



PANATTONI PARK Swindon

BUILDING FOR A NEW GENERATION



7.2 Million Sq Ft World-Class Industrial & Logistics Development

920,000 Sq Ft Single Unit – Available Now

1.2M Sq Ft Across 4 Units from 160,000 Sq Ft to 520,000 Sq Ft
Under Construction

Further 6 Units Ranging from **SME Units** to **Large-Scale**
Available to Pre-Let

Play Film



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Building For A New Generation.

READING 52 MINS
M4

BRISTOL 52 MINS
M4

J15

8 MINUTES
M4 / J15

A419

SITE ACCESS

THE MIDLANDS

SITE ACCESS

LET TO  Ministry of Defence

Panattoni Park Swindon

Panattoni Park Swindon is a nationally significant industrial and logistics development offering 7.2 million sq. ft of space in a prime, well-connected location. The S545 has been let to the Ministry of Defence and the S920 is available now. The next phase of the development has 4 units under construction, 520,000 sq ft, 260,000 sq ft, 220,000 sq ft and 160,000 sq ft.

In addition, a 52-acre fully serviced and consented site is available now, offering the fastest delivery in the market for a 1.2 million sq. ft unit within 12 months. Future phases can provide a further six units, ranging in size from SME accommodation to large-scale big box logistics, with full planning flexibility and speed to market.

Panattoni Park Swindon is uniquely positioned to offer occupiers strategic scale, delivery certainty and long-term growth potential. The park is being delivered with sustainability at its core, with all units designed to Net Zero Carbon standards, targeting BREEAM 'Outstanding' and EPC A certification to ensure best-in-class environmental performance.



Masterplan

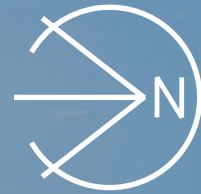
7.2

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



The development is set within a high-quality landscaped environment that will be image enhancing for businesses whilst providing a wonderful amenity for their staff.

Panattoni Park Swindon Includes:



Heritage Garden



Miles Of Trim Trails



Bus Stops



Cycle Routes



Community Park



Relaxation Areas



Community Hub



Linear Park



Wild Flower Meadows



Advanced Landscaping

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





919,765 SQ FT



S920 | Available