

NEW INDUSTRIAL | DISTRIBUTION BUILDINGS

DESIGN & BUILD OPPORTUNITIES UP TO

**271,000 sq ft**

▲ SYMMETRY PARK

# DARLINGTON

A66 | DL1 4BF



Indicative computer-generated image

▲ TRITAX SYMMETRY  
A TRITAX BIG BOX COMPANY



SCAN  
FOR MORE

Principles  
Our values are embedded into the projects we create

Net Zero Carbon  
in Construction



BREEM  
EXCELLENT

**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

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**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.

With an additional 37 acres available for further development, of which a second pre-let has been secured for Unit 02 (138,000 sq ft), there are additional design & build opportunities available for up to a single building of 271,00 sq ft.

Tritax Symmetry is committed to providing best-in-class buildings with market-leading Environmental, Social, and Governance (ESG) credentials, including Net Zero Carbon in Construction, EPC A and BREEAM Excellent.

**Join us at Symmetry Park Darlington where our logistics space can support your business growth.**



**Delivery**  
Bespoke Design and Build opportunities available



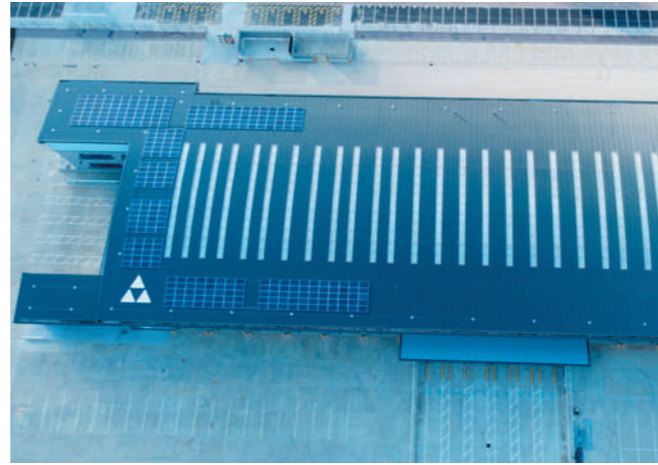
**Labour**  
Large workforce available locally



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



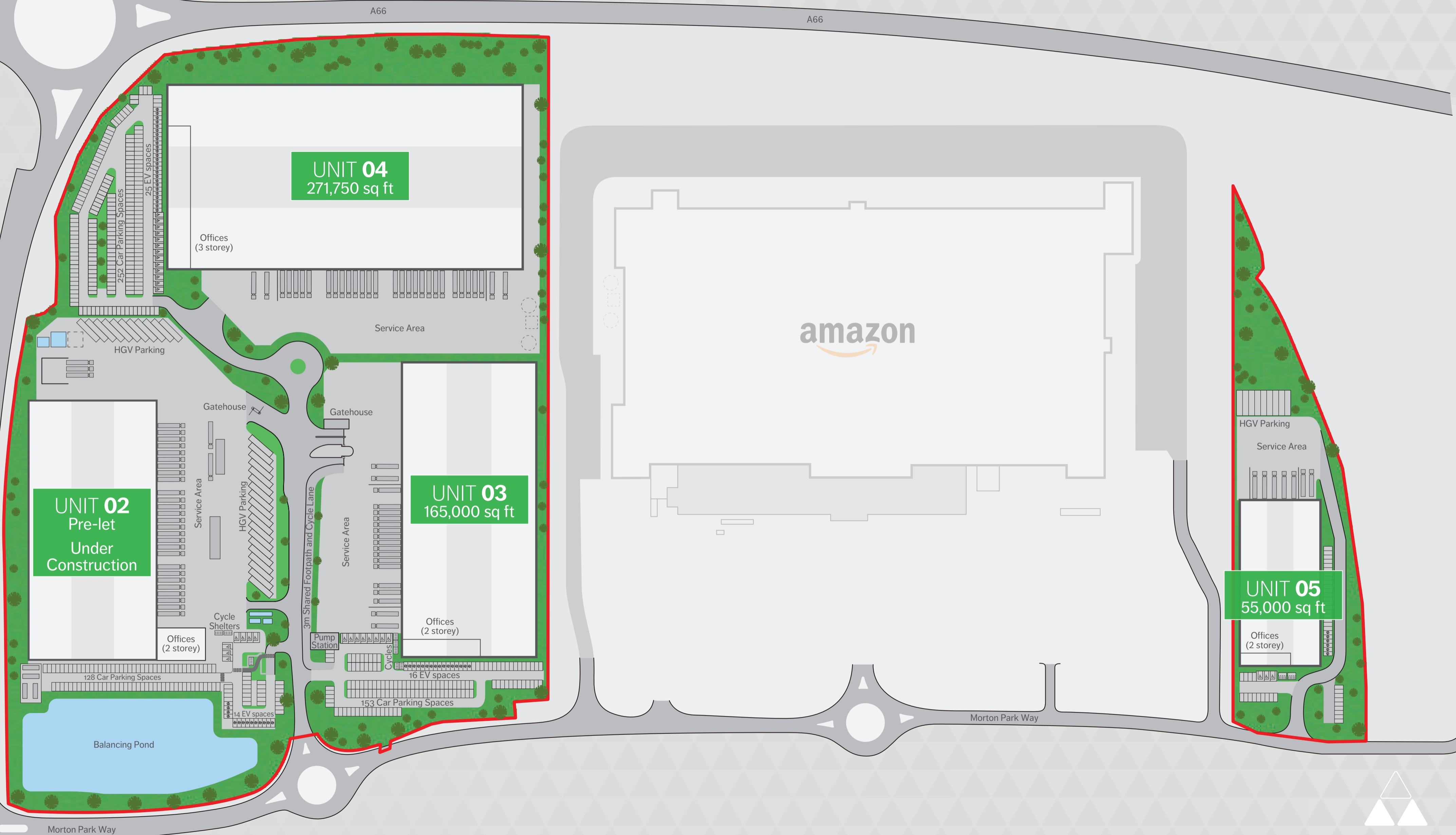
**Sustainability**  
Delivered to net zero carbon in construction, BREEAM 'Excellent' and EPC 'A'



# ▲ SYMMETRY PARK DARLINGTON



# 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

## 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



**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

### BIGGLESWADE



**UNIT 01** 661,000 SQ FT/Pre-Let To Co-op  
**UNIT 02** 160,000 SQ FT/Pre-Let To Bidfood  
**UNIT 03** 75,000 SQ FT/Let to Bowman Ingredients

**UNIT 04** 230,000 SQ FT/Pre-Let To Noatum Logistics  
**UNIT 05** 112,000 SQ FT/Pre-Committed To Bond International

### DONCASTER



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

### BICESTER



**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/Let to Ocado  
**UNIT C** 271,000 SQ FT/Let to Syncreon

### MERSEYSIDE



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

### ASTON CLINTON



**UNIT 04** 93,000 SQ FT/Pre-Let To Pangaea Laboratories  
**UNIT 05** 186,000 SQ FT/Pre-Let To Rexel  
**UNIT 06** 116,000 SQ FT/Let to LWC Drinks

### MIDDLEWICH



**UNIT 11** 152,000 SQ FT/Let to Jet2  
**UNIT 12** 42,000 SQ FT/Let to Packaging ONE

### DARLINGTON



**UNIT 02** 1,507,000 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
Teesside International	4 miles	10 mins
Newcastle International	45 miles	1 hr
Leeds/Bradford	60 miles	1 hr 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

## 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.

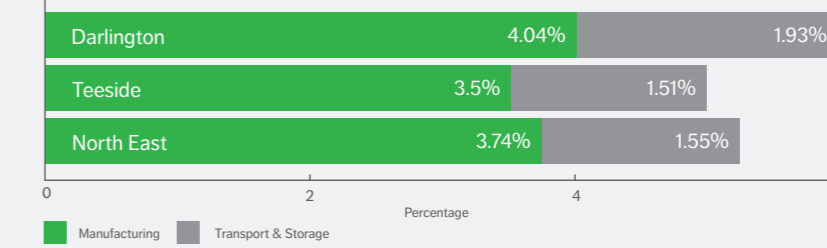
Residents within 30 minute drive 431,380



Core working age (16-64) 257,201

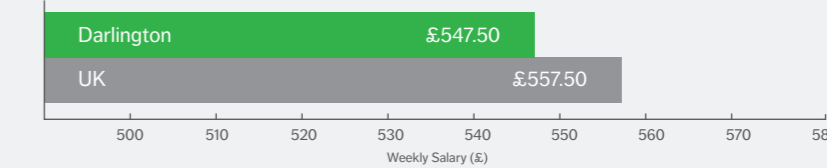


## Residents employed in relevant occupations:



## 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).



## Local Occupiers



# ▲ SYMMETRY PARK DARLINGTON



SAT NAV: DL1 4BF

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## 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

## Further Information



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tritaxsymmetry.com

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