

PHASE 1: UP TO 2 MILLION SQ FT

UNDER CONSTRUCTION

Unit 1: 134,690 sq ft

Unit 2: 186,262 sq ft

BUILD TO SUIT

Bespoke design and build opportunities
available from 100,000 – 1 million sq ft

 **SYMMETRY PARK**

RUGBY / M45 JCT 1



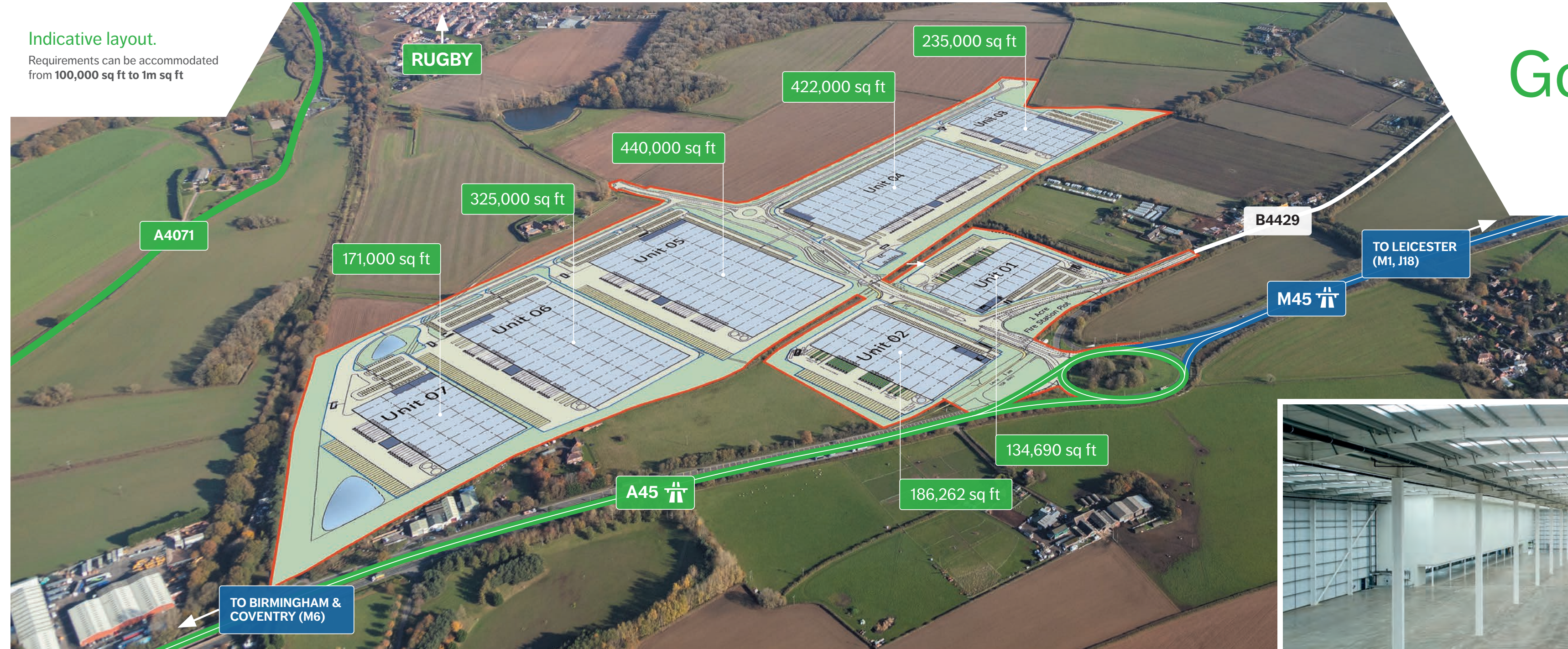
Indicative image

tritaxsymmetry.com/rugby

 **TRITAX SYMMETRY**
A TRITAX BIG BOX COMPANY



Indicative layout.
Requirements can be accommodated from 100,000 sq ft to 1m sq ft



Located in the heart of the logistics Golden Triangle

Symmetry Park, Rugby is situated on the key strategic M45/A45 highway link enabling fast access to M1/M6 motorways. Extending to a total of 111 acres, the site benefits from outline planning permission for up to 2 million sq ft of logistics floor space.



The beating heart of England



Travel Time Zones from J1 M45

- 1.5 HOUR
- 2.5 HOURS
- 3.5 HOURS
- 4.5 HOURS

Road

Road	Distance
Rugby Town Centre	3 miles
M1 J19	5 miles
Coventry	14 miles
Birmingham	32 miles
London	88 miles
Leeds	113 miles
Bristol	113 miles
Manchester	114 miles

Railports

Rail	Distance
DIRFT	10 miles
Hams Hall	26 miles
East Midlands Gateway	46 miles

Airports

Airport	Distance
Birmingham International Airport	25 miles
East Midlands Airport	36 miles
Heathrow	88 miles

Seaports

Port	Distance
Hull	119 miles
Southampton	123 miles
Liverpool	126 miles
Immingham	134 miles
Felixstowe	134 miles
Harwich	143 miles
Dover	173 miles

