

NEW INDUSTRIAL | DISTRIBUTION BUILDINGS

DESIGN & BUILD OPPORTUNITIES UP TO

271,000 sq ft

▲ SYMMETRY PARK
DARLINGTON

A66 | DL1 4BF



Indicative computer-generated image



SCAN
FOR MORE



Tritax Symmetry is delighted to be considered as your dedicated developer to deliver your high-quality, sustainable building, built to net zero carbon in construction.

Tritax Symmetry operates as the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company. The business is dedicated to delivering environmentally-conscious logistics facilities, providing a collaborative and entrepreneurial approach, and offering an unrivalled choice of building locations and sizes to its clients, which includes prominent names in the retail, logistics, consumer products, automotive and TV/film sectors.

Our experienced team has a proven track record in successful speculative and client-led development projects across the United Kingdom.

Our approach is characterised by an entrepreneurial mindset, alignment with our clients' needs, and agile approach, supported by the backing of a FTSE 250 company. This combination positions us as the preferred choice for delivering customised logistics property solutions.

We hope to see your business thrive in this outstanding space.



Simon Dixon
Development Director
E: Simon.Dixon@tritaxsymmetry.com
T: +44 (161) 297 3005

BOX GREENER. BOX TOGETHER. BOX CLEVER

TRITAX SYMMETRY

A TRITAX BIG BOX COMPANY

Our purpose

We deliver world-class, large scale logistics developments that are environmentally responsible and create opportunities for communities.

Our vision

We are a trusted, respected and innovative value adding property company delivering high quality logistics developments.

Our values

What drives our culture and why we work the way we do. We do what we say we do. We see everything through to the end. We succeed together. We are thoughtful, creative and collaborative.



AMAZON UNIT 01 SYMMETRY PARK DARLINGTON 1.5m sq ft

In 2018, Amazon sought a location for their first fulfilment centre in the North-East to accommodate escalating customer demands and facilitate the growth of third-party sellers.

Tritax Symmetry collaborated closely with Darlington Council and Amazon to design a bespoke facility tailored to their needs. Equipped with Amazon's cutting-edge robotic technology, the 1.5 million sq ft facility now serves as a hub for the region, providing 1,000 permanent jobs.

The successful delivery of this project not only realised Amazon's expansion objectives in the North-East but also showcased Tritax Symmetry's proficiency in navigating complex challenges and delivering tailored solutions at scale and on time.

Tritax Symmetry's timely delivery ensured Amazon's fulfilment centre was operational well in advance of Black Friday and the Christmas trading season, cementing its pivotal role in supporting regional commerce.



▲ SYMMETRY PARK DARLINGTON

Welcome to Symmetry Park Darlington, strategically located adjacent to the A66 and extending over 90 acres.

The site offers unparalleled access to an available labour pool being located adjacent to the A66, with direct connections to Darlington Town Centre via the new Darlington Eastern Transport Corridor.

The site benefits from connectivity to the national motorway and trunk road network, with direct connections to the A1(M), A19 and A66.

Symmetry Park Darlington is home to Amazon's first fulfilment centre in the North-East, occupying 40 acres of the expansive site.

A further pre-let of Unit 02 (138,000 sq ft) has been agreed with a major logistics occupier in Q4 2023, which will be ready for occupation in Q4 2024.



