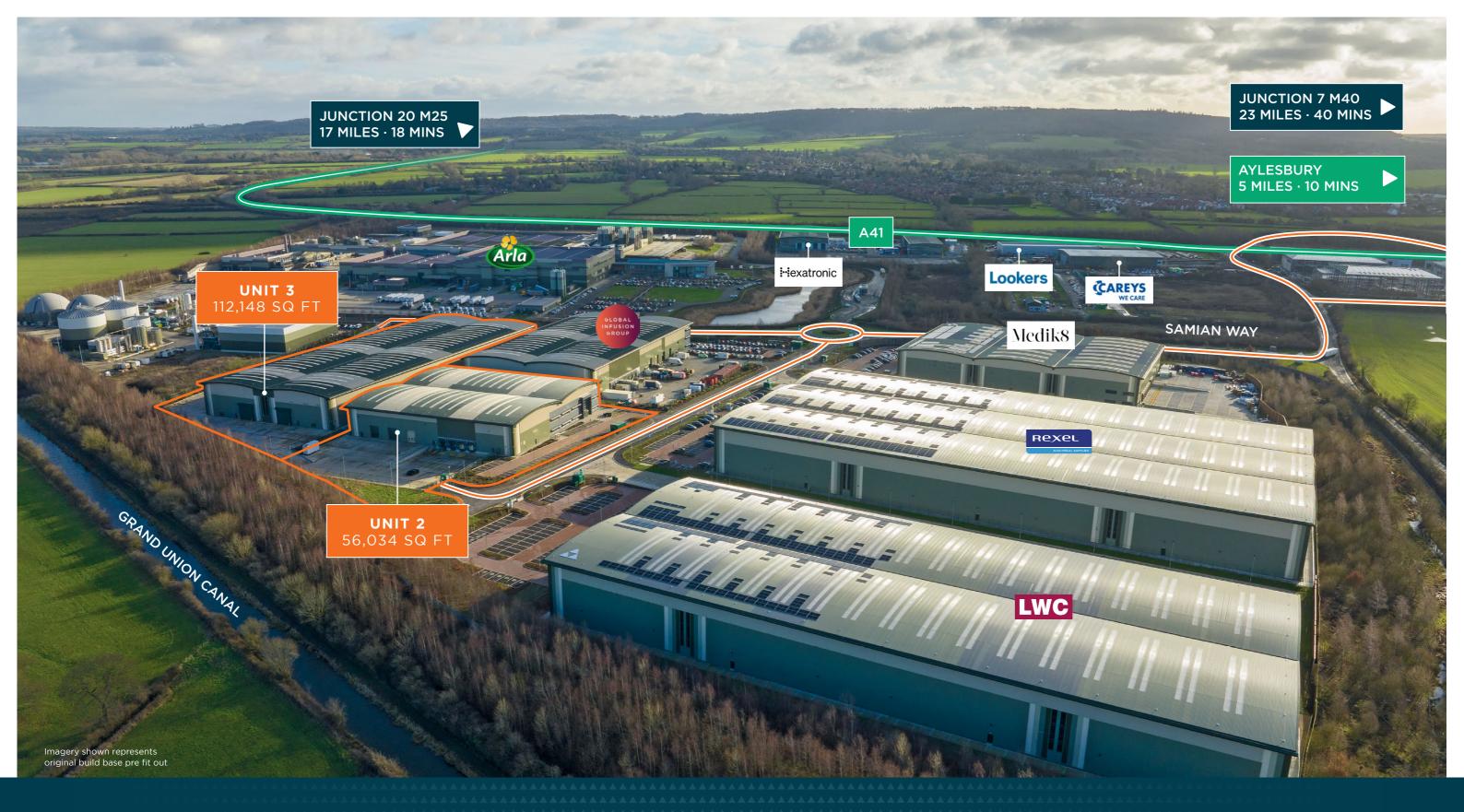


SYMMETRY PARK ASTON CLINTON

HP22 5WJ

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





SECURE GATED YARDS

WITHIN AN ESTABLISHED LOGISTICS LOCATION

18 MINUTES FROM J20 M25

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 oustanding opportunity in a prime location at regionally competitive rates.