Numbers don't come any Greater

Sustainability

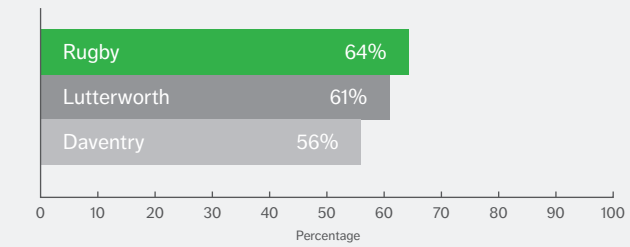
Buildings built to net zero carbon in construction

- BREEAM rating 'Very Good'
- EPC A rating
- Electric vehicle charging points
- PV solar power generation
- LED lighting
- High quality external elevation materials
- Materials designed to meet the BRE Green Guide to Specification designation of 'long life' with a sustainability rating of 'A' (therefore reducing the frequency for maintenance and need for replacement)
- Sustainable Urban Drainage Systems
- Water saving taps, dual flush WCs

Labour

Within the Symmetry Park, Rugby catchment (30 minutes drive time), there are 188,800 households and 501,900 residents.

Of these, 320,100 people are of core working age (16-64 years) representing 64% of the catchment's population. This is higher than the averages of Coventry (61%), Lutterworth (56%) and Daventry (56%).



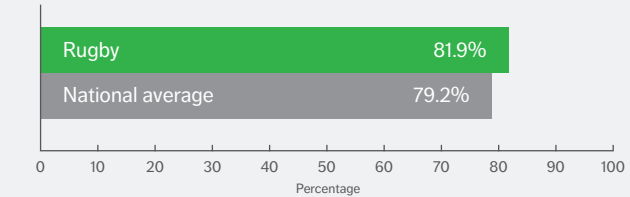
Hatch Regeneris Report 2021

Average weekly salary

The average weekly salary for a full time warehouse operative in Rugby is £385.

Economic Activity

Rugby's population (81.1%) is 2% more economically active than the national average (79.2%).



Local Occupiers

Rugby is home to a number of prominent occupiers including:



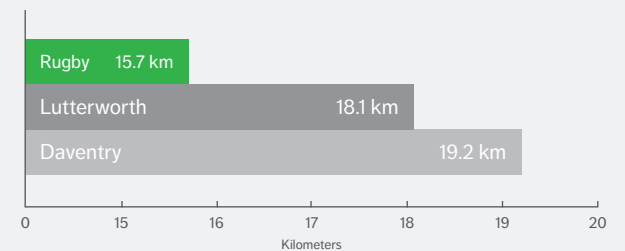
Drive time

85% of the UK population live within a 4.5 hour HGV drive time (56.5 million people)



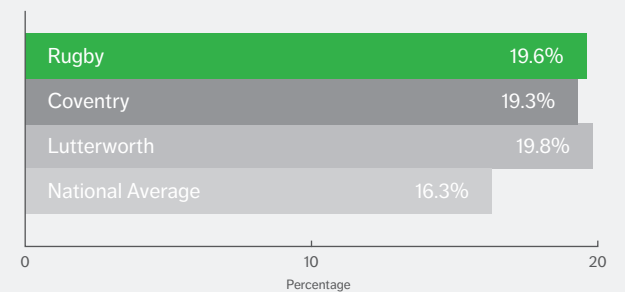
Average distance to work

There is more scope in Rugby to attract a wider catchment of employees versus other comparative locations.



Residents employed in relevant occupations

The proportion of the population employed in relevant occupations is in line or higher than comparators.



2 Unit masterplan



Accommodation

Unit 1

Warehouse GIA	125,570 sq ft	11,665.8 sq m
First Floor Offices	8,850 sq ft	822.2 sq m
Gatehouse	270 sq ft	25.1 sq m
Total GIA	134,690 sq ft	17,304.3 sq m

Site Area	6.33 Acres
Dock Doors	12
Level Access	4
Trailer Spaces	36
Car / Motorcycle Spaces	113 (incl. 6 no. disabled spaces)
Cycles	40
Electric Charging Bays	11 No. (incl. 2 no. disabled bays)
Floor Loading	50kN/m ²
Yard Depth	50 m
Clear Height to Haunch	15 m

Unit 2

Warehouse GIA	175,282 sq ft	16,284.2 sq m
First Floor Offices	10,710 sq ft	995.0 sq m
Gatehouse	270 sq ft	25.1 sq m
Total GIA	186,262 sq ft	17,304.3 sq m

Site Area	7.33 Acres
Dock Doors	16
Level Access	4
Trailer Spaces	45
Van spaces	16
Car / Motorcycle Spaces	316 (incl. 7 no. disabled spaces)
Cycles	60
Electric Charging Bays	13 No. (incl. 2 no. disabled bays)
Floor Loading	50kN/m ²
Yard Depth	50 m
Clear Height to Haunch	15 m



▲ SYMMETRY PARK

RUGBY / M45 JCT 1



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Terms

Please contact the joint agents for further information.

Further information

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