

NEW INDUSTRIAL | WAREHOUSE BUILDINGS

272,000 sq ft

UNDER CONSTRUCTION | AVAILABLE Q1 2025

FURTHER DESIGN & BUILD OPPORTUNITIES UP TO

445,000 sq ft

▲ SYMMETRY PARK  
**MERSEYSIDE**

M62/M57 | L35 1QR



Indicative computer-generated image



## 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.



**Kate Howe**  
Development Director  
E: Kate.Howe@tritaxsymmetry.com  
T: +44 (161) 297 3004

**BOX GREENER. BOX TOGETHER. BOX CLEVER**

“Tritax Symmetry embarked on a 161,900 sq ft speculative build, with confidence in Symmetry Park Merseyside’s desirability. Yodel’s commitment to a pre-let in 2022, even midway through construction, attests to the site’s appeal. The combination of an excellent location, with BREEAM Excellent and Net Zero Carbon credentials, positioned Symmetry Park Merseyside as a market-leading choice for Yodel.”



OVER  
**3,000**  
ACRES

Capable of accommodating over 40 million sq ft of B8 logistics space

**500k**  
SQ FT

A spec build programme of buildings up to 500,000 sq ft

**35**  
YRS EXP

Team with sector-leading expertise and over 35 years of experience

# Introduction to Tritax Symmetry

## 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.



# SYMMETRY PARK MERSEYSIDE

Welcome to Symmetry Park Merseyside, a new highly-sustainable 1 million sq ft employment park in Knowsley.

Located east of J6 of the M62, Symmetry Park Merseyside forms part of the Halsnead Garden Village Sustainable Urban Extension (HSUE) which represents part of the wider vision for the Halsnead Garden Village, one of Liverpool City Region's most significant development sites and which will provide a major boost to the local economy.

Following the successful pre-let of Unit 01 (161,900 sq ft) to Yodel, Tritax Symmetry is delivering Unit 02 (272,000 sq ft) which is under construction and ready to occupy in Q1 2025. Further design and build opportunities are available up to 445,000 sq ft.

In addition to the valuable employment opportunities for the region, we take pride in our commitment to community and sustainability. In partnership with The Land Trust, a 65-acre Country Park will form part of the employment site, a stunning wildlife haven for the local community to enjoy.

The Country Park is a transformative initiative, rejuvenating the site of the former Cronton Colliery into an exemplary publicly accessible open space with community facilities. A new sustainable transport route will follow the abandoned mineral railway line, ensuring safe and convenient access for walking, cycling, or running, and connecting the towns and villages to the north and south of the M62.



**Delivery**  
Unit 02 ready to occupy Q1 2025



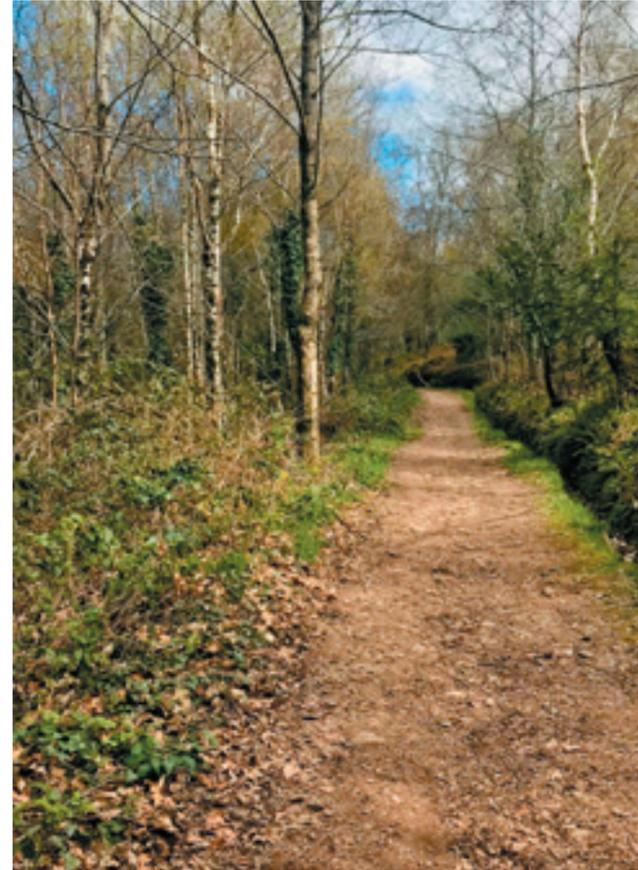
**Labour**  
Large workforce available locally



**Prime Location**  
Situated at J6 of the M62, the focal point for the M57/A5300 Knowsley Expressway, providing fast access to the M62/M6 Interchange at J10 (16 mins).