Delivery
Bespoke Design and Build opportunities available



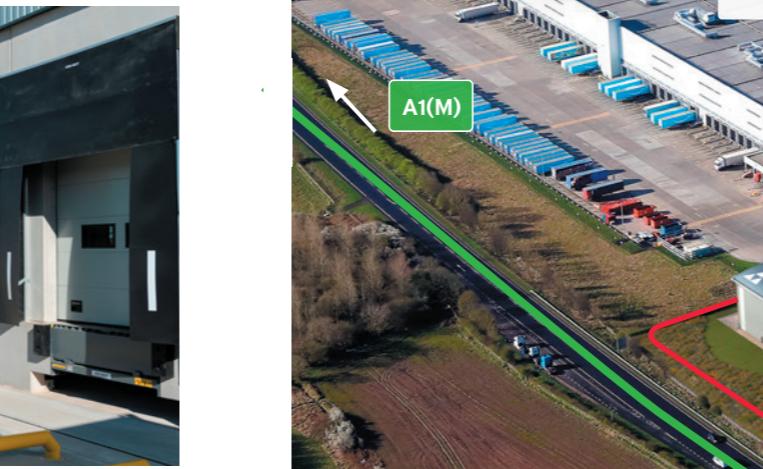
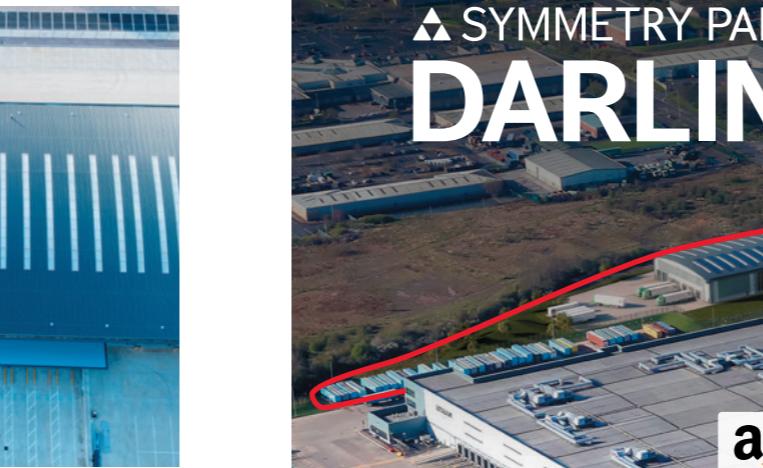
Labour
Large workforce available locally



Prime Location
Accessible via the new Darlington Eastern Transport Corridor. With direct connections to the A19, A1(M)



Sustainability
Delivered to net zero carbon in construction, BREEAM 'Excellent' and EPC 'A'



Indicative computer-generated image

Masterplan



Sustainability & Specification

Tritax 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.

Sustainability

 Buildings built to net zero carbon in construction

 PV solar power generation

 EPC 'A' Rating and BREEAM 'Excellent'

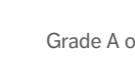
 Water saving taps, dual flush WCs

 LED lighting with PIR movement control

 Electric car charging points

 Secure gated and fenced yard

Office Specification

 Grade A offices with air conditioning

 Fitted kitchenette

 Raised access floors

 Metal tile suspended ceiling

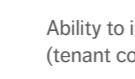
 Full height glazed reception area and offices

 8 person lift

 Revolving entrance door and pass door

Warehouse Specification

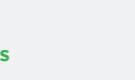
 Site power provision up to 3.7 MVA

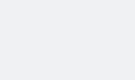
 Ability to install sprinkler tank (tenant cost)

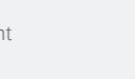
 Secure gated and fenced yard

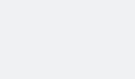
Principles

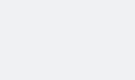
Our values designed into the spaces we create

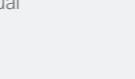
 Tritax Symmetry is delivering new developments that meet **The UK Net Zero Carbon Buildings Standard**

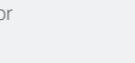
 We require contractors on our sites to sign up to the **Considerate Constructors Scheme**

 We source materials in a way that minimises damage to our environment and local community

 **Wellbeing:** Amenities provided for employees at Symmetry Parks

 **Social Zone:** Seating facilities

 **Trail Zone:** Dedicated areas for casual walkers and runners incorporating natural surroundings

 **Fit Zone:** Outdoor gym equipment for a range of exercising

 As part of our CSR policy, we have committed that each newly consented Symmetry Park will have its own **Community Benefit Fund (CBF)** which can be used to benefit the community for local initiatives

RUGBY



DONCASTER



UNIT 01 151,000 SQ FT/Pre-Let To Butternut Box
UNIT 02 430,000 SQ FT/Pre-Let to B&Q
UNIT 03 133,000 SQ FT/Pre-Let to Butternut Box

ASTON CLINTON



UNIT 04 133,000 SQ FT/Pre-Let To Pragea Laboratories
UNIT 05 86,000 SQ FT/Pre-Let To Rel
UNIT 06 16,000 SQ FT/Pre-Let to LVC Drills

BICESTER



UNIT 01 135,000 SQ FT/Pre-Let To Iron Mountain
UNIT 02 186,000 SQ FT/Pre-Let To Iron Mountain
UNIT 03 395,000 SQ FT/Pre-Let To Iron Mountain
UNIT 04 251,000 SQ FT/Pre-Let To Iron Mountain

