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TRITAX BIG BOX DEVELOPMENTS SUBMITS PLANNING APPLICATION FOR PHASE 4 AT SYMMETRY PARK BIGGLESWADE

Following the successful practical completion of the third phase of development at Symmetry Park Biggleswade, Tritax Big Box Developments (TBBD) has submitted its planning application for Phase 4, bringing forward four new B8 logistics units with a combined gross internal area (GIA) of circa 1.79 million sq ft.

The application has the backing of an occupier-led agreement for the largest of the four units, a circa 1.41 million sq ft building designed to meet their specific requirements.

The remaining three units will provide a combined 375,700 sq ft of further Grade A logistics space. Subject to planning consent, the scheme will form an important part of the ongoing development of Symmetry Park Biggleswade.

Sustainability is central to the proposals, which include the provision of PV panels on the roofs of the buildings, the use of efficient building fabric and EV charging facilities, targeting a minimum BREEAM 'Very Good' rating and an efficient EPC rating. Significant soft landscaping measures and enhancements to biodiversity and green infrastructure are integral to the scheme, alongside improvements to pedestrian and cycle routes.

The scheme is expected to create circa 2,325 jobs, ranging from administration and entry-level logistics roles through to skilled technical and managerial positions. The development will also generate a significant annual business rates contribution, helping to support local services and infrastructure and delivering lasting economic benefits to the local community.

The submission follows the recent practical completion of Phase 3, which delivered 830,000 sq ft of Grade A warehouse space across five units, with occupiers including Warburtons and Bond International, alongside further units now available to occupy immediately. Symmetry Park Biggleswade 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.

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On the application, Jake Howard, Associate Development Director at Tritax Big Box Developments, said: “Submitting our planning application for Phase 4 marks another important milestone for Symmetry Park Biggleswade, building on the momentum we’ve created across the first three phases. Securing occupier backing for the largest of the four units is a strong endorsement of this location and reflects the scale of investment being made here, with this latest phase set to deliver the same high-quality, sustainable, design-led distribution space that has defined the scheme to date.”

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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