

# A41CONNECT

FOR SALE / TO LET  
FREEHOLD / LEASEHOLD /  
DESIGN & BUILD  
OPPORTUNITIES AVAILABLE  
INDUSTRIAL / WAREHOUSE /  
DATA CENTRE / LIFE SCIENCE



A BRAND NEW SPECULATIVE DEVELOPMENT  
COMPLETION Q2 2025

UNIT A - 46,065 SQ FT  
UNIT E - 12,184 SQ FT

ashford  developments

75% PRE-SOLD

WESTFIELD ROAD, PITSTONE  
BUCKS, LU7 9GU



WELCOME

NN

# A41CONNECT

A41 Connect is a high quality speculative industrial / warehouse development, built with sustainability, efficiency and flexibility at the forefront of its design.

## FEATURES INCLUDE



UP TO  
1.35MVA



EV CHARGING  
BAYS



24 HOUR  
ACCESS



50KN/M2  
FLOOR LOADING



FULLY FITTED FIRST  
FLOOR OFFICES



# THE DEVELOPMENT

## UNIT A

WAREHOUSE	40,188 SQ FT	3,733 SQ M
GROUND FLOOR	1,261 SQ FT	117 SQ M
FIRST FLOOR OFFICES	4,615 SQ FT	428 SQ M
TOTAL	46,065 SQ FT	4,279 SQ M

## UNIT B SOLD TO



WAREHOUSE	40,188 SQ FT	3,733 SQ M
GROUND FLOOR	1,261 SQ FT	117 SQ M
FIRST FLOOR OFFICES	4,615 SQ FT	428 SQ M
TOTAL	46,065 SQ FT	4,279 SQ M

## UNIT E

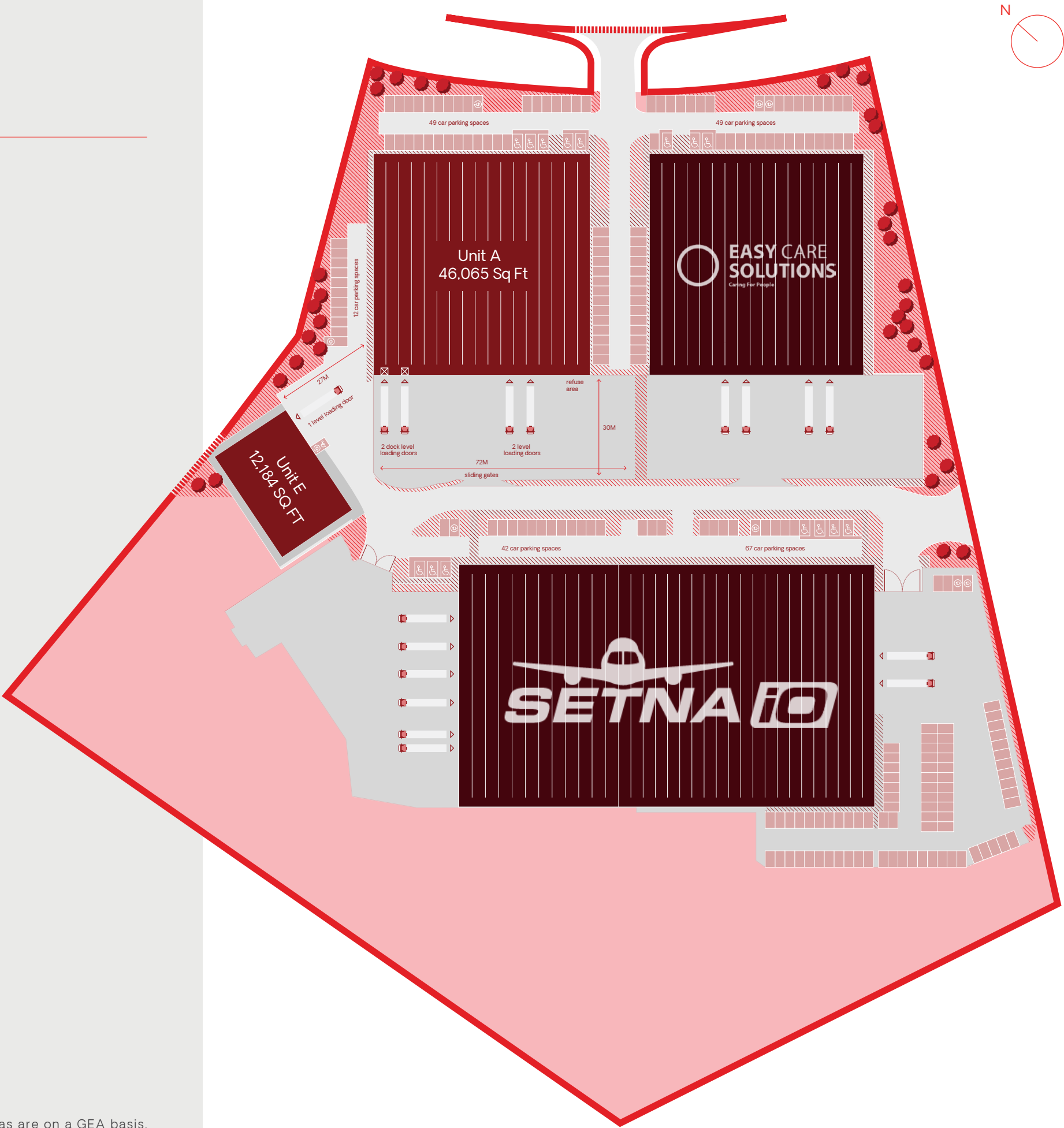
WAREHOUSE	9,074 SQ FT	843 SQ M
FIRST FLOOR OFFICES	3,110 SQ FT	289 SQ M
TOTAL	12,184 SQ FT	1,132 SQ M

## UNIT CD SOLD TO



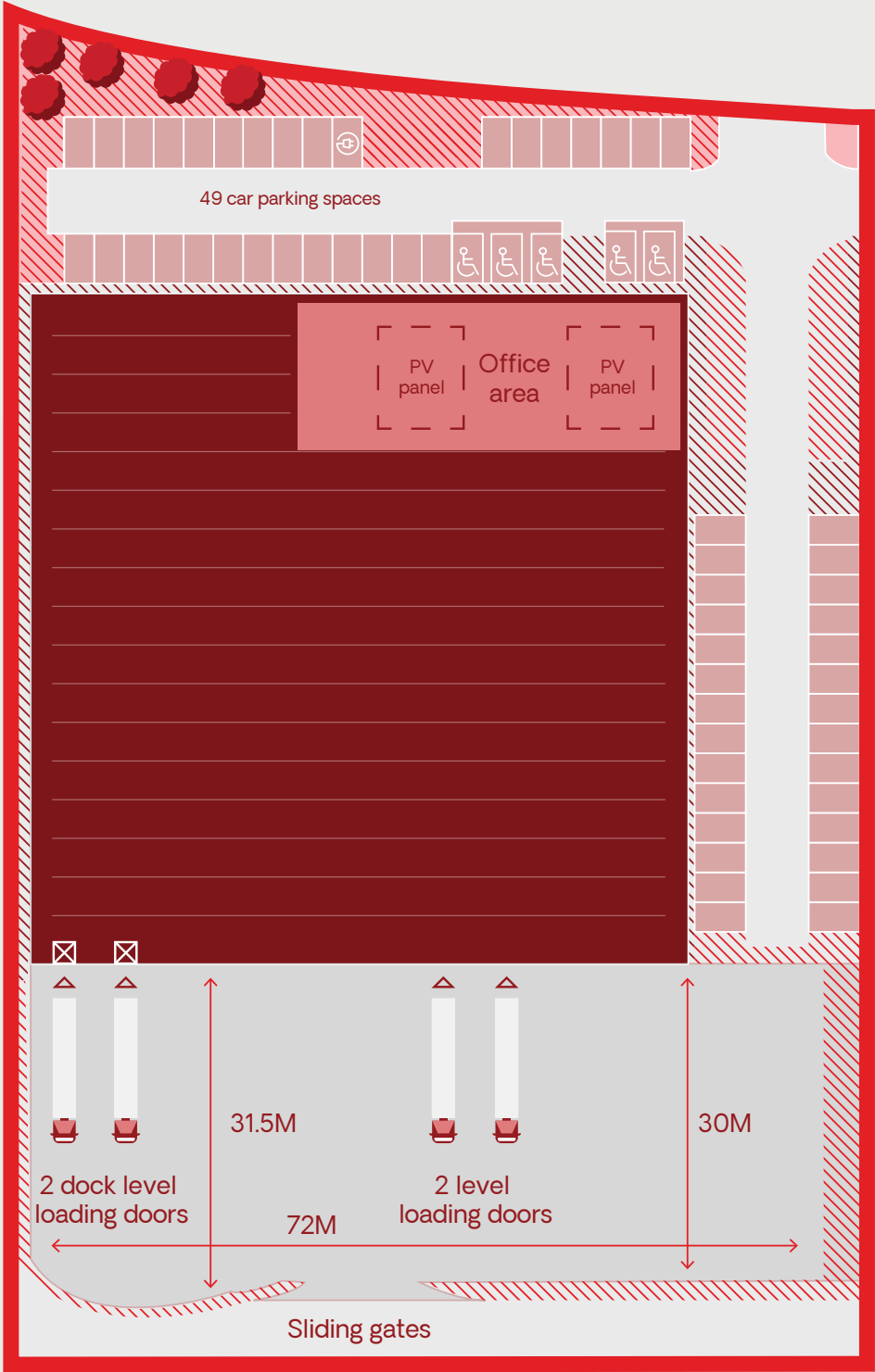
WAREHOUSE	88,556 SQ FT	8,227 SQ M
GROUND FLOOR	2,434 SQ FT	226 SQ M
FIRST FLOOR OFFICES	10,578 SQ FT	983 SQ M
TOTAL	101,568 SQ FT	9,436 SQ M

