

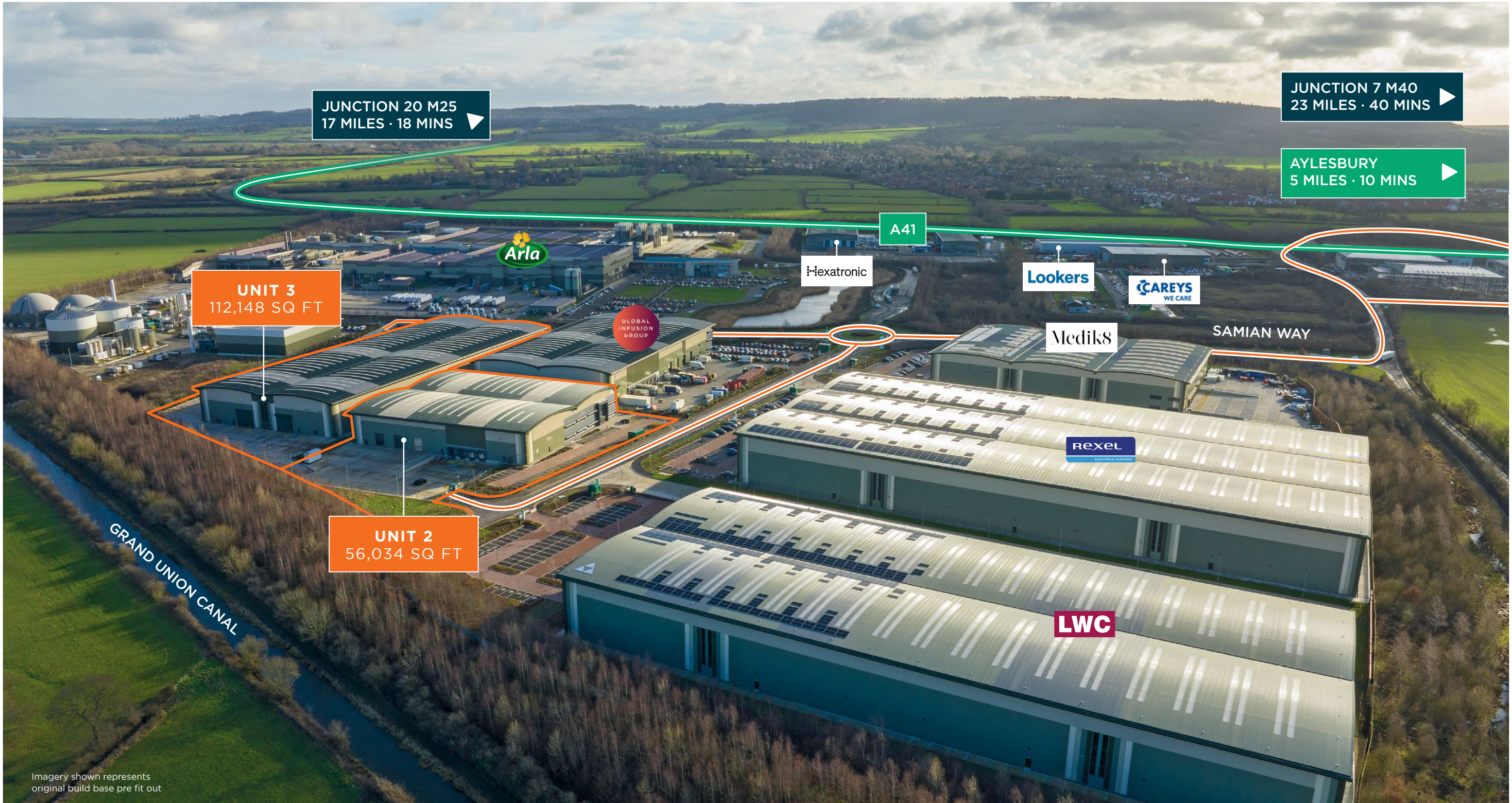
SYMMETRY PARK ASTON CLINTON

HP22 5WJ

High quality logistics units of
56,034 & 112,148 sq ft

**AVAILABLE FROM
Q3 2025**





JUNCTION 20 M25
17 MILES · 18 MINS ▶

JUNCTION 7 M40
23 MILES · 40 MINS ▶

AYLESBURY
5 MILES · 10 MINS ▶

UNIT 3
112,148 SQ FT

UNIT 2
56,034 SQ FT

Arla

Hexatronic

Lookers

CAREYS
WE CARE

Medik8

SAMIAN WAY

REXEL
ELECTRICAL SUPPLIES

LWC

GRAND UNION CANAL

Imagery shown represents
original build base pre fit out

SECURE GATED YARDS

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, units 2 and 3 present two well positioned grade-A industrial/logistics buildings.

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

UNIT 2
56,034 SQ FT



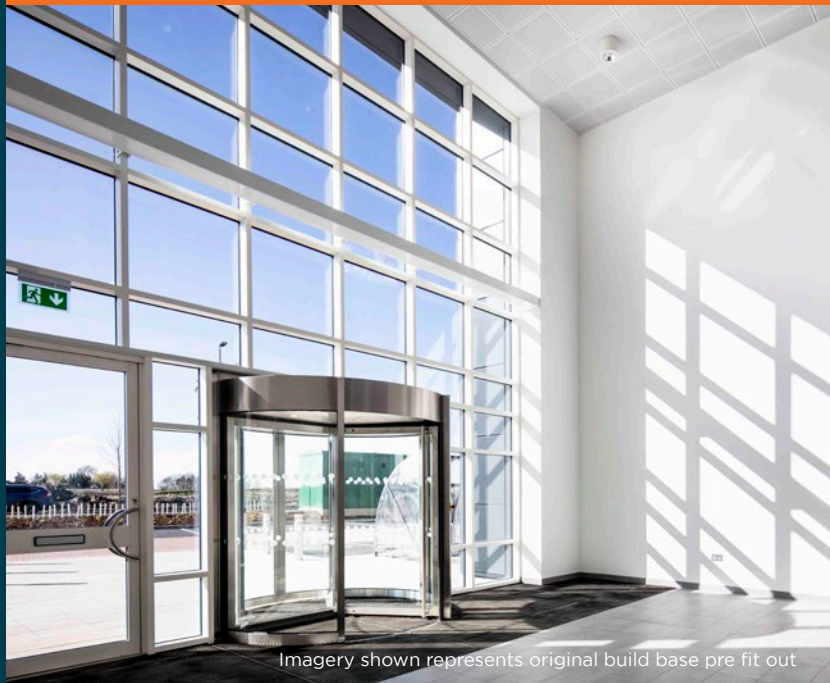
Imagery shown represents
original build base pre fit out



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



Imagery shown represents original build base pre fit out

- 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

CLICK
TO VIEW
UNIT 2



Comprising 56,034 sq ft, unit 2 is currently undergoing 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. Option to take units 2 and 3 and create connections between the two.

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

UNIT 3
112,148 SQ FT



Imagery shown represents
original build base pre fit out



SPECIFICATION

- 12m clear height
- 10 dock level doors
- 4 level access doors
- 45m yard depth
- 500kVA power
- 114 car parking spaces

TO LET
UNIT 3

HIGH QUALITY
WAREHOUSE/LOGISTICS
BUILDING WITH ADDITIONAL
PLANNING CONSENT
FOR FILM-MAKING
112,148 SQ FT

SUSTAINABILITY

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

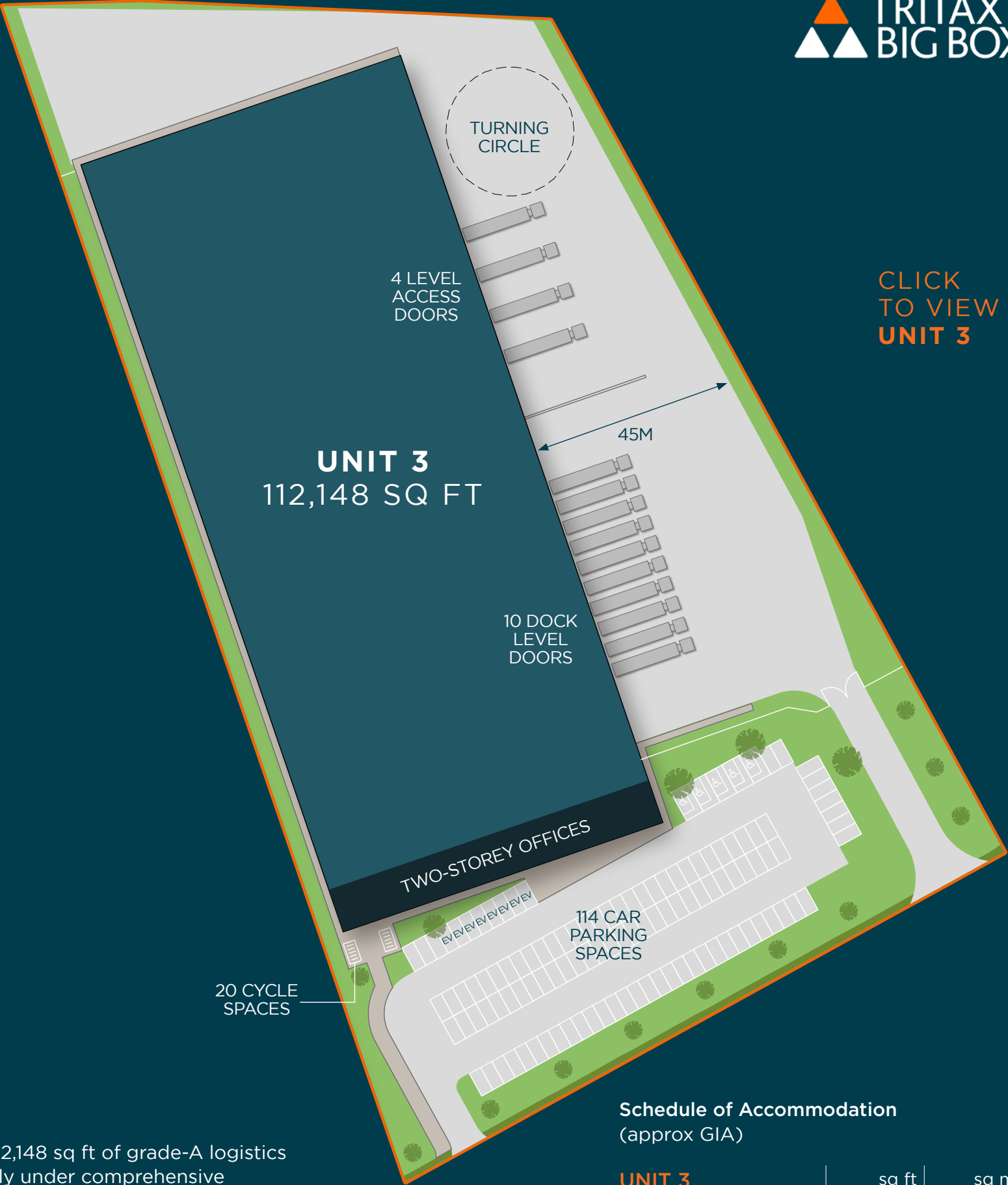
*Size of solar PVs to be confirmed



Imagery shown represents original build base pre fit out

Unit 3 offers 112,148 sq ft of grade-A logistics space, currently under comprehensive refurbishment the building benefits from EPC A and BREEAM very good ratings, providing a future proofed solution for occupiers. Option to take units 2 and 3 and create connections between the two.

CLICK
TO VIEW
UNIT 3



Schedule of Accommodation
(approx GIA)

	sq ft	sq m
UNIT 3		
Ground floor	100,237	9,312
Two-storey offices	11,910	1,106
Total	112,148	10,418



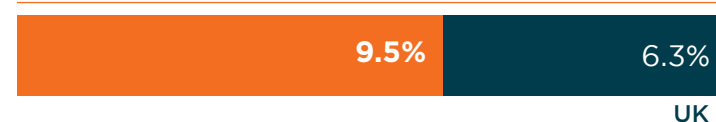
ASTON CLINTON BENEFITS:

Working Age Population

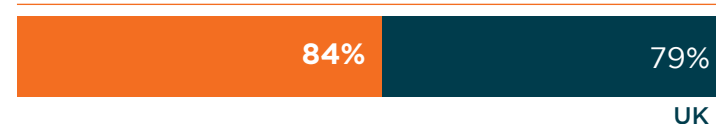
341,000



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.

RENT: £13.00 psf RATES: £4.05 psf	ASTON CLINTON
RENT: £20.00 psf RATES: £6.25 psf	HEMEL HEMPSTEAD
RENT: £32.50 psf RATES: £8.11 psf	PARK ROYAL



Rent & Rates (per annum)

Source: Savills/Brasier Freeth 2024

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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TRITAX
BIG BOX®

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CLICK TO VIEW UNIT 2

CLICK TO VIEW UNIT 3