MIDDLEWICH



UNIT 1 52,000 SQ FT/Pre-Sold to Jet2
UNIT 2 42,000 SQ FT/Pre-Sold to Packaging ONE

BIGGLESWADE



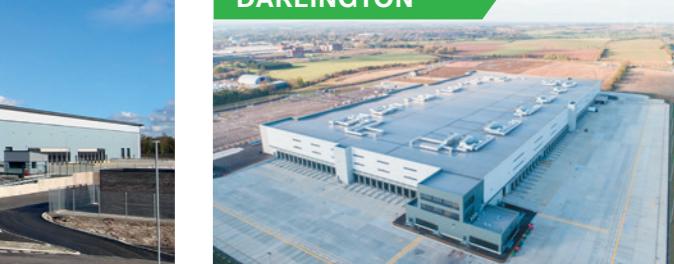
UNIT A1 88,000 SQ FT/Pre-Sold to Bentley Designs
UNIT A2 110,000 SQ FT/Sold to Medline
UNIT B 164,000 SQ FT/Pre-Let to Ocado
UNIT C 271,000 SQ FT/Pre-Let to Syncroon

MERSEYSIDE



UNIT 01 161,900 SQ FT/Pre-Let To Yodel

DARLINGTON



UNIT 02 1,07,000 SQ FT/Pre-Let To Amazon

Drive Time

Road

	Distance	Time
A1(M) J57	7 miles	11 mins
Newcastle	38 miles	60mins
Leeds	70 miles	1 hr 15 mins
Manchester	114 miles	2 hrs 10 mins
Nottingham	135 miles	2 hrs 30 mins
Edinburgh	160 miles	3 hrs
Glasgow	176 miles	3 hrs 05 mins
Birmingham	180 miles	3 hrs 10 mins
London	260 miles	4 hrs 40 mins

Airports

	Distance	Time
Teeside International	4 miles	10 mins
Newcastle International	45 miles	1 hr
Leeds/Bradford	60 miles	1 hrs 15 mins
Doncaster	100 miles	2 hrs

