ASTON CLINTON ▲ HP22 5WJ ▲ ///STAY.LIMELIGHT.CAPERS

TRITAX BIG BOX®

SYMMETRY PARK ASTON CLINTON

UNIT 2 - HIGH QUALITY LOGISTICS SPACE

56,034 SQ FT (5,205 SQ M)

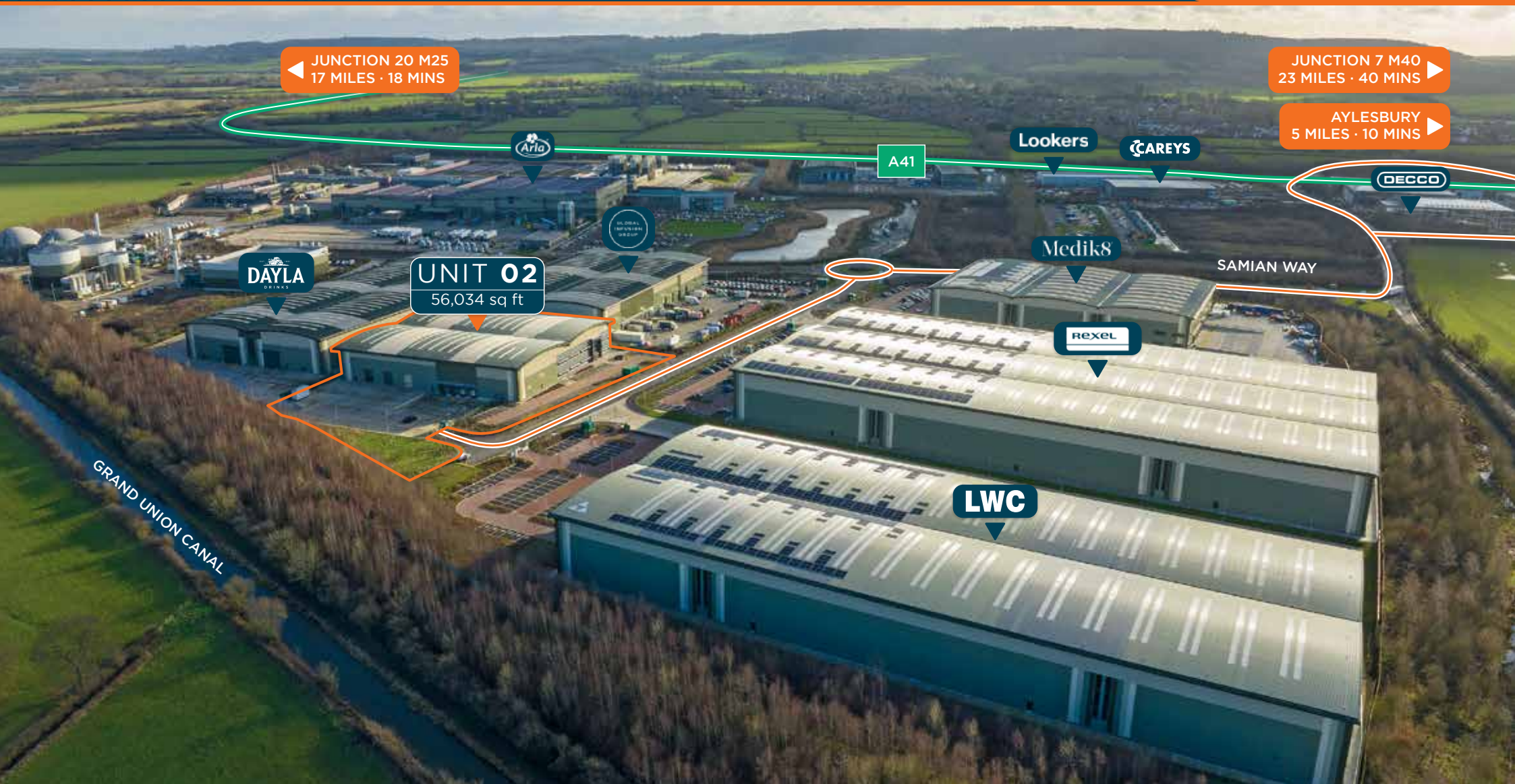
AVAILABLE TO LET



AN ESTABLISHED LOGISTICS LOCATION

Positioned within the established logistics hub of Aston Clinton, Unit 2 offers a high-quality, **Grade A industrial and logistics facility.**

As the last remaining unit available, Unit 2 presents a compelling opportunity for occupiers looking to establish or expand their operations, **combining excellent connectivity with regionally competitive rates.**



UNIT 2 - **56,034 SQ FT**
HIGH QUALITY INDUSTRIAL/LOGISTICS SPACE
AVAILABLE TO LET



BUILT TO PERFORM







SPECIFICATION

- 10.5m clear height
- 4 dock level doors
- 3 level access doors
- 40m yard depth
- 315kVA power
- 51 car parking spaces
- Secure yard

SUSTAINABILITY

- Ability to add solar PVs*
- 6 EV Chargers
- 10 Cycle Spaces
- LED office lighting
- 15% Roof Lights

*Size of solar PVs to be confirmed

FUTURE-PROOFED LOGISTICS SPACE

Comprising 56,034 sq ft, unit 2, having undergone a comprehensive refurbishment programme, offering occupiers a future proofed solution for their business. The building benefits from both EPC A and BREEAM very good ratings.

Schedule of Accommodation
(approx GIA)

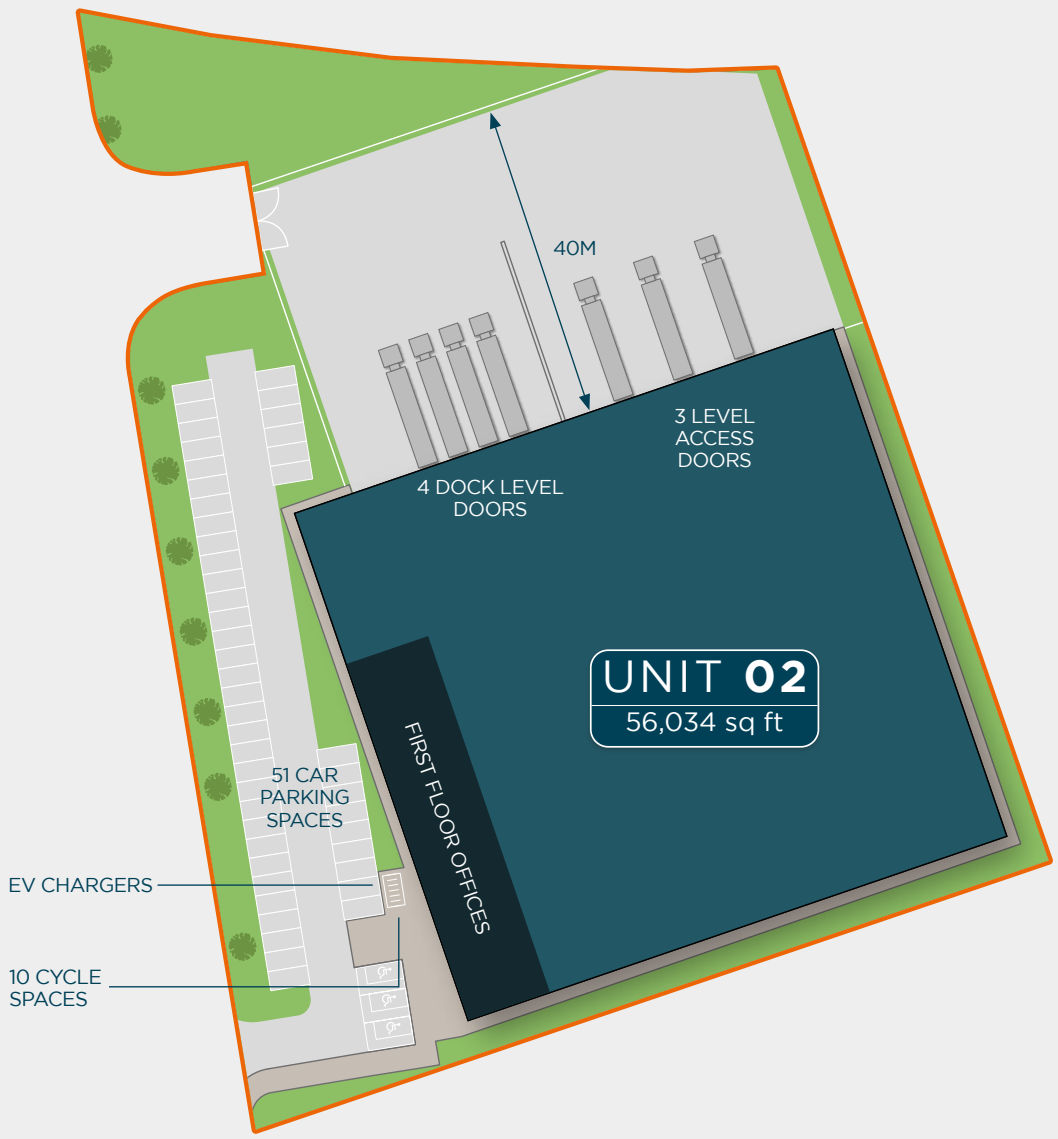
CLICK TO VIEW **UNIT 2**

UNIT 2	sq ft	sq m
Ground floor	**49,597**	**4,607**
First floor offices	**6,437**	**598**
Total	**56,034**	**5,205**









PERFECTLY POSITIONED

Located in **Buckinghamshire, Aston Clinton benefits from the county's strong demographic and economic performance** compared with UK averages.

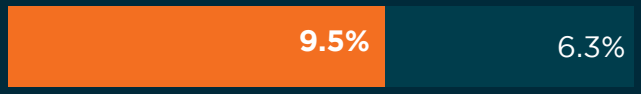
Over the last 10 years the county has benefited from higher population growth (9.5%) than the UK as a whole (6.3%), with 341,000 (62% of the population) of working age. Additionally, 84.0% of Buckinghamshire's working-age population is economically active, higher than the UK average of 79.0%.

ASTON CLINTON BENEFITS:

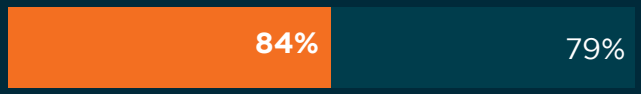
Working Age Population **341,000**



Local Population Growth vs UK (over 10 years)



Local population economically active



Source: ONS 2025



SIGNIFICANT SAVINGS

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Figures are based on comparable properties in the locations shown.

ASTON CLINTON	**RENT: £14.50 psf RATES: £4.10 psf**
HEMEL HEMPSTEAD	RENT: £21.00 psf RATES: £6.20 psf
PARK ROYAL	RENT: £32.00 psf RATES: £9.30 psf

£0 £250k £500k £750k £1m £1.25m £1.5m £1.75m £2m £2.25m £2.5m

Rent & Rates (per annum) based on a unit of 56,034 sq ft



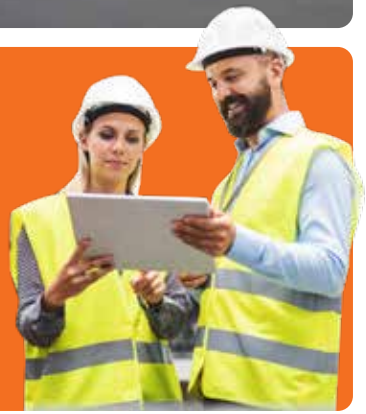


Aston Clinton can save occupiers

£1,280,000

per annum in rent and rates payable compared to competing locations.

Source: Savills/Brasier Freeth 2026



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FURTHER INFORMATION

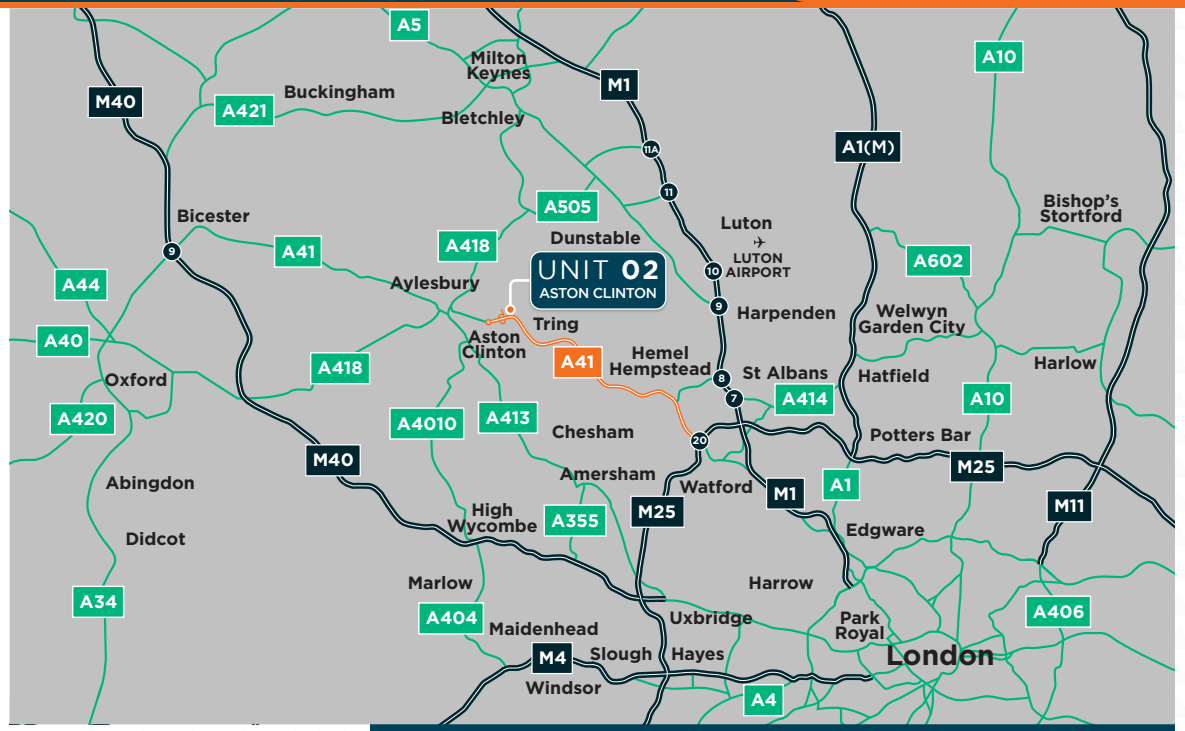
SCAN TO VIEW **UNIT 2**

Adjacent to the A41 offering quick and easy access to the M25 in just 18 minutes, the site is in a prime location for occupiers looking to serve both central London and National markets.

PORT	MILES
London Gateway	70
Southampton Docks	101
Felixstowe	117
Dover	123

AIRPORT	MILES
Luton Airport	27
Heathrow Airport	36

PLACES	MILES
M25 J20	17
M1 J8	22
Bicester	21
M40 J7	21
M40 J1A	26
Milton Keynes	24
Oxford	27
Banbury	41
Central London	42
Tilbury	67
Birmingham	90



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