

919,765 Sq Ft
Available Now

 PANATTONI PARK
Swindon

S920

919,765 Sq Ft Speculative Built Warehouse/Logistics Unit

SN3 4TZ

panattoni.co.uk/swindon

Panattoni Swindon S920, located at Panattoni Park Swindon, is a flagship industrial and logistics facility, setting new standards in scale and sustainability. Available for immediate occupation, it offers 919,765 sq ft of premium cross-docked space, designed to meet the demands of modern-day logistics. Built to Net Zero Carbon standards and BREEAM 'Outstanding', it delivers outstanding ESG performance. Ideally located to serve London and Southern England, this is a rare opportunity in a market with limited availability at this scale.

AVAILABLE NOW



A419

THE UK'S LARGEST SPEC WAREHOUSE

Masterplan

7.2
MILLION SQ FT



- Available Now
S920
- Under Construction - Available Q2 2027
S520, S160, S220 & S260
- Available to Pre-Let
S1240, S715, S395, S195, S60 & S45

LET - S545	
S920	
919,765 SQ FT	
S520	
521,745 SQ FT	
S260	
260,318 SQ FT	
S220	
217,476 SQ FT	
S160	
158,013 SQ FT	
S1240	
1,237,555 SQ FT	
S715	
714,847 SQ FT	
S395	
393,918 SQ FT	
S195	
197,603 SQ FT	
S60	
57,035 SQ FT	
S45	
42,700 SQ FT	

S920

919,765 SQ FT

118m

Think Big,
Deliver Bigger





Unrivalled Scale

S920	SQ FT	SQ M
Warehouse	889,691	82,655
Offices	24,970	2,320
Entrance Area	2,857	265
Gatehouse	300	28
Plant / Ancillary	1,947	180
Total (GIA)	919,765	85,449



8
Level Access Doors



125
Dock Loading Doors



109,200
V&A Pallet Locations



Up to 118m
Contained Cross-Docked Service Yards



21m
Clear Internal Height



7.3 MVA
Power From Grid



689
Car Parking Spaces



PV
Roof-Mounted System
(Potential To Increase PV Power Generation)



108,585 kWh/annum
PV Power Generation
(Estimated in Base Build)



EV
Electric Vehicle Charging Points



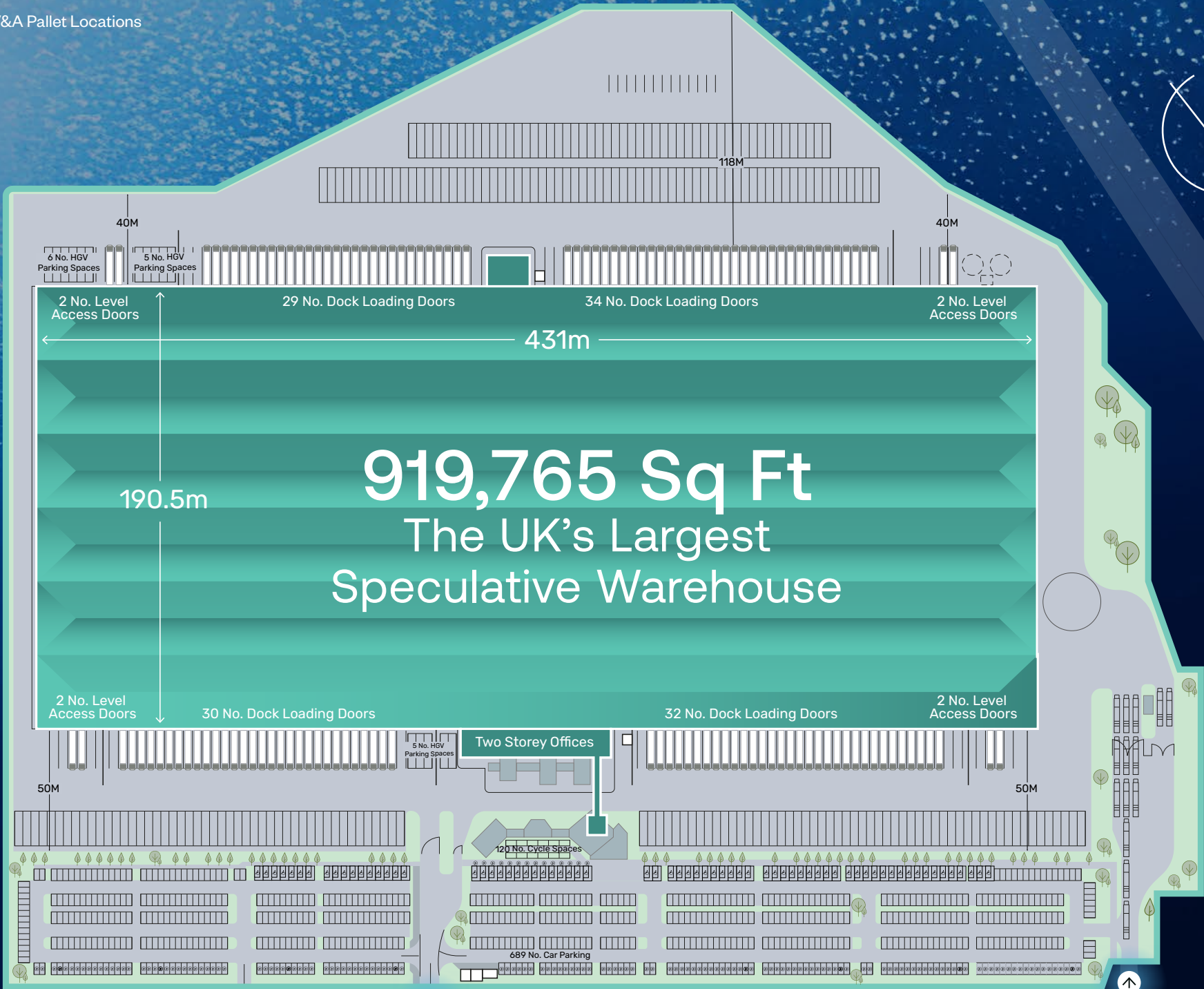
50kN/m²
Flooring



240
Trailer Parking Spaces



15%
Roof Lights To Warehouse





Net Zero
Carbon In Construction



BREEAM
'Outstanding'



EPC A+(-1)
Office



EPC A(6)
to Warehouse



45 MVA
Power Across Site



EV
Charging Points



Sustainably
Sourced Timber



Roof Mounted
Solar PV



Bus
Service



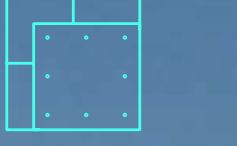
Sensor
Lights



Water Leak
Detection



Rainwater
Harvesting



Airtight
Cladding

Building For Tomorrow. Sustainable Today





BY CAR



15

MINUTE
POPULATION
224,852

45

MINUTE
POPULATION
1,244,838

90

MINUTE
POPULATION
9,786,720

CONNECT SEAMLESSLY GLOBALLY

70%

OF UK CONSUMERS
REACHED WITHIN
4.5 HOURS BY HGV

H 1.5 HOUR DRIVE TIME
REACHABLE POPULATION
7,830,000

G 3 HOUR DRIVE TIME
REACHABLE POPULATION
30,106,200

V 4.5 HOUR DRIVE TIME
REACHABLE POPULATION
45,881,000



CITIES	DISTANCE	JOURNEY
Oxford	32 miles	49 mins
Bristol	40 miles	55 mins
Reading	45 miles	55 mins

CITIES	DISTANCE	JOURNEY
Southampton	68 miles	1 hr 15 mins
Birmingham	85 miles	1 hr 30 mins
London	90 miles	1 hr 50 mins

Enhancing Connectivity

The A417 Missing Link project completes the final single-carriageway section between the M4 at Swindon and the M5 at Gloucester, creating a continuous high-quality route through the South West. This major investment significantly improves freight movements, strengthens regional connectivity and provides faster, more reliable access to the national motorway network.



A417 MISSING LINK ROAD

- Key:
- New roundabouts and junctions
 - New, retained or reconfigured roads
 - New crossings
 - New underpasses
 - Old A417

REDUCED CONGESTION

Replacing the existing single carriageway with dual carriageway infrastructure will improve traffic flow and reduce pressure on surrounding local roads.

GREATER NETWORK RESILIENCE

A modern, continuous strategic route will provide a more reliable alternative during incidents and periods of high traffic demand.

2027 expected completion



CONNECTING THE M4 & M5



£250 - £500m

Investment in regional infrastructure

IMPROVED REGIONAL CONNECTIVITY

Providing faster, more direct access to the Midlands, South West, South Wales and the wider UK motorway network.

FASTER & MORE RELIABLE JOURNEYS

Removing a long-standing bottleneck will reduce delays and deliver more predictable journey times for commuters and freight traffic.



S920

BUILDING FOR A NEW GENERATION

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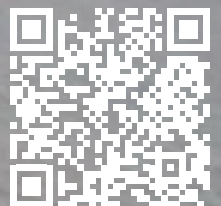
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