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



# SYMMETRY PARK MERSEYSIDE



# Masterplan

## Accommodation

### UNIT 02

#### UNDER CONSTRUCTION

Warehouse	254,270 sq ft	23,622 sq m
Main Offices	13,983 sq ft	1,299 sq m
Hub Offices	3,473 sq ft	323 sq m
Gatehouse	300 sq ft	28 sq m
<b>Total</b>	<b>272,026 sq ft</b>	<b>25,272 sq m</b>
Clear Height		18 m
Loading Docks		25
Level Entry Doors		4
Yard Depth		50 m
HGV Parking Spaces		38
Floor Loading		50 kN/m <sup>2</sup>
Car Parking Spaces		244

### UNIT 03

Warehouse	266,970 sq ft	24,802 sq m
Main Offices	14,000 sq ft	1,300 sq m
Hub Offices	3,400 sq ft	316 sq m
Gatehouse	300 sq ft	28 sq m
<b>Total</b>	<b>284,670 sq ft</b>	<b>26,447 sq m</b>
Clear Height		15 m
Loading Docks		20
Level Entry Doors		4
Yard Depth		50 m
HGV Parking Spaces		39
Floor Loading		50 kN/m <sup>2</sup>
Car Parking Spaces		293

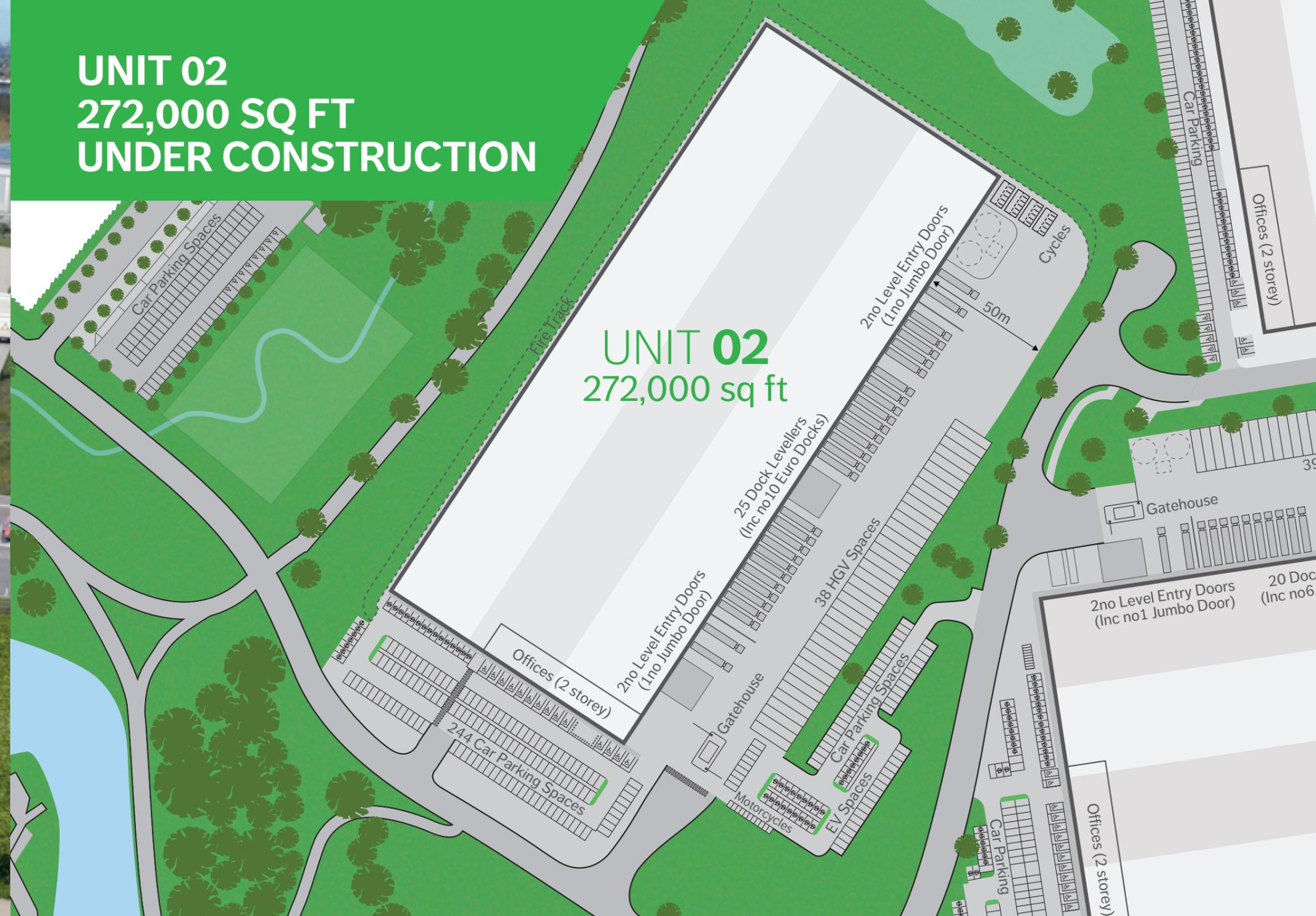
### UNIT 04

Warehouse	193,195 sq ft	17,948 sq m
Main Offices	14,225 sq ft	1,322 sq m
Hub Offices	3,330 sq ft	309 sq m
Gatehouse	300 sq ft	28 sq m
<b>Total</b>	<b>211,050 sq ft</b>	<b>19,607 sq m</b>
Clear Height		15 m
Loading Docks		20
Level Entry Doors		4
Yard Depth		50 m
HGV Parking Spaces		32
Floor Loading		50 kN/m <sup>2</sup>
Car Parking Spaces		194





**UNIT 02**  
**272,000 SQ FT**  
**UNDER CONSTRUCTION**



**UNIT 02**  
**272,000 sq ft**

# 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**



**Electric car charging points**



**EPC 'A' Rating and BREEAM 'Excellent'**



**Water saving taps, dual flush WCs**



**LED lighting with PIR movement control**



**PV solar power generation**

## Office Specification



**Grade A offices with air conditioning**



**Fitted kitchenette**



**Raised access floors**



**Metal tile suspended ceiling**



**Full height glazed reception area**



**8 person lift**



**Revolving entrance door and pass door**

## Warehouse Specification



**Site power provision 8 MVA**



**Ability to install sprinkler tank (tenant cost)**



**Secure gated and fenced yard**

# Principles

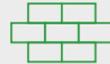
*Our values designed into the spaces we create*



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
M62 (J6)	2 miles	6 mins
M6 (J21A)	12 miles	17 mins
Warrington	12 miles	20 mins
Liverpool	10 miles	25 mins
Manchester	27 miles	45 mins
Leeds	66 miles	1 hr 30 mins
Sheffield	72 miles	1 hr 10 mins
Birmingham	92 miles	2 hrs
Nottingham	103 miles	2 hrs 15 mins
London	215 miles	4 hrs