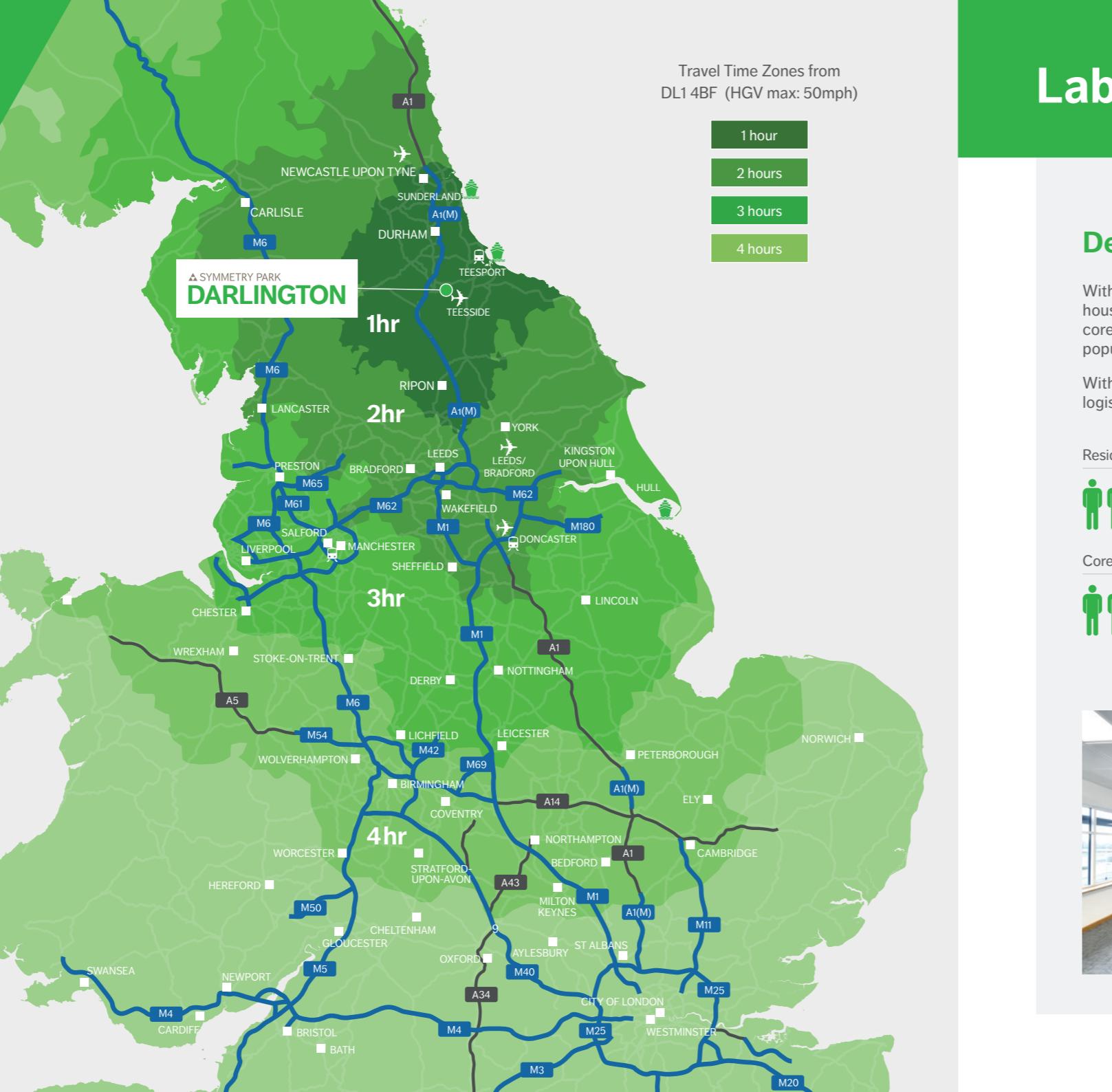
Seaports

	Distance	Time
Teesport	20 miles	30 mins
Sunderland	34 miles	55 mins
Hull	110 miles	2 hrs

Railports

	Distance	Time
Teesport	20 miles	30 mins
iPort Doncaster	100 miles	1 hr 45 mins
Trafford Park Euroterminal	119 miles	2 hrs 15 mins

Source: Google Maps, travel times are approximate.



Labour

Residents employed in relevant occupations:



Demographic Opportunity

Within 30 minutes drivetime of DL1 4BF, there are 185,779 households and 431,380 residents. Of these 257,201 people are of core working age (16-64), representing 60% of the catchments' population.

Within Darlington, 5.97% are employed in manufacturing and logistics, compared to 5.42% in England and Wales.

Residents within 30 minute drive

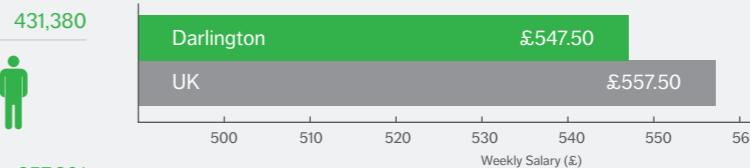


Core working age (16-64)



Lower Labour Cost

The average weekly salary for a full time warehouse operative in Darlington is £547.50 compared to £557.40 for the UK.



Drivetime

46.94% of the UK population is within a 4.5 hour HGV drive time (56.5 million people).

UK



Darlington



30 min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

drive

time

30

min

drivetime

▲ SYMMETRY PARK DARLINGTON



Tritax Symmetry

Tritax Symmetry is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company. The business is dedicated to providing best-in-class greener logistics buildings, a collaborative and entrepreneurial approach, and providing an unrivalled choice of building locations and scale to its clients.

Terms

Units are available on a leasehold basis for terms to be agreed. Please contact the joint sole agents for further details.

Visit the Website



[@tritaxsymmetry](https://www.tritaxsymmetry.com)

Further Information



0113 245 6000

Andrew Gent
andrew.gent@gentvisick.com
+44 (7793) 551 634



0113 200 1800
colliers.com/uk/industrial

Rob Whatmuff
robert.whatmuff@colliers.com
+44 (7703) 393 145

Carter Jonas

0113 242 5155
carterjonas.co.uk/commercial

John Webster
john.webster@carterjonas.co.uk
+44 (7775) 562 054

BOX GREENER. BOX TOGETHER. BOX CLEVER.

[tritaxsymmetry.com](https://www.tritaxsymmetry.com)

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through GV Property & Co, Colliers and Carter Jonas. May 2024.

▲ TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY