



FINAL
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TBBD SUPPORTS BOND INTERNATIONAL AND WARBURTONS' EXPANSION PLANS AT SYMMETRY PARK BIGGLESWADE

- *Bond acquires new facility at Biggleswade to support its growth ambitions*
- *Practical completion of bespoke facility pre-let to Warburtons, delivered to BREEAM 'Outstanding'*

Tritax Big Box Developments (TBBD) has completed the sale of a 180,250 sq ft industrial unit at Symmetry Park Biggleswade to Bond International, the UK's leading independent tyre distributor, for an undisclosed sum.

Having been an established occupier at Symmetry Park Biggleswade since purchasing Unit 5 at Phase 2 in 2022, this new facility (unit 7) provides Bond International with the additional space it needs to support its continued growth ambitions. Bond has chosen to remain within the park due to its strong working relationship with TBBD and the strategic advantages of Biggleswade as a location. This transaction demonstrates TBBD's ability to deliver flexible solutions and seamless relocations for occupiers as their operational requirements evolve.

Scott Christian, Chief Financial Officer at Bond International, commented: "This acquisition supports the next phase of Bond International's growth by allowing us to transition into a larger, modern facility that better meets our operational needs. Having successfully operated from Unit 5, relocating within Symmetry Park Biggleswade enables us to retain the benefits of a well-connected location while upgrading into high-quality accommodation delivered by a partner we know and trust."

The sale coincides with another major milestone at Symmetry Park Biggleswade, with TBBD also reaching practical completion of a new bespoke distribution facility pre-let to Warburtons, Britain's largest bakery brand. This further reinforces the park's reputation as a prime logistics hub and highlights TBBD's ability to deliver tailored solutions for its clients.

The newly completed Warburtons facility comprises a 65,847 sq ft bespoke, cross-docked distribution centre, which was pre-let on a 25-year lease and delivered to BREEAM 'Outstanding', EPC A+ standards and to net zero carbon in construction.

Jimmy Warburton, Board Director at Warburtons, continued: "By agreeing a pre-let, we've had the opportunity to be involved from the early design and delivery stages, working collaboratively with Tritax Big Box Developments and the wider project team. We are now undertaking a comprehensive fit-out of our new

Tritax Big Box Developments Limited

Grange Park Court, Roman Way, Northampton, NN4 5EA

+44 (0)1604 330630 enquiries@tritaxbigboxdev.co.uk www.tritaxbigbox.co.uk

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facility and look forward to becoming operational early this year. This new distribution centre will enhance our ability to deliver Warburtons' products to more customers, while also providing a best-in-class working environment for our people."

The Warburtons facility forms part of a wider phased development at Symmetry Park Biggleswade, where TBBD is delivering five high-quality industrial and logistics buildings, with final completion expected in Q1 2026.

Tom Leeming, Director at Tritax Big Box Developments, added: "Supporting existing occupiers as their requirements change is a key part of our offering. This transaction with Bond International, alongside the practical completion of Warburtons' bespoke facility, reflects the continued momentum and depth of demand at Symmetry Park Biggleswade. Bond International's decision to take on a larger facility within the park is a strong endorsement of both the location and our long-term client-led approach.

Andrew Davie, Service Director - Development & Economy at Central Bedfordshire Council, said: "These milestones at Symmetry Park Biggleswade show how forward-thinking infrastructure and planning can unlock growth for the region. The council remains committed to supporting developments that bring long-term benefits to our communities and strengthen Biggleswade's position as a centre for economic activity."

Located on the established Stratton Business Park, Symmetry Park Biggleswade extends to approximately 150 acres and is already home to Co-operative Group Limited, Noatum Logistics (owned by AD Ports Group), Bidfood, Bond and Solina.

The park benefits from direct access to the A1, providing strong north–south connectivity via the M25 M1 and A14. The site incorporates a range of amenities including a Multi-Use Games Area, trim trails, public art and outdoor seating. The park has three available units: 140,000 sq ft, 155,000 sq ft, and 287,000 sq ft.

Bidwells and Colliers are joint agents for the scheme.

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Media Contact:

Kate Healey / Suzy Simpson
Inform Communications
07501 750 750
kate.healey@informcomms.co.uk
suzy.simpson@informcomms.co.uk

About Tritax Big Box Developments

Tritax Big Box Developments (TBBD) is a Tritax Big Box REIT associated company dedicated to logistics development. TBBD specialises in identifying and securing strategic land, developing large-scale, best-in-class logistics facilities that meet the evolving needs of modern businesses.

Tritax Big Box REIT plc

About Tritax Big Box REIT plc

Tritax Big Box REIT plc (ticker: BBOX) is the largest listed investor in high-quality logistics warehouse assets and controls the largest logistics-focused land platform in the UK. Tritax Big Box targets attractive and sustainable returns for shareholders by investing in and actively managing existing built investments and land suitable for logistics development. The Company focuses on well-located, modern logistics assets, typically let to institutional-grade clients on long-term leases with upward-only rent reviews and geographic and client diversification throughout the UK. Additionally, having adopted a “power first” approach, the Company has recently secured its first data centre development opportunities (amounting to over 250MW), and has a pipeline of c.1-gigawatt of further opportunities, offering the potential to deliver exceptional returns on an accelerated basis.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies, is listed on the Official List of the UK Financial Conduct Authority and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

Further information on Tritax Big Box REIT is available at tritaxbigbox.co.uk