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

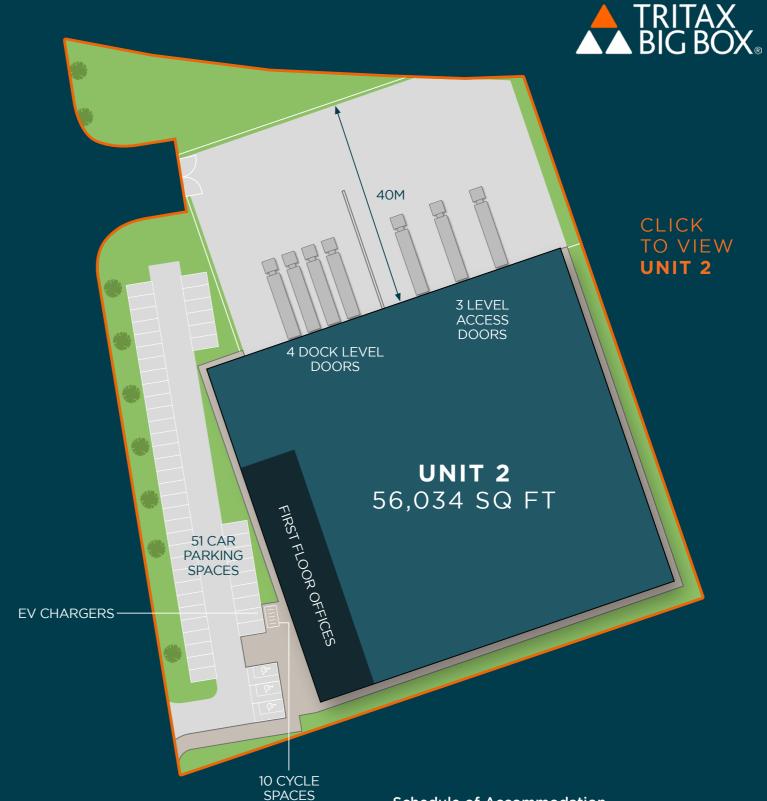


15% Roof Lights



Adjacent to loca countryside

*Size of solar PVs to be confirmed

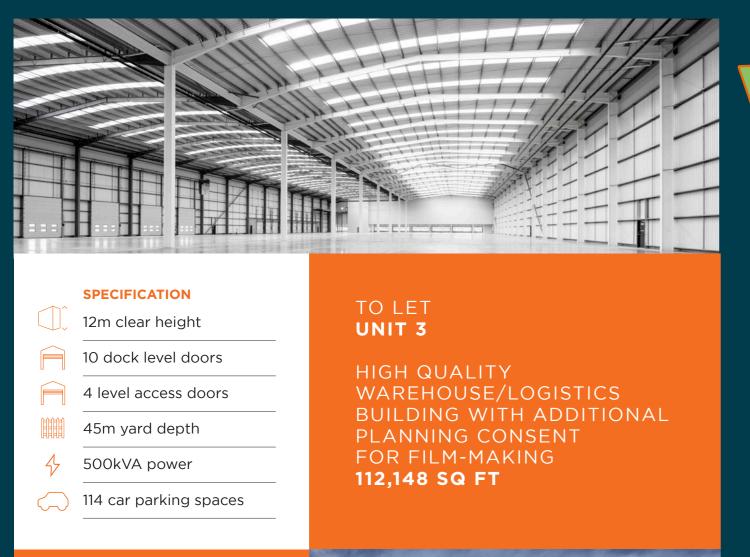


Comprising 56,034 sq ft, unit 2 is currently undergoing a comprehensive refurbishment programme, offering occupiers a future proofed solution for their business. The building benefits from both EPC A and BREEAM very good ratings. Option to take units 2 and 3 and create connections between the two.

Schedule of Accommodation (approx GIA)

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





Ability to add solar PVs* 6 EV Chargers 10 Cycle Spaces LEDs in the offices

Imagery shown represents original build base pre fit out

Adjacent to local countryside

15% Roof Lights

Size of solar PVs to be confirme







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)

9.5% 6.3%

Local population economically active

84% 79% UK

Milton Keynes Buckingham M40 A421 Bletchley A1(M) **ASTON CLINTON UNITS 2 & 3** Bishop's Stortford A505 **Bicester** Luton Dunstable A418 A41 LUTON O AIRPORT A602 Aylesbury Welwyn Garden City Harpenden Tring A40 Aston Clinton Hemel Hempstead St Albans Harlow A418 Hatfield Oxford A10 A420 A413 A4010 Chesham **Potters Bar** Amersham Watford M1 **Abingdon** M11 High Nycombe A355 M25 **Edgware Didcot** Marlow Harrow A404 Maidenhead A406 **Uxbridge** M4 Slough Hayes London Windson

SIGNIFICANT SAVINGS

Figures are based on comparable properties in the locations shown.

RENT: £13.00 psf

ASTON CLINTON RATES: £4.05 psf RENT: £20.00 psf RATES: £6.25 psf

HEMEL HEMPSTEAD

RATES: £8.11 psf

PARK ROYAL

RENT: £32.50 psf

£1.5m £1.75m £2m £2.25m £2.5m £2.75m £3m £3.25m £3.5m

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: ///QUALIFY.PRINT.PURCHASER **ASTON CLINTON HP22 5WJ**





For further information contact the letting agents:



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CLICK TO VIEW UNIT 2 CLICK TO VIEW UNIT 3

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