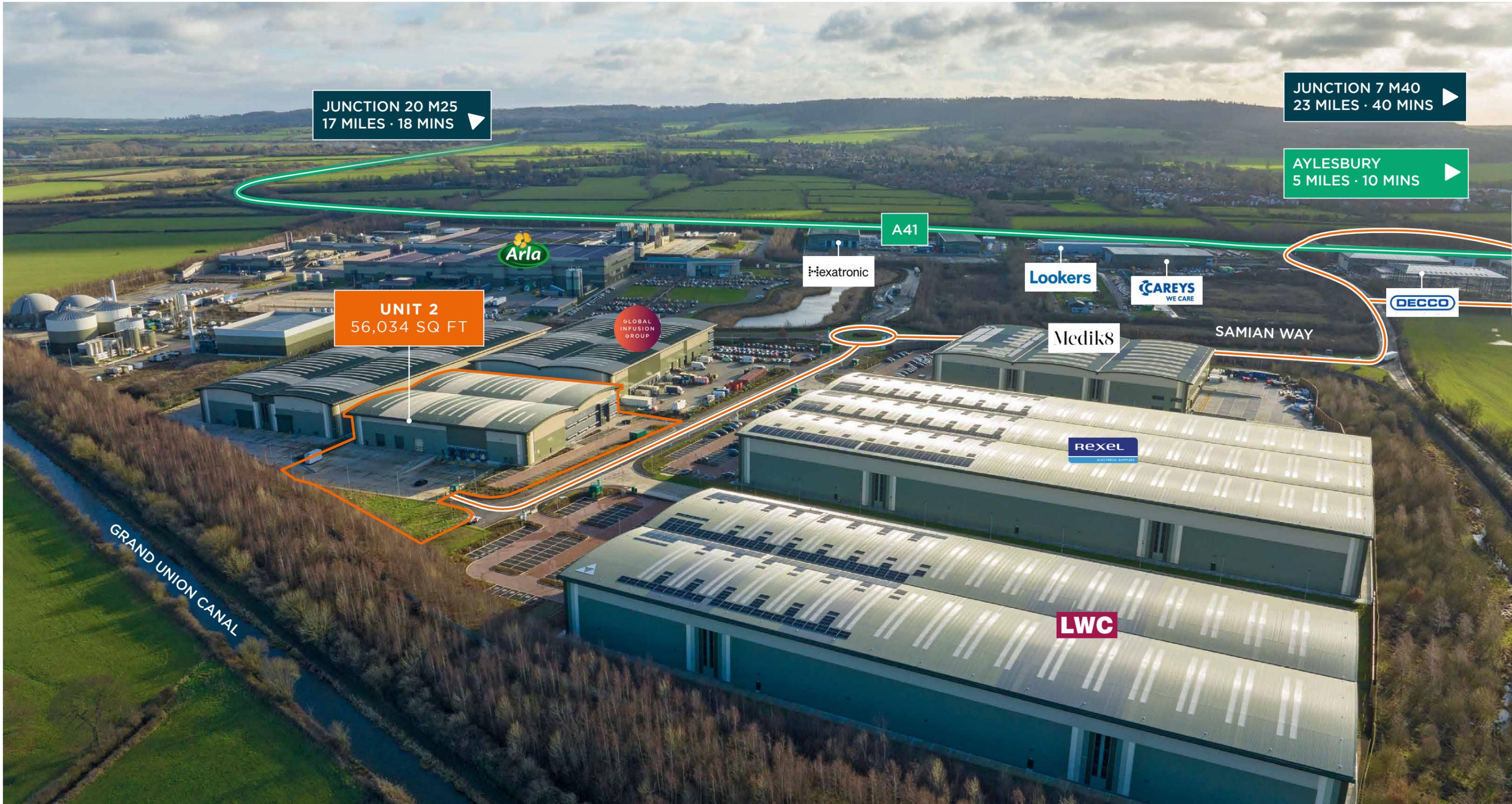
HP22 5WJ

Unit 2

High quality logistics space
56,034 sq ft (5,205 sq m)

AVAILABLE NOW





SECURE GATED YARD

18 MINUTES FROM J20 M25

WITHIN AN ESTABLISHED LOGISTICS LOCATION

LOCAL OCCUPIERS INCLUDE ARLA FOODS, REXEL AND MEDIK8

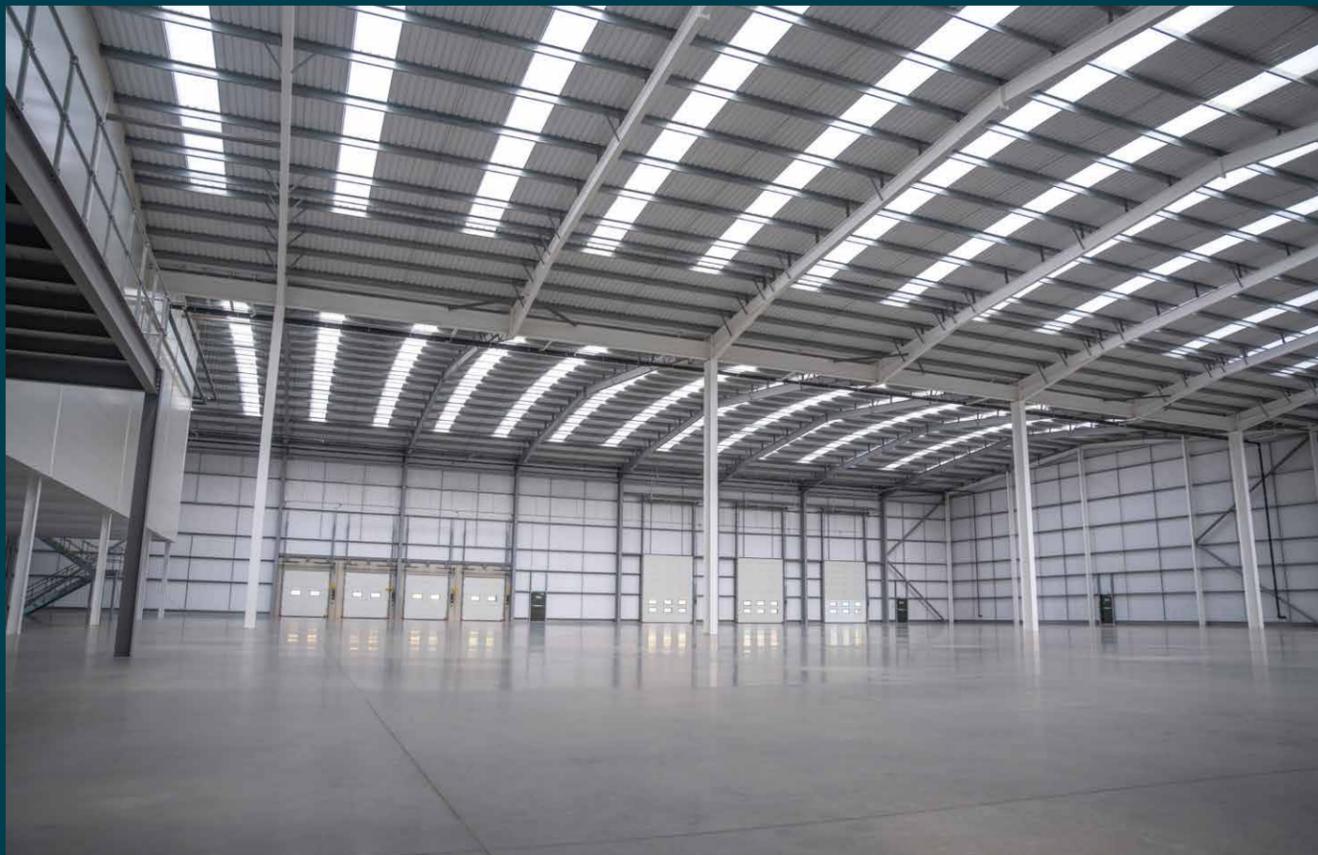
AN ESTABLISHED LOCATION

Located within the now established logistics location of Aston Clinton, unit 2 presents a well positioned grade-A industrial/logistics building.

This is an outstanding opportunity in a prime location at regionally competitive rates.

UNIT 2
56,034 SQ FT





**TO LET
UNIT 2**

**HIGH QUALITY
INDUSTRIAL/LOGISTICS
BUILDING
56,034 SQ FT**

SPECIFICATION

- 10.5m clear height
- 4 dock level doors
- 3 level access doors
- 40m yard depth
- 315kVA power
- 51 car parking spaces

SUSTAINABILITY

- Ability to add solar PVs*
- 6 EV Chargers
- 10 Cycle Spaces
- LEDs in the offices
- 15% Roof Lights
- Adjacent to local countryside

*Size of solar PVs to be confirmed



Comprising 56,034 sq ft, unit 2, having undergone a comprehensive refurbishment programme, offering occupiers a future proofed solution for their business. The building benefits from both EPC A and BREEAM very good ratings.

**Schedule of Accommodation
(approx GIA)**

	sq ft	sq m
UNIT 2		
Ground floor	49,597	4,607
First floor offices	6,437	598
Total	56,034	5,205



PERFECTLY POSITIONED

Buckinghamshire demonstrates strong demographic and economic performance compared to UK averages. Over the last 10 years the county has benefited from higher population growth (9.5%) than the UK as a whole (6.3%), with 341,000 (62% of the population) of working age. Additionally, 84.0% of Buckinghamshire's working-age population is economically active, higher than the UK average of 79.0%.

ASTON CLINTON BENEFITS:

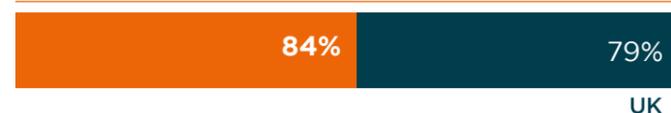
Working Age Population **341,000**



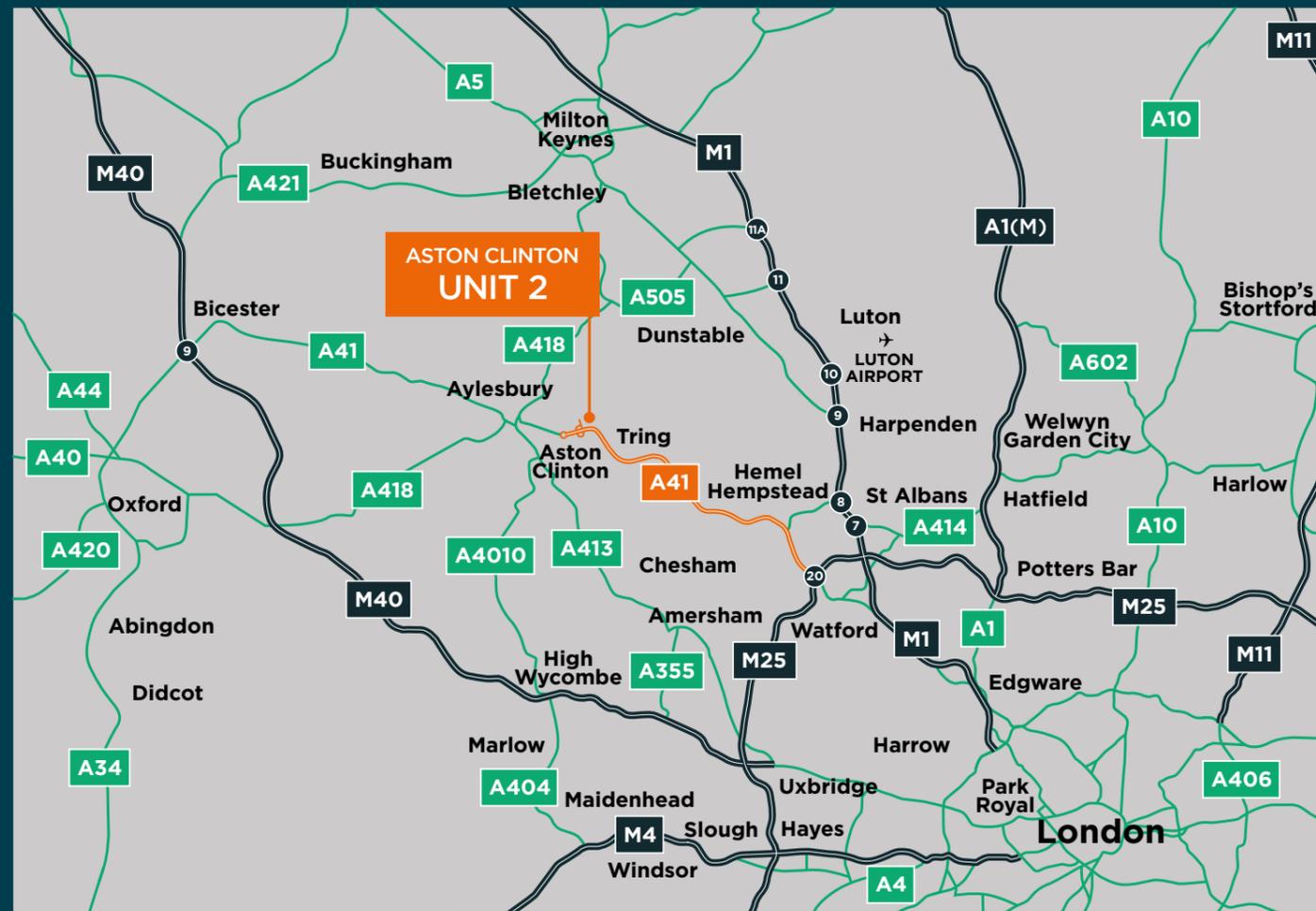
Local Population Growth vs UK (over 10 years)



Local population economically active



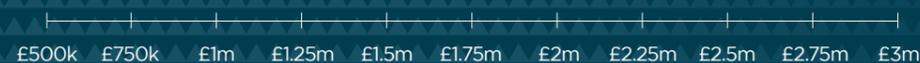
Source: ONS 2025



SIGNIFICANT SAVINGS

Figures are based on comparable properties in the locations shown.

ASTON CLINTON	RENT: £14.50 psf RATES: £4.05 psf
HEMEL HEMPSTEAD	RENT: £20.00 psf RATES: £6.25 psf
PARK ROYAL	RENT: £32.50 psf RATES: £8.11 psf



Rent & Rates (per annum)

Source: Savills/Brasier Freeth 2025

Aston Clinton is an established logistics location that offers significant rent and rate savings to occupiers without compromising on connectivity.

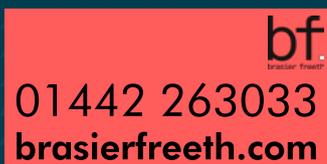
Adjacent to the A41 offering quick and easy access to the M25 in just 18 minutes, the site is in a prime location for occupiers looking to serve both central London and National markets.

LOCATION	Distance (miles)	Time (mins)
M25 J20	17	18
M1 J8	22	24
Luton Airport	27	35
Bicester	21	40
M40 J7	21	40
M40 J1A	26	40
Heathrow Airport	36	40
Milton Keynes	24	45
Oxford	27	50
Banbury	41	60
Central London	42	70
Tilbury	67	75
London Gateway	70	77
Birmingham	90	110
Southampton Docks	101	110
Felixstowe	117	125
Dover	123	135

what3words:
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