\*All areas are on a GEA basis.



# UNIT A

46,065 SQ FT



## AN UNRIVALLED SPECIFICATION

- 10% ROOF LIGHTS
- SECURE LIT YARDS
- MECHANICAL VENTILATION
- CYCLE STORE
- LED LIGHTING
- LOW CARBON CONSTRUCTION
- SOLAR/ PV PANELS
- 24 HR SITE ACCESS
- EFFICIENT INSULATION
- TRANSPORT LINKS

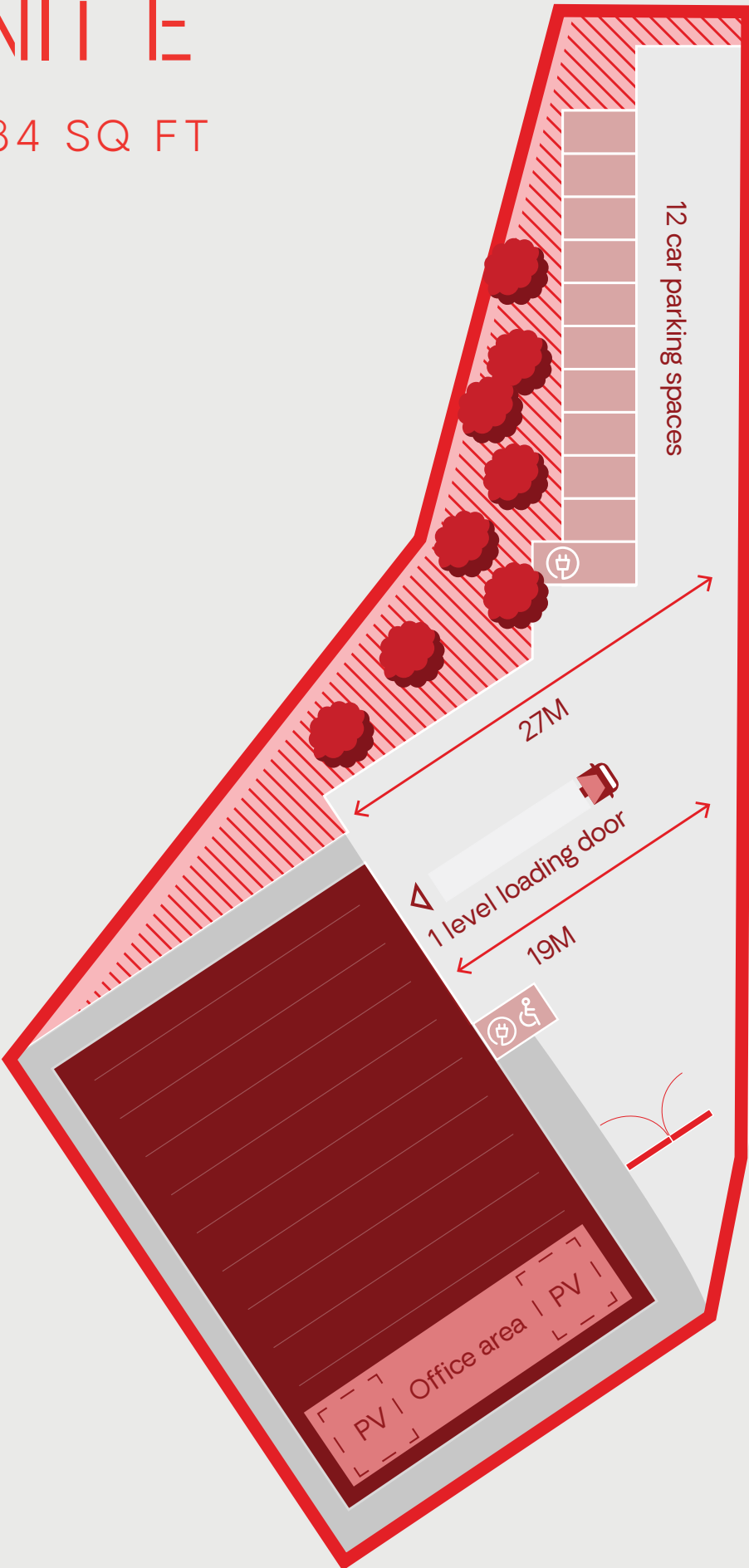
### UNIT A

WAREHOUSE	40,188 SQ FT	3,733 SQ M
GROUND FLOOR	1,261 SQ FT	117 SQ M
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TOTAL	46,065 SQ FT	4,279 SQ M

- 11.8M RIDGE HEIGHT
- 2 DOCK LEVEL LOADING DOORS
- 49 PARKING SPACES, 1 EV
- 2 LEVEL LOADING DOORS

# UNIT E


12,184 SQ FT




Plans not to scale




## AN UNRIVALLED SPECIFICATION



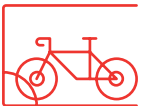
10% ROOF LIGHTS




SECURE LIT YARDS




MECHANICAL VENTILATION




CYCLE STORE




LED LIGHTING




LOW CARBON CONSTRUCTION




SOLAR/ PV PANELS



24 HR SITE ACCESS



EFFICIENT INSULATION



TRANSPORT LINKS

### UNIT E

WAREHOUSE	9,074 SQ FT	843 SQ M
FIRST FLOOR OFFICES	3,110 SQ FT	289 SQ M
TOTAL	12,184 SQ FT	1,132 SQ M




8M TO INTERNAL HAUNCH



1 LEVEL LOADING DOOR



12 PARKING SPACES



2 EV PARKING SPACES

\*All areas are on a GEA basis.



# BUCKINGHAMSHIRE: THE COUNTY OF GROWTH

## 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

BUCKINGHAMSHIRE IS AN AREA OF  
SIGNIFICANT INWARD INVESTMENT



THE OXFORD - CAMBRIDGE ARC

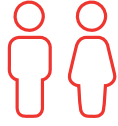
A41 Connect is perfectly located for business in the rapidly growing and developing Oxford-Cambridge Arc, made up of the five counties between Oxford, Milton Keynes and Cambridge. Here, there is an opportunity, recognised by government and local partners, to build a better economic, social and environmental 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

