

NEW INDUSTRIAL / DISTRIBUTION WAREHOUSE BUILDINGS

170,000, 338,000 & 391,000 SQ FT

READY TO OCCUPY Q3 2024

▲ SYMMETRY PARK **RUGBY**

A45 / M45 | CV23 9JR

UNDER
CONSTRUCTION



Indicative image

tritaxsymmetry.com/rugby

▲ TRITAX SYMMETRY
A TRITAX BIG BOX COMPANY

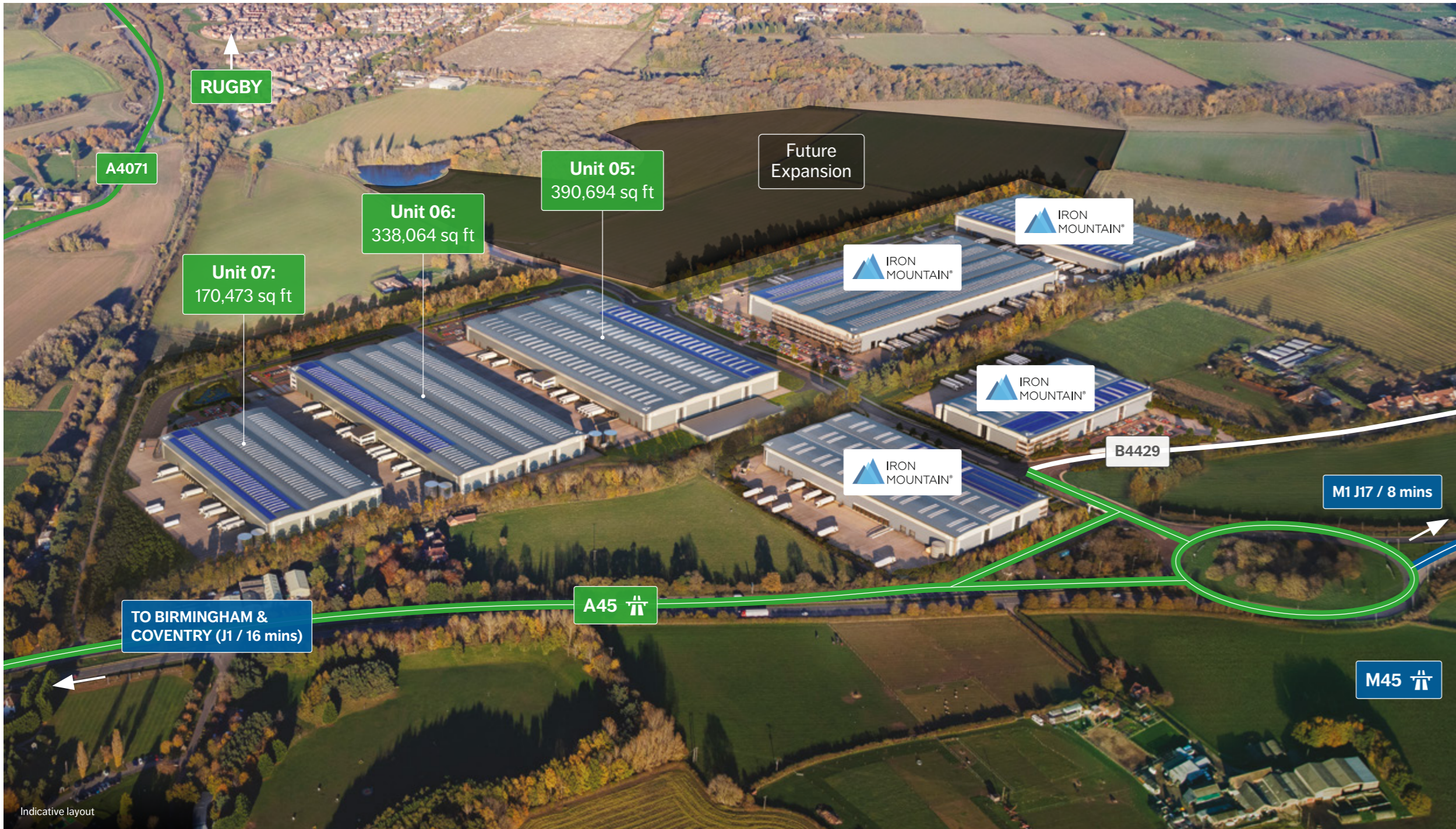


Principles
Our values embedded
into the spaces we create

UK GBC
Gold Level Member

Net Zero Carbon
in Construction

BREEM
EXCELLENT



▲ SYMMETRY PARK RUGBY

Extending to a total of 111 acres, Symmetry Park, Rugby has an outline planning permission to deliver up to 2 million sq ft of logistics floor space. Situated on the important M45/A45 strategic highway link, the site is located at the heart of the logistics 'Golden Triangle' network and is an established key distribution and manufacturing location.

Tritax Symmetry has exchanged an agreement for lease with Iron Mountain on c. 1 million sq ft on a state-of-the-art logistics space forming their first UK campus, of which 320,000 sq ft has now been delivered.