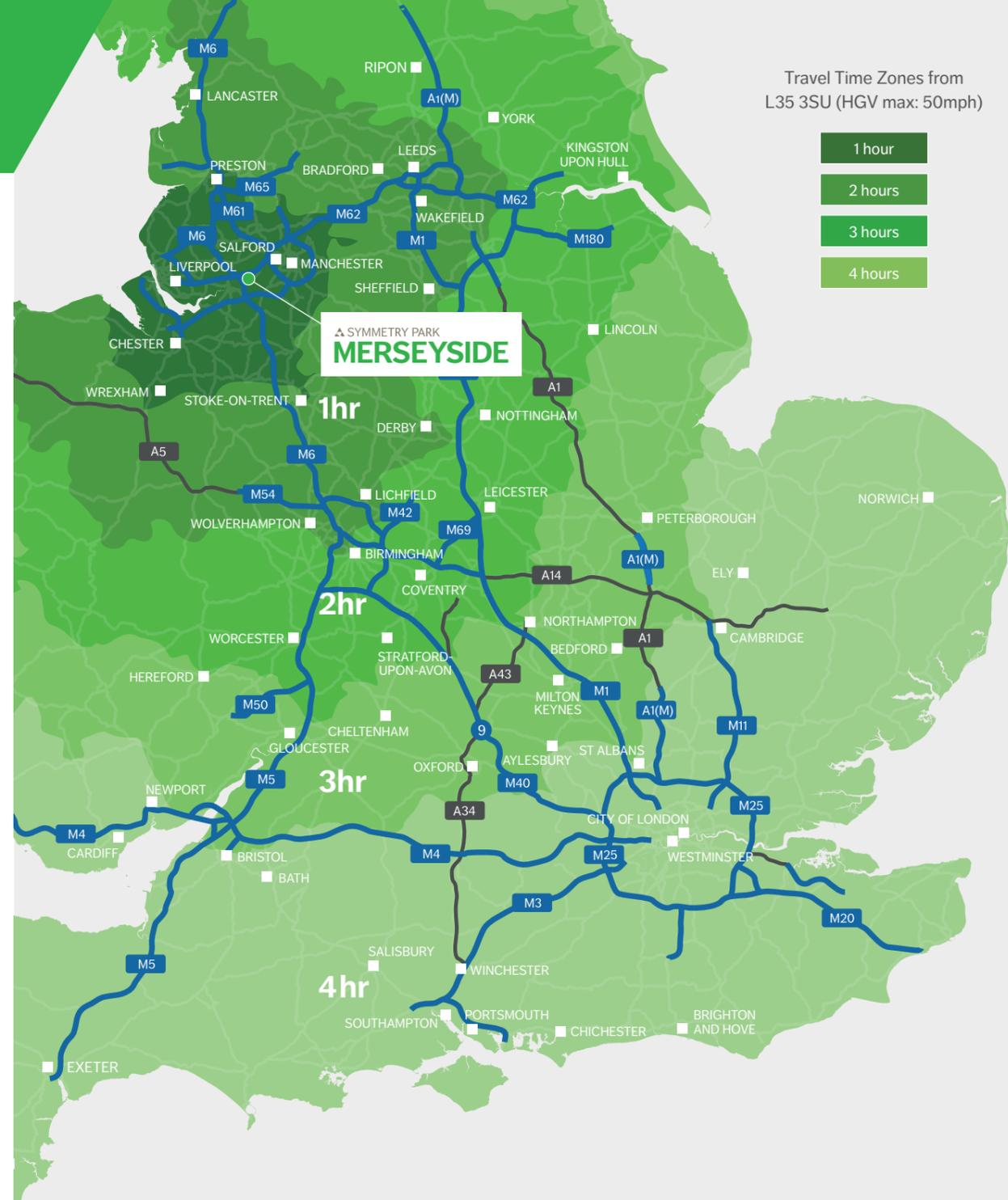
## Airports

	Distance	Time
Liverpool	08 miles	20 mins
Manchester	29 miles	40 mins
East Midlands	95 miles	40 mins
Birmingham	103 miles	2 hrs 30 mins
Heathrow	202 miles	2 hrs 30 mins

## Seaports

	Distance	Time
Liverpool	15 miles	35 mins
Immingham	132 miles	2 hrs 20 mins
Teesport	142 miles	2 hrs 40 mins
Milford Haven	198 miles	5hrs
Dover	301 miles	5 hrs 40 mins

Source: Google Maps, travel times are approximate.



# Labour Supply

## Lower Labour Cost

Average weekly pay in the Knowsley catchment is less than comparable figures in Warrington, Oldham, Salford, and Liverpool. **In comparison with Warrington, this equates to a saving of approximately £1,445 per employee per annum, and would therefore show an annual saving per 100 employees of £144,583.**



## Economic Activity

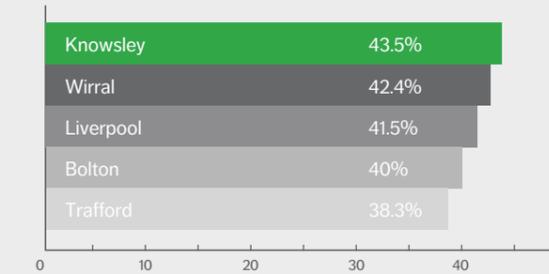
Symmetry Park Merseyside is situated in the Knowsley district, home to 291,024 people and 121,453 economically active.

Large settlements within a 30-minute drive of the Knowsley site include: Kirkby, St Helens, and Huyton, providing immediate access to 2.3 million residents.

There are 1.4 million people within the Knowsley catchment of core working age (15-64) of which 60% are under the age of 45.

