

NEW BUILD
INDUSTRIAL / WAREHOUSE /
DATA CENTRE / LIFE SCIENCE
FREEHOLD / LEASEHOLD
OPPORTUNITIES AVAILABLE

A41CONNECT

WESTFIELD ROAD, PITSTONE,
BUCKS, LU7 8GU

DRAFT



AN EVER EVOLVING WORKFORCE

BUCKINGHAMSHIRE is home to a number of organisations and strategies promoting inward investment and business growth. On average, Buckinghamshire has 87 enterprises per 10,000 residents, the highest enterprise rate of any area, 30% higher than the national average.

505,000

TOTAL POPULATION OF
BUCKINGHAMSHIRE

268,000

ECONOMICALLY ACTIVE

£15B

A GROWING ECONOMY
WORTH £15 BILLION

89

BUSINESS STARTS PER 10,000
- 30% HIGHER THAN THE
NATIONAL AVERAGE

32,000+

OVER 32,000 PEOPLE IN THE
MANUFACTURING, TRANSPORT
AND STORAGE SECTOR

1ST

BUCKINGHAMSHIRE HAS THE
FASTEST JOBS GROWTH OF ALL
LOCAL AUTHORITY AREAS

87

ON AVERAGE IN
BUCKINGHAMSHIRE THERE ARE
87 ENTERPRISES PER 10,000
RESIDENTS, THE HIGHEST
ENTERPRISE RATE OF ANY AREA

3RD

BUCKINGHAMSHIRE STANDS
THIRD IN THE COUNTRY FOR
ITS WORKING POPULATION
WITH DEGREE LEVEL
QUALIFICATIONS OR ABOVE

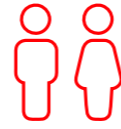
OXFORD-CAMBRIDGE ARC

A41 Connect is perfectly located for business in the rapidly growing and developing Oxford-Cambridge Arc, made up of the five counties between Oxford, Milton Keynes and Cambridge. Here, there is an opportunity, recognised by government and local partners, to build a better economic, social and environmental future for the area. With high-quality, well-connected and sustainable communities making the Arc an even more beautiful place to live, work and visit, attracting a plethora of both established and smaller businesses.