The remaining balance of the site has the capability to offer bespoke design & build facilities to suit individual occupier requirements ranging between 100,000 – 1 million sq ft to meet an occupation date during H1 2024. Planning permission is in place for three buildings: Unit 05 (390,694 sq ft), Unit 06 (338,064 sq ft), Unit 07 (170,473 sq ft), ready to occupy Q3 2024.

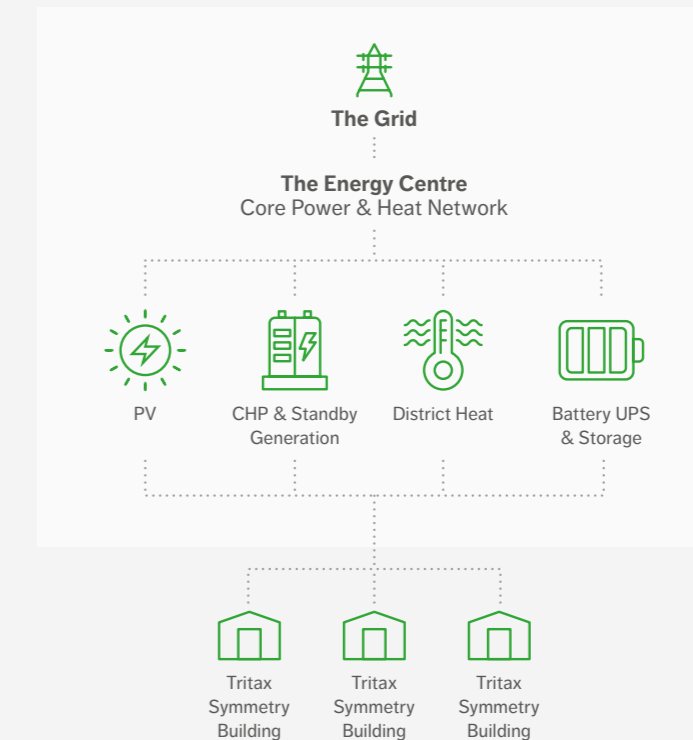
Tritax Energy Services

Helping Occupiers Towards Net Zero Carbon

Our Energy Services are tailored to each site for the best value and lowest carbon energy.

We integrate grid power, rooftop solar and on-site energy generation to deliver the optimal power requirements to buildings on Symmetry Parks.

Energy Services is the result of five years' work between Tritax Symmetry and BasePower to develop a robust and greener energy solution for our parks.



Key Benefits

- ✓ **Ongoing energy savings**
Power from rooftop PV typically providing a discount vs grid prices
- ✓ **Driving towards net zero carbon**
Low carbon, resilient, adaptable and economical
- ✓ **Flexible to meet demand**
Upgradable to meet ongoing growing demand
- ✓ **Resilient**
Multi power sources to reduce the reliance on grid-only energy
- ✓ **No risk for occupiers**
All PV installation, operation and maintenance are the Energy Services Company's responsibility

The heart of the logistics

Golden Triangle



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 J17	8 miles
M6 J2	12 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
Northampton Gateway	24 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

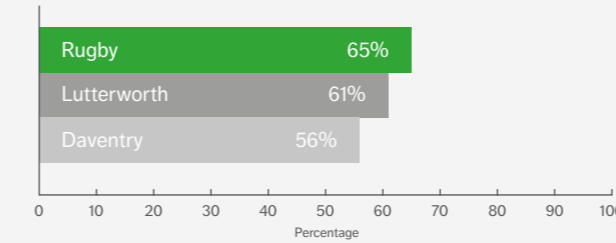
Numbers don't come any

Greater

Labour

Within the Symmetry Park, Rugby catchment (30mins drive time), there are 318,822 households and 753,450 residents.

Of these, 486,137 people are of core working age (16-64 years), representing 65% of the catchment's population.



Hatch Regeneris Report 2021

Average weekly salary

The average weekly salary for a full time warehouse operative in Rugby is £437.

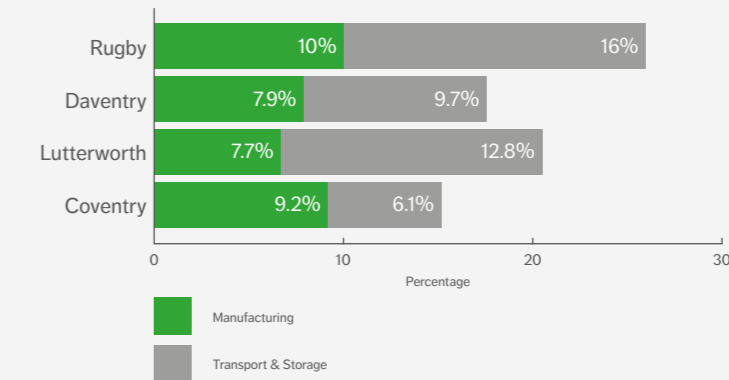


Drive time

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



Residents employed in relevant occupations



Local Occupiers

Rugby is home to a number of prominent occupiers including:



3 Unit masterplan

Sustainability

- BREEM rating min. 'Excellent'
- EPC 'A+' rating
- Electric vehicle charging points
- PV solar power generation
- LED lighting with PIR movement control
- 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

Offices

- Grade A offices with air conditioning
- Raised access floors
- Metal tile suspended ceiling
- Double height glazed reception area
- Fitted kitchenette
- 8 person lift
- Revolving entrance door and pass door

Principles

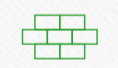
Our values designed into the spaces we create



Tritax Symmetry is a gold leaf member of the UK Green Building Council (UKGBC) and is delivering new developments that meet the UKGBC's definition for **Net Zero Carbon in Construction**



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

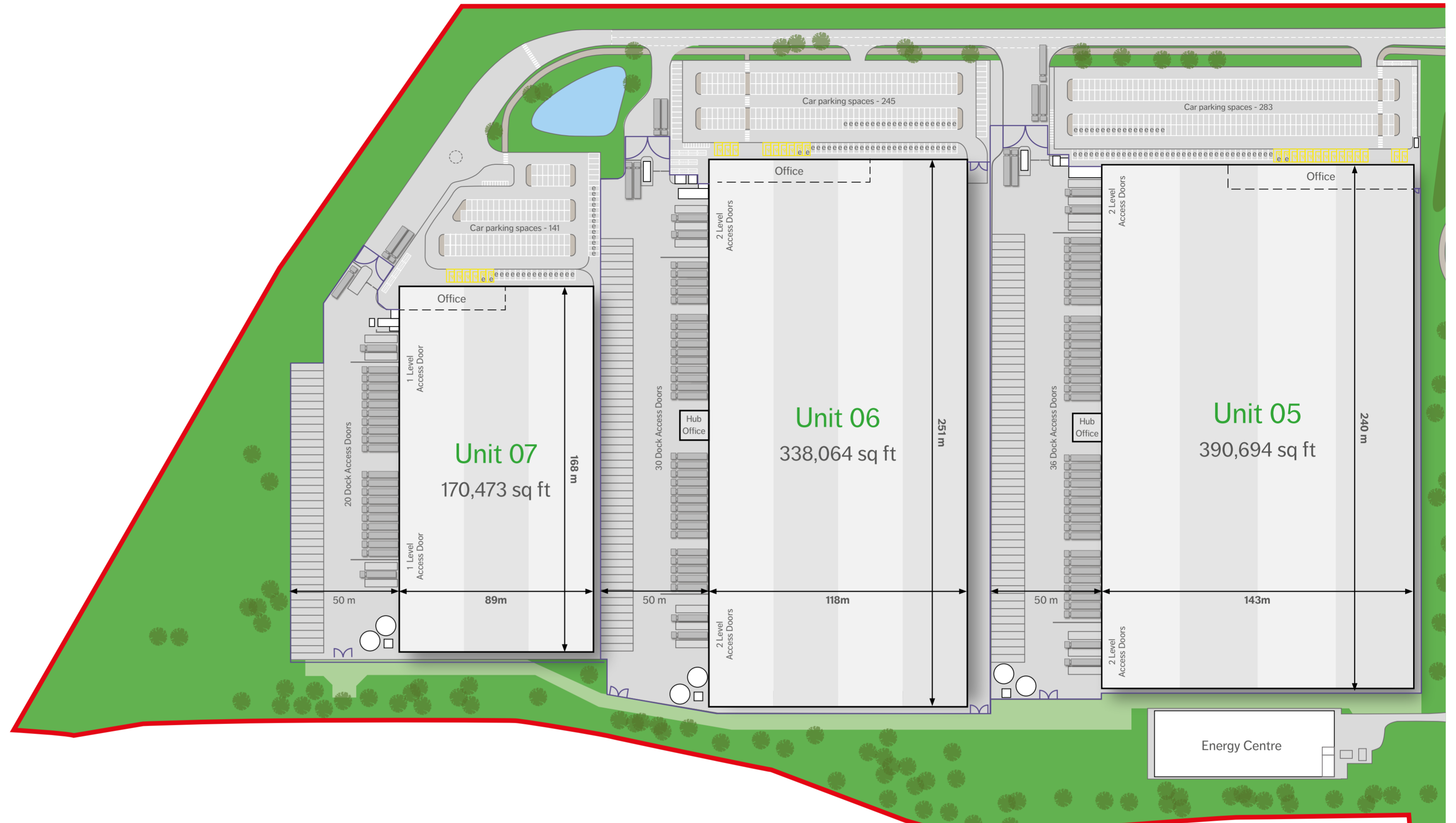


Fit Zone: Outdoor gym equipment for a range of exercising



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

ZERO IS HERE



Accommodation

Unit 07

Warehouse	160,543 sq ft	14,915 sq m
Main Office	9,660 sq ft	897 sq m
Gatehouse	270 sq ft	25 sq m
Total	170,473 sq ft	15,838 sq m
Clear Height	15m	
No. of Dock Access Doors	20	
No. of Level Access Doors	2	
Yard Depth	50	
HGV Parking	38	
Floor Loading	50kN/m ²	
Car Parking	141	

Unit 06

Warehouse	318,682 sq ft	29,607 sq m
Main Office	15,112 sq ft	1,404 sq m
Hub Office	4,000 sq ft	372 sq m
Gatehouse	270 sq ft	25 sq m
Total	338,064 sq ft	31,407 sq m
Clear Height	15m	
No. of Dock Access Doors	30	
No. of Level Access Doors	4	
Yard Depth	50	
HGV Parking	56	
Floor Loading	50kN/m ²	
Car Parking	245	

Unit 05

Warehouse	368,715 sq ft	34,254 sq m
Main Office	17,709 sq ft	1,645 sq m
Hub Office	4,000 sq ft	372 sq m
Gatehouse	270 sq ft	25 sq m
Total	390,694 sq ft	36,297 sq m
Clear Height	15m	
No. of Dock Access Doors	36	
No. of Level Access Doors	4	
Yard Depth	50	
HGV Parking	64	
Floor Loading	50kN/m ²	
Car Parking	283	

