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TRITAX BIG BOX DEVELOPMENTS COMPLETES THREE NEW LOGISTICS UNITS AT SYMMETRY PARK BIGGLESWADE

Tritax Big Box Developments (TBBD) has reached practical completion on three new Grade A logistics units at Symmetry Park Biggleswade, bringing a further 580,700 sq ft of high quality warehouse space to one of the UK's most established logistics locations.

Units 08, 09 and 10, measuring 154,500 sq ft, 139,500 sq ft and 287,200 sq ft respectively, form the final part of Phase 3 and are available to occupy immediately. The milestone marks another significant chapter in the ongoing expansion of a park that has consistently demonstrated strong occupier demand across each of its previous phases.

The three units are delivered to BREEAM 'Outstanding' and EPC A+ standards, targeting net zero carbon in construction, and feature a range of sustainability features including PV solar generation and EV car charging. Each unit provides Grade A warehouse accommodation with dock levellers, level access doors, floor loading of a minimum 50kN/m², and high-specification offices with a double-height glazed reception.

The completion of Units 08, 09 and 10 marks the full delivery of Phase 3 at Symmetry Park Biggleswade. Underlining the strength of occupier confidence in the location, there has been further strong take up at the site including: Warburtons' bespoke 65,847 sq ft cross-docked distribution centre (Unit 06) was pre-let on a 25-year lease and recently reached practical completion, while the 180,250 sq ft Unit 07 was sold to Bond International - a firm that has chosen to expand within the park following its earlier acquisition of Unit 05 in Phase 2.

The park benefits from direct access to the A1, with the M25, M1 and A14 all within 30 miles, placing it at the heart of the UK's north-south distribution network.

Jake Howard, Associate Development Director at Tritax Big Box Developments, said: "Reaching practical completion on these three units is a significant moment for Symmetry Park Biggleswade and reflects the strength of what we've built here, not just in terms of the buildings themselves,

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but the wider park environment we've created. I'd also like to recognise the contribution of Volker Fitzpatrick and our wider consultant team, whose work has been instrumental in successfully delivering Phase 3. With units available to occupy immediately across a range of sizes from 139,500 sq ft to 287,200 sq ft, we're well placed to meet the needs of occupiers looking for high-quality, sustainable logistics space in a proven, well-connected location."

Councillor Adam Zerny, Leader of Central Bedfordshire Council, said: "The completion of these three new units at Symmetry Park Biggleswade is a clear signal of the level of investment being made in this area, and of the confidence that businesses continue to place in Central Bedfordshire. This also creates new jobs for residents, and of course the businesses themselves will contribute millions of pounds towards our area. We look forward to welcoming new occupiers to the site and to the opportunities it will bring for local residents."

Symmetry Park Biggleswade also benefits from a range of on-site amenities including a Multi-Use Games Area (MUGA), trim trails and public art, reflecting TBBD's commitment to amenity-led development that supports occupier wellbeing alongside operational requirements.

Looking ahead, Phase 4 of Symmetry Park Biggleswade offers further Design & Build opportunities for bespoke logistics units, with options up to 1.2 million sq ft.

Bidwells and Colliers are joint letting agents for the scheme.

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Notes to Editor

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 100, FTSE EPRA/NAREIT and MSCI indices.

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

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