

UNIT 01
READY DECEMBER 2022
312,875 SQ FT
BUILD TO SUIT
BUILDINGS FROM 100,000 SQ FT
TO 1.3 MILLION SQ FT

 **SYMMETRY PARK**
KETTERING / A14 J9



Indicative image

tritaxsymmetry.com/kettering

 **TRITAX SYMMETRY**
A TRITAX BIG BOX COMPANY



Principles
*Our values designed
into the spaces we create*

Net Zero Carbon
in Construction



Free to be Flexible

Symmetry Park Kettering is located along the key strategic A14 "Trans-European" freight route, at Junction 9. The major road network is right on the doorstep with access to the M1, M6 and A1 in only 21 minutes.

Extending to a total of 136 acres, Symmetry Park Kettering benefits from outline planning permission for 2,310,000 sq ft of logistics floor space.

Infrastructure is underway to deliver all development plots across a single plateau, to enable a range of design and build requirements.



Symmetry delivers Scale

The following provides an indicative base level building specification.

Warehouse & Externals

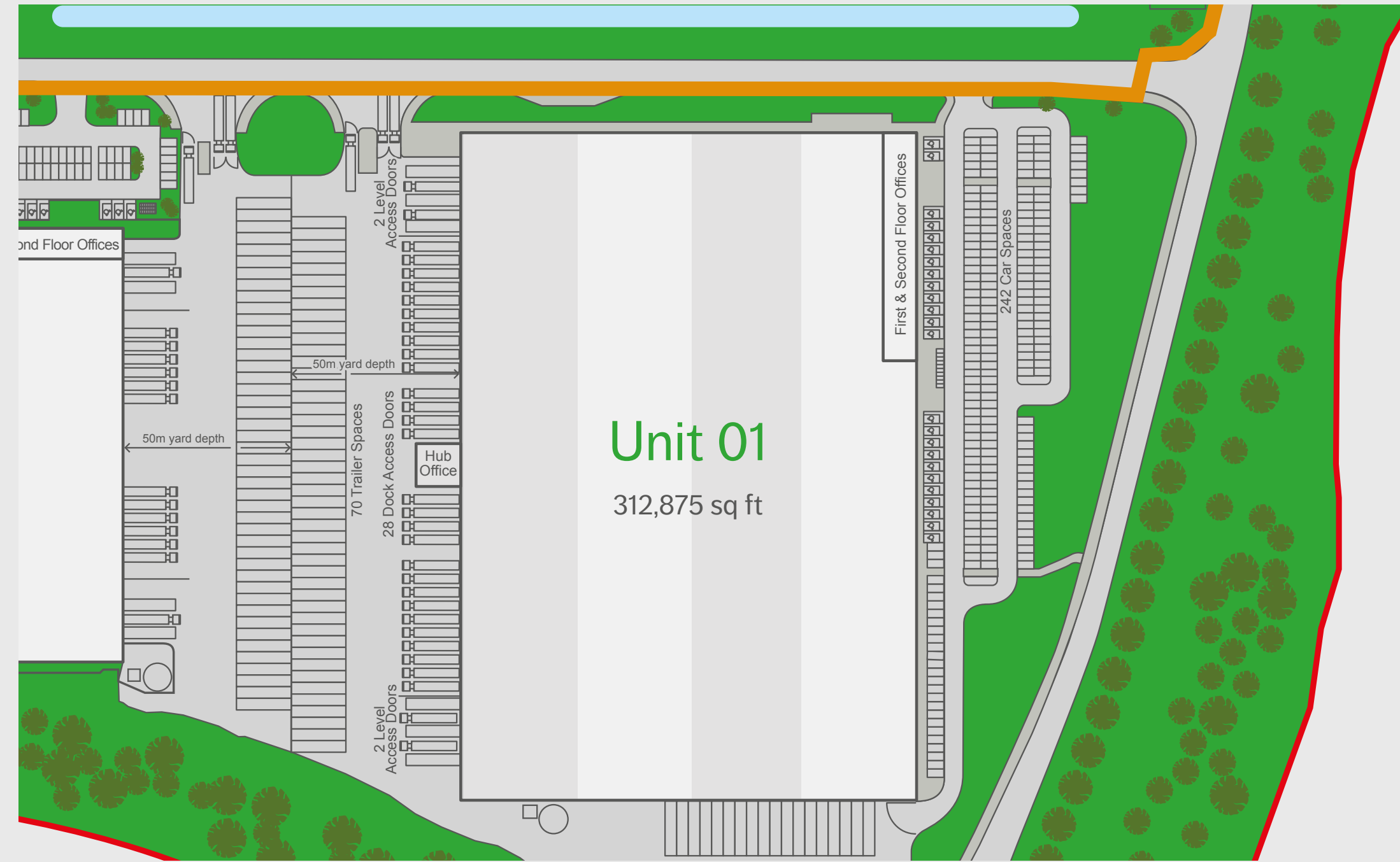
- 50 kN/m² floor loading
- Secure 50m loading yards
- Dock levellers
- Level access doors
- 10% roof lights
- Curved roof with curved rafters
- Double height entrance feature
- Steel frame with primer finish
- HGV and car parking
- 25 year cladding guarantee

Offices

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

Sustainability

- Buildings will be built to Net Zero Carbon in Construction
- BREEM 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 and shower

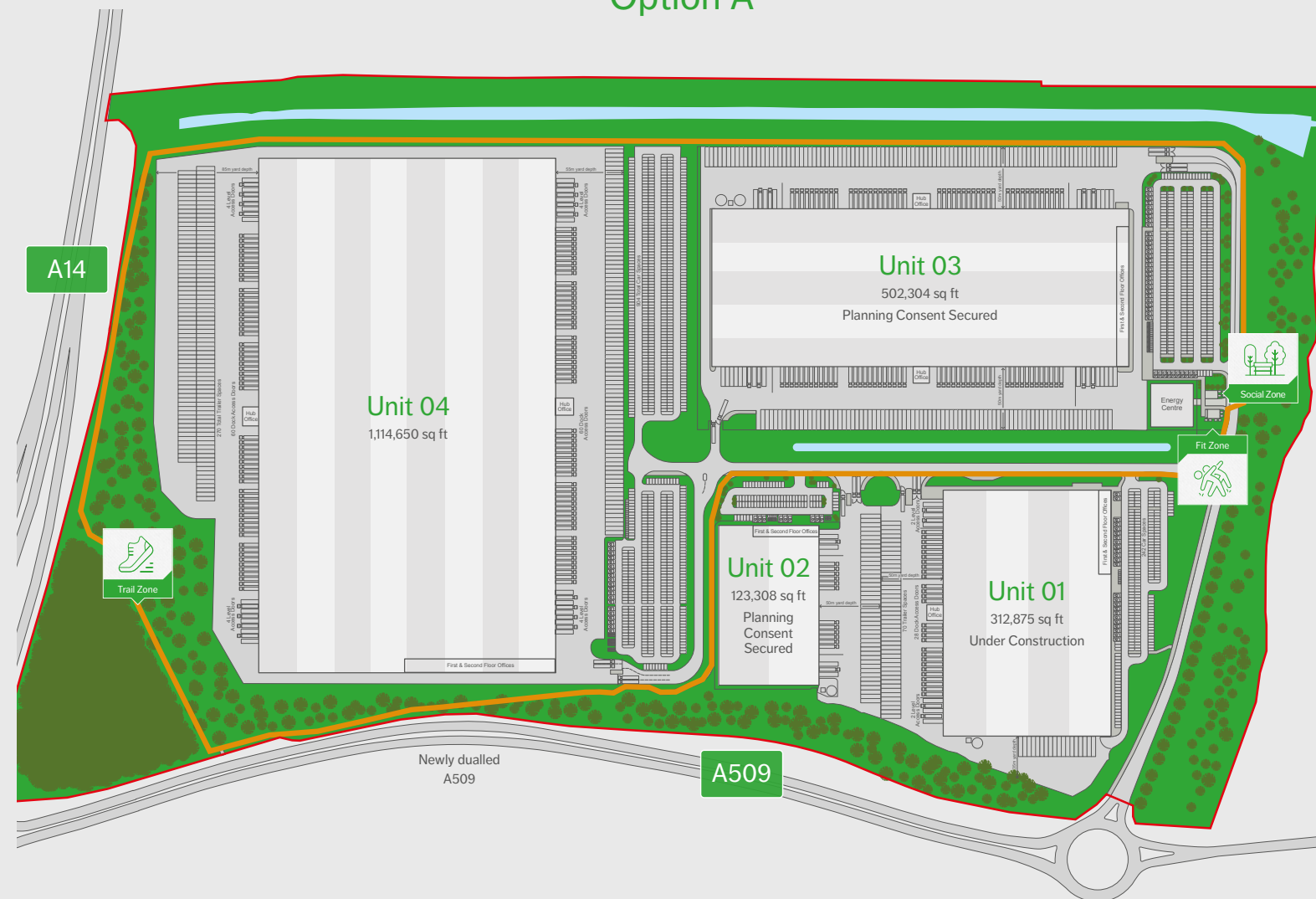


Unit 01 Under Construction

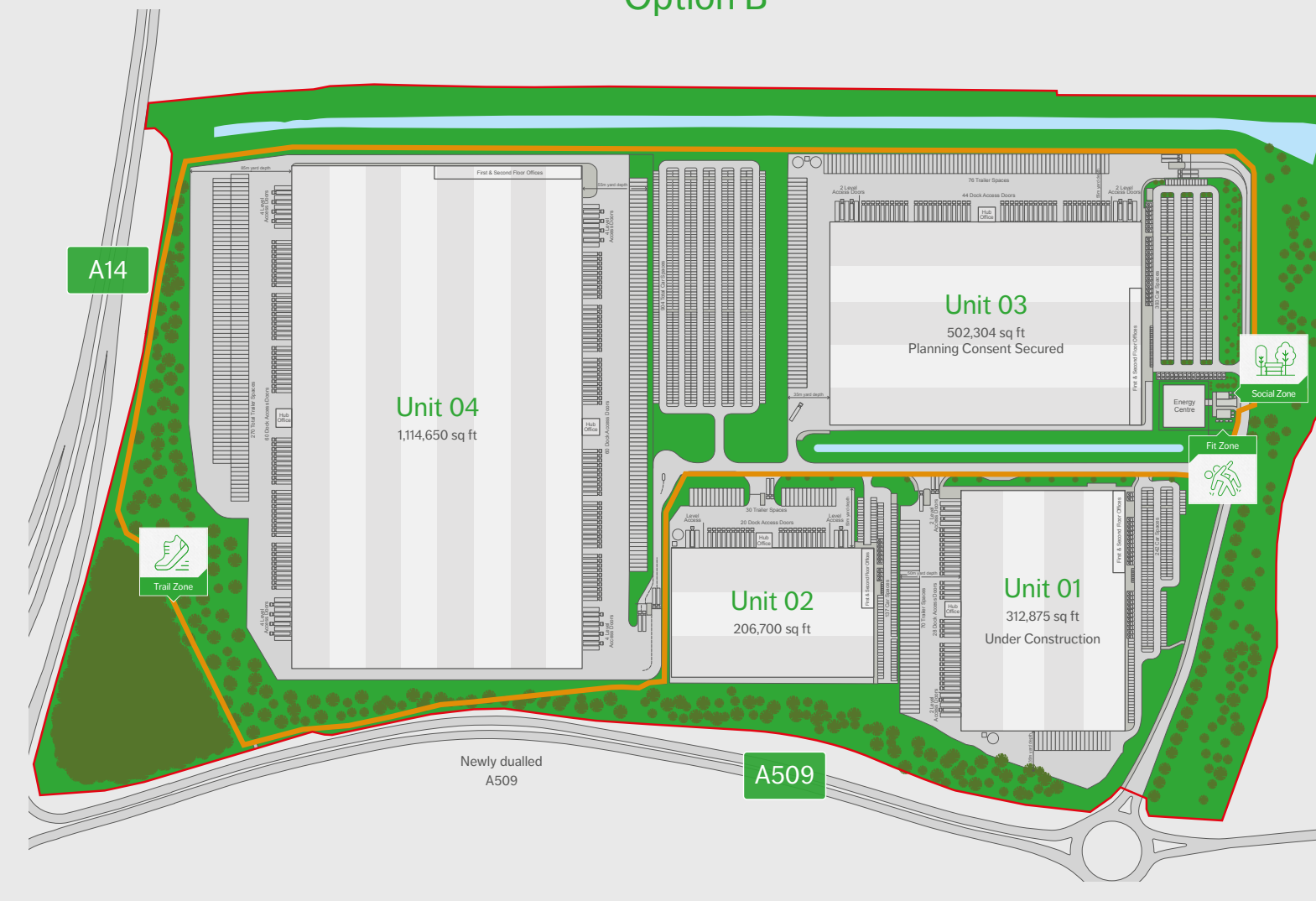
Reserved Matters planning consent for a 312,875 sq ft building as shown in the plans.

Warehouse	294,279 sq ft	27,339 sq m
Office	14,326 sq ft	1,331 sq m
Hub Office	4,000 sq ft	372 sq m
Gatehouse	270 sq ft	25 sq m
Total	312,875 sq ft	29,067 sq m
Site Area	13.38 acres	
No. of Car Parking Spaces (inc electric charging & disabled)	242	
No. of Lorry Parking Spaces	70	
Clear Height	15m	
No. of Dock Doors	28	
No. of Level Access Doors	4	
Yard Depth	50m	
Floor Loading	50 kN/m ²	

Option A



Option B



Principles

Our values designed into the spaces we create

Net Zero Carbon

Tritax Symmetry buildings are built to Net Zero Carbon in Construction and we are a gold leaf member of the UK Green Building Council.

- We require Contractors to sign up to Considerate Constructors on all of our schemes
- 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, green landscaping and mobile catering areas
- Trail Zone:** Dedicated areas for casual walkers and runners incorporating natural surroundings
- Fit Zone:** Outdoor gym equipment for a range of exercising
- Community Benefit Fund:** Each Symmetry Park has a Community Benefit Fund to help achieve objectives of those in the local community

ZERO IS HERE

Kettering means Quicker



Travel Time Zones from A14 J9

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS
- 5 HOURS



Road

Road	Distance	Time
M1/M6	23 miles	26 mins
Northampton	17.5 miles	27 mins
Leicester	43 miles	30.2 mins
Birmingham	57.7 miles	59 mins
Nottingham	67.3 miles	1 hr 9 mins
London	73.8 miles	1 hr 45 mins
Manchester	140 miles	2 hr 28 mins



Seaports

Port	Distance	Time
Tilbury	102 miles	1 hr 39 mins
Felixstowe	109 miles	1 hr 50 mins
Harwich	117 miles	2 hr 04 mins
Immingham	117 miles	2 hr 17 mins



Railports

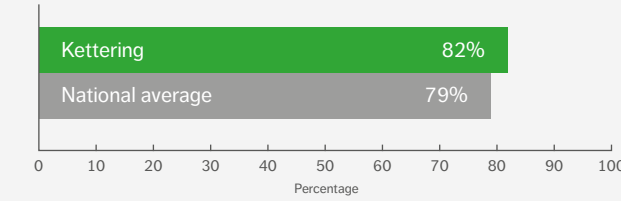
Rail	Distance	Time
DIRFT	27.5 miles	34 mins
Hams Hall	52.6 miles	53 mins
East Midlands Gateway	56.1 miles	53 mins

Source: Google Maps, travel times are approximate

Logistics needs Labour

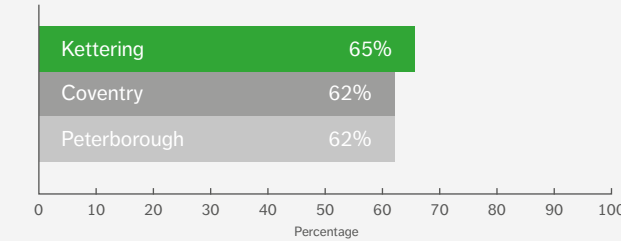
Economic Activity

Kettering's population is 3% more economically active than the UK average.



Employment Rate

The proportion of the working age population in employment is higher for Kettering than in Corby and Peterborough.



Typical Weekly Salary

An annual saving per employee ranging from £360 to £480 made at Kettering versus its comparators. **This can equate to an annual saving on a 520,000 sq ft unit (710 jobs) of c. £1.3 – 1.6 million.**



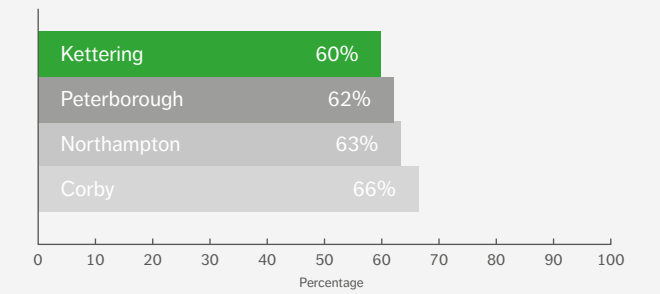
Drive Time

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



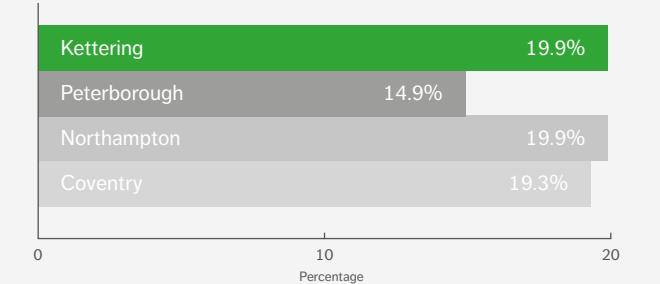
Travel to Work

There is more scope in Kettering to attract local workforce. The proportion of those living and working in Kettering is lower than for its comparators.



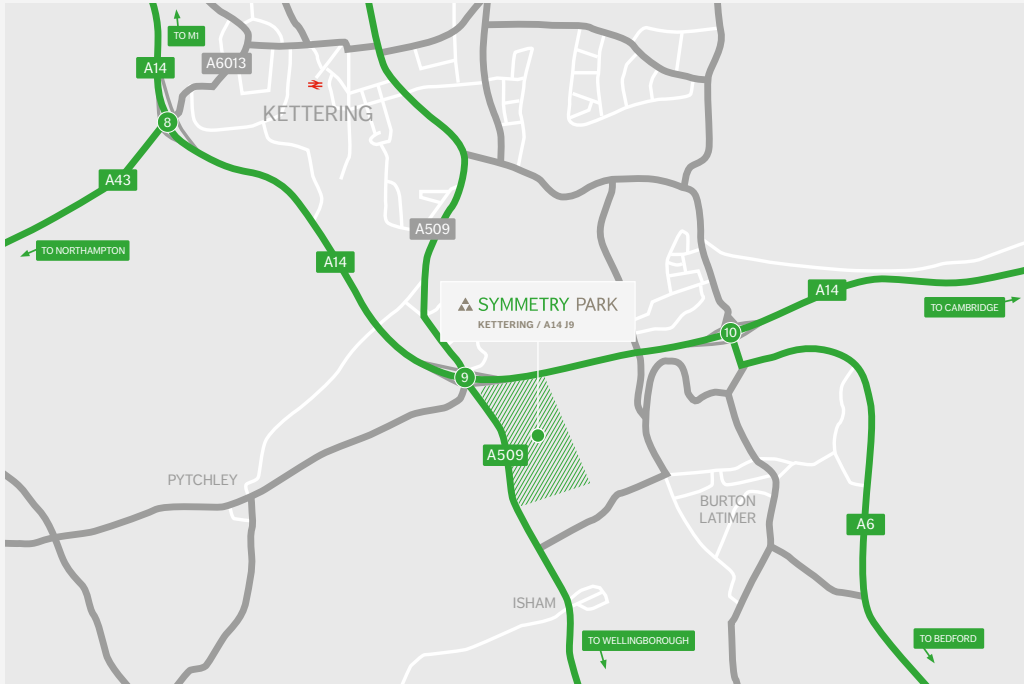
Residents Employed in Relevant Occupations

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



SYMMETRY PARK

KETTERING / A14 J9



SAT NAV: NN14 1HQ

Terms

Please contact the joint agents for further information.

Further Information

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