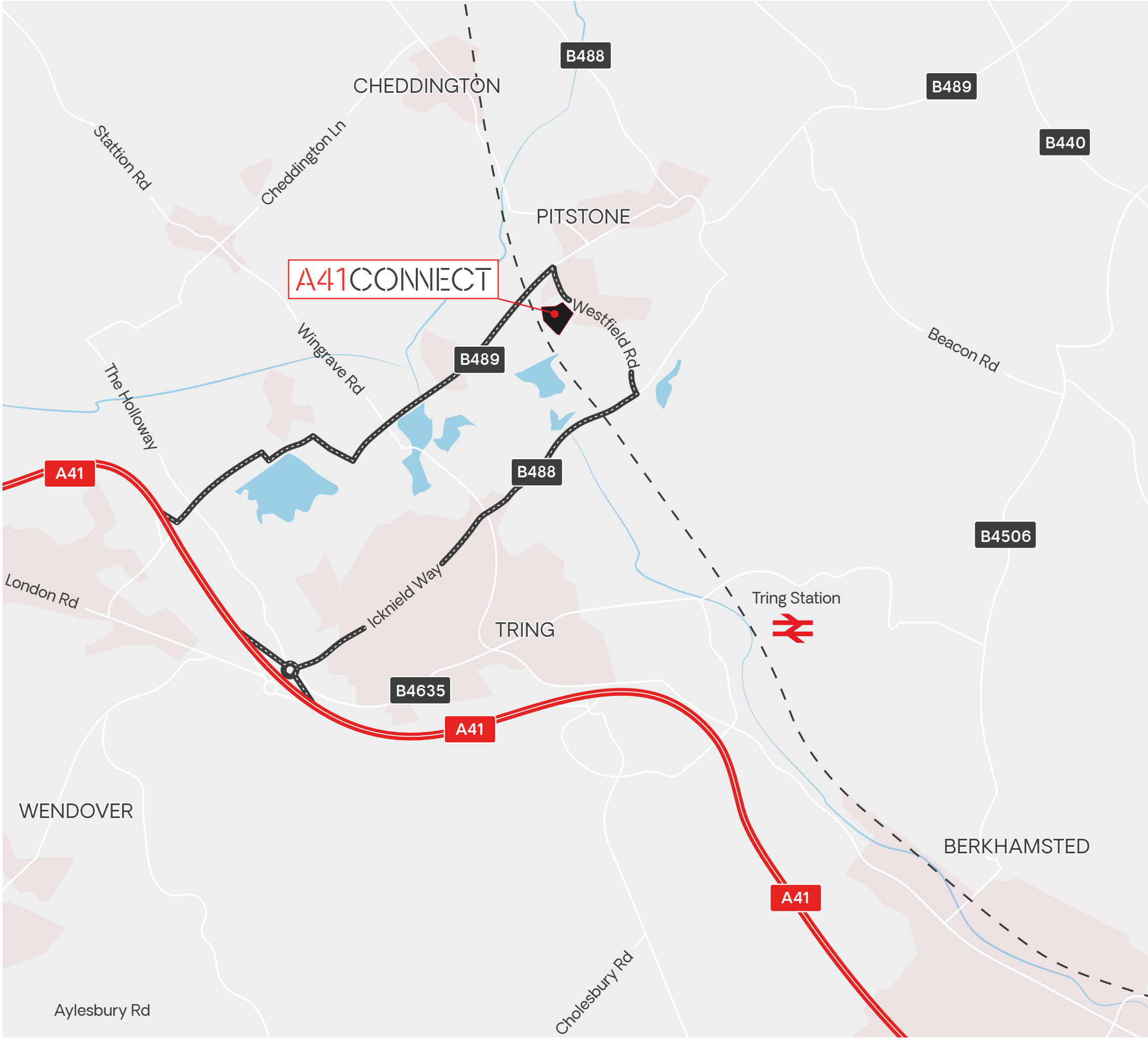
The towns in close proximity to Pitstone offer a large and growing workforce, with over 76,000 individuals of working age residing within a 30-minute car commute. This abundant labor pool provides significant opportunities for organic workforce growth and cost-effective recruitment.

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







## BUS ROUTES

### 387/389/397 - From Tring Railway Station Stop B

Local service between Tring, Wigginton and Aldbury via Tring Station, Mon to Sat.

The service runs regularly throughout the day and more frequently during the morning and evening weekday peaks; serves Wigginton 5 times a day.

### 500, 501 - From Tring Station Road - Grove Road

Hemel Hempstead to Aylesbury via Berkhamsted and Tring. Route 500 runs Monday to Saturday, every 30 mins during the day; the 501 runs this route on Sundays.

### 61/62 - From Harlech Road

Dunstable to Aylesbury via Tring and the villages.

### 508 - From Icknield Way

Hemel Hempstead to Northwood (via Watford)

### 194 - From Tring, Church Square

Tring - Chesham (Wednesdays only)

### 207 - From Tring Road - Wilstone

Long Marston - Tring - Hemel Hempstead (Fridays only)

### 167 - From Tringford Lower Icknield Way

Ivinghoe - Leighton Buzzard - village circular (Tuesdays only)

### 502/532 - Tring Rd Dudswell opp Hamberlins Lane

Northchurch - Hemel Hempstead

WALKING TO LOCAL BUS STOPS	TIME
Harlech Road	1 Min
Warwick Road	2 Mins
Albion Road	5 mins
Playing Fields	6 Mins
Tring Station	44 Mins



## CYCLE ROUTES

Routes	MILES	TIME
Tring Station	2.4	13 Mins
Cheddington Station	3.0	16 Mins

# LOCAL CONNECTIONS



# 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

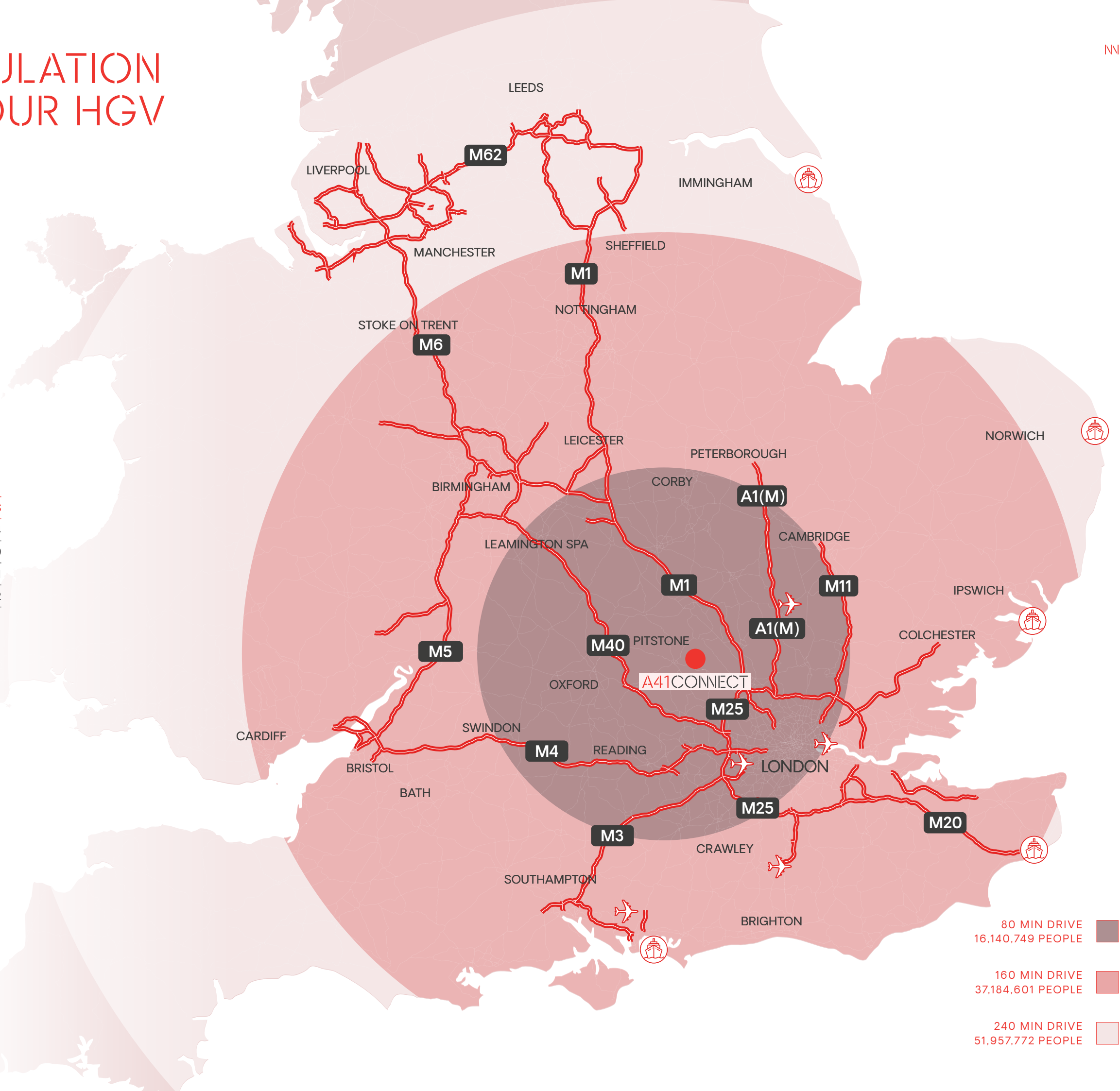
RAIL	MINS
Berkhamsted	4
Hemel Hempstead	9
Leighton Buzzard	11
Dunstable	42



ROAD	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	MILES
Luton	16.3
Heathrow	33.7
Oxford International	55.3







A41CONNECT.COM

#### 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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**A DEVELOPMENT BY**

ashford**developments**

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. June 2025. Design by CORMACK - cormackadvertising.com.