Economic activity in the Knowsley district is at 43.5%, which sits above neighbouring areas such as; Bolton, Liverpool, Trafford, and The Wirral.

1 in 8 jobs within the local catchment are within the logistics and industrial sector, higher than Trafford, Salford and Manchester.



## Local Occupiers



# ▲ SYMMETRY PARK MERSEYSIDE



SAT NAV: L35 1QR



reader.powers.land

## 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



**0161 259 0450**  
 geraldeve.com

**Jason Print**  
 jprint@geraldeve.com  
 07833 170680



**0161 236 9595**  
 cushmanwakefield.co.uk

**Rob Taylor**  
 rob.p.taylor@cushwake.com  
 07825 193365

**Laurence Davies**  
 Laurence.davies@cushwake.com  
 07385 410942



**0161 455 7666**  
 www.cbre.co.uk

**Paul Cook**  
 paul.j.cook@cbre.com  
 07793 119221

**Darren Hill**  
 darren.hill2@cbre.com  
 07590 485287

**BOX GREENER. BOX TOGETHER. BOX CLEVER.**

tritaxsymmetry.com

Misrepresentation Act 1967. The particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact. Whilst every care is taken in their preparation no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through Gerald Eve, Cushman & Wakefield and CBRE. March 2024.

  
 A TRITAX BIG BOX COMPANY