3,700,000

THE ARC IS HOME TO 3.7 MILLION PEOPLE



2,100,000

PEOPLE CURRENTLY WORK IN THE ARC



£110B

ADDS OVER £110 BILLION TO THE ECONOMY EVERY YEAR



3%

PRODUCTIVITY IS OVER 3% HIGHER THAN THE UK AVERAGE



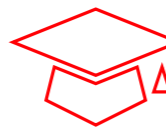
44,000

EMPLOYMENT GROWTH AVERAGED 44,000 NEW JOBS PER YEAR FOR THE LAST FIVE YEARS



2050

BY 2050 THE AREA WILL HAVE GROWN BY A FURTHER 2 MILLION PEOPLE AND AT LEAST A FURTHER MILLION JOBS



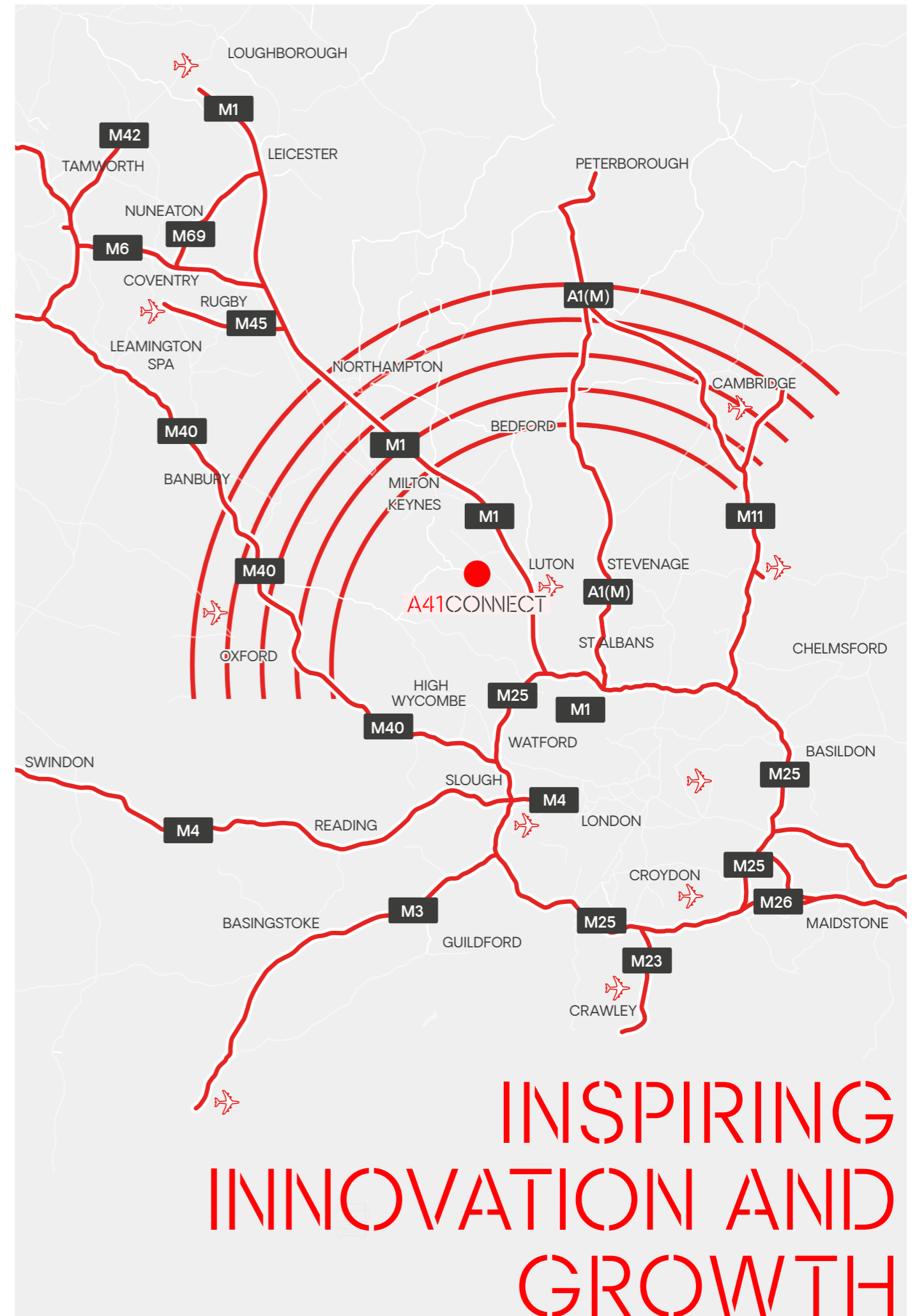
11

THE ARC HAS 11 MAJOR HIGHER EDUCATION INSTITUTIONS, INCLUDING OXFORD, CAMBRIDGE, CRANFIELD AND THE OPEN UNIVERSITY



12

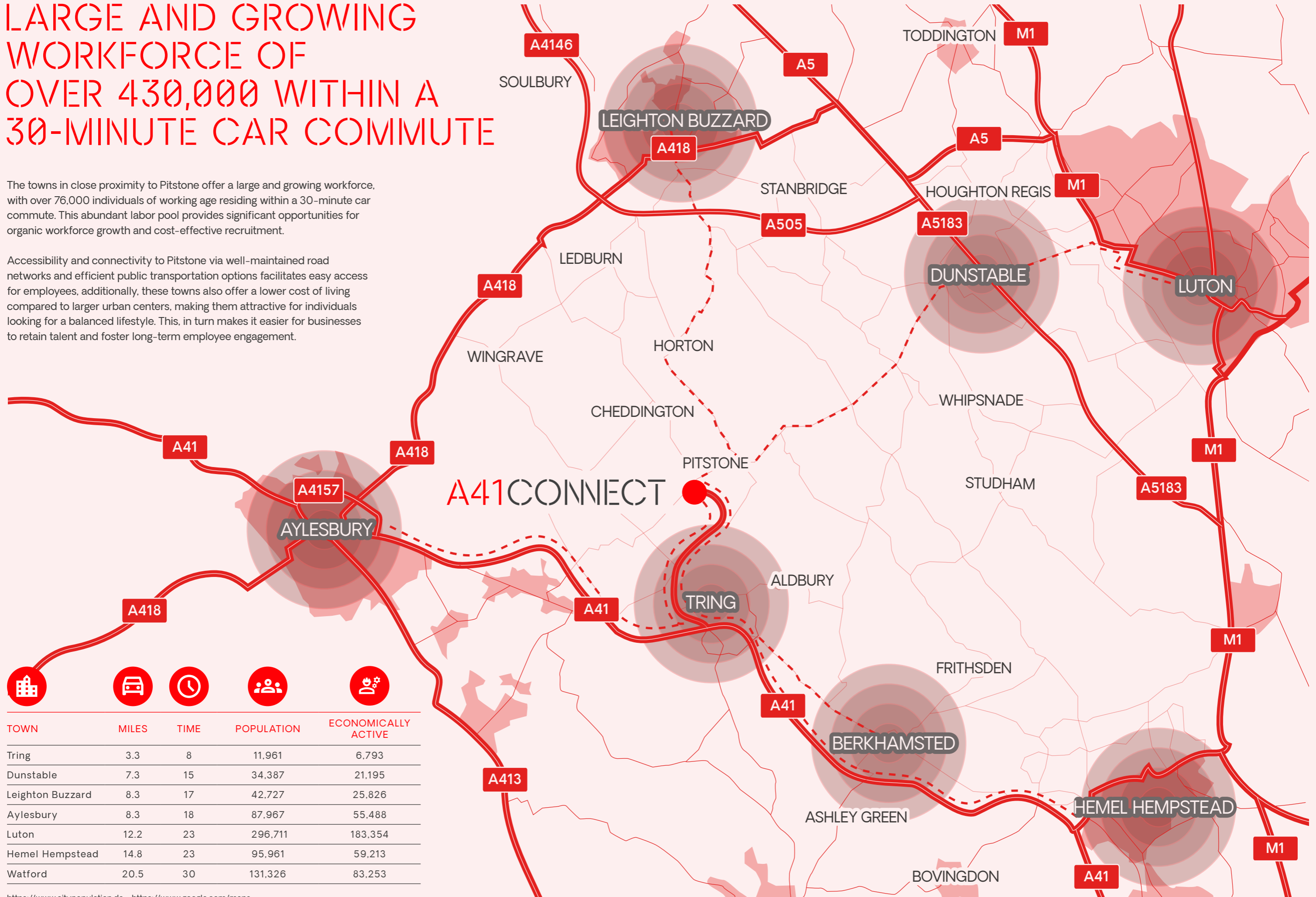
THE ARC IS A GLOBAL HUB OF INNOVATION AND HAS A RATE OF PATENT APPLICATIONS OVER 12 TIMES THE NATION AVERAGE



LARGE AND GROWING WORKFORCE OF OVER 430,000 WITHIN A 30-MINUTE CAR COMMUTE

The towns in close proximity to Pitstone offer a large and growing workforce, with over 76,000 individuals of working age residing within a 30-minute car commute. This abundant labor pool provides significant opportunities for organic workforce growth and cost-effective recruitment.


Accessibility and connectivity to Pitstone via well-maintained road networks and efficient public transportation options facilitates easy access for employees, additionally, these towns also offer a lower cost of living compared to larger urban centers, making them attractive for individuals looking for a balanced lifestyle. This, in turn makes it easier for businesses to retain talent and foster long-term employee engagement.



TOWN	MILES	TIME	POPULATION	ECONOMICALLY ACTIVE
Tring	3.3	8	11,961	6,793
Dunstable	7.3	15	34,387	21,195
Leighton Buzzard	8.3	17	42,727	25,826
Aylesbury	8.3	18	87,967	55,488
Luton	12.2	23	296,711	183,354
Hemel Hempstead	14.8	23	95,961	59,213
Watford	20.5	30	131,326	83,253

85% OF UK POPULATION WITHIN A 4.5 HOUR HGV DRIVE TIME.

Connect A41's strategic location offers businesses the opportunity to reduce transportation expenses, enhance responsiveness to market demands, maintain more efficient and leaner inventory management, all while minimising their environmental impact. This advantageous positioning provides cost-saving benefits by facilitating easy access to key transportation routes, enabling businesses to respond swiftly to customer needs, supporting the reduction of excess inventory holding, and contributing to eco-friendly and sustainable operations through reduced environmental emissions.

 Rail times from Tring station

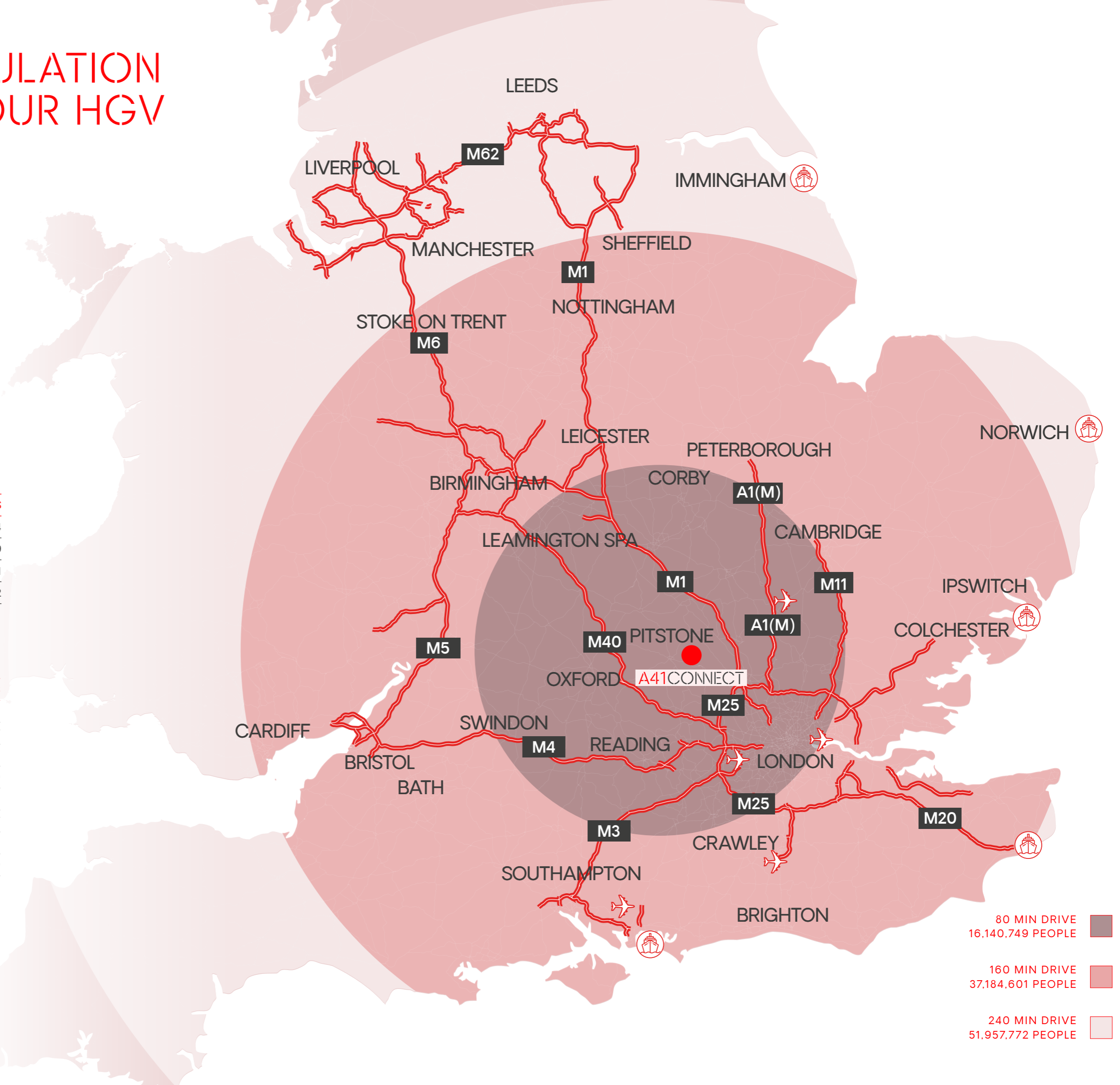
RAIL	MINS
Berkhamsted	4
Hemel Hempstead	9
Leighton Buzzard	11
Dunstable	42

 ROAD

ROAD	MILES
Aylesbury	8.5
Hemel Hempstead	13.7
J9 M1	13.0
J20 M25	16.9
J6 M40	19.8
Oxford	31.7
London	40.8
Cambridge	48.9

 AIR

AIR	MILES
Luton	16.3
Heathrow	33.7
Oxford International	55.3



80 MIN DRIVE
16,140,749 PEOPLE

160 MIN DRIVE
37,184,601 PEOPLE

240 MIN DRIVE
51,957,772 PEOPLE

TERMS

All units are available on both Freehold and Leasehold basis. All leases are on a new full repairing and insuring basis. Please contact the joint sole agents for further details. Energy Performance Certificates will be available upon request after construction has completed.

For enquiries and availability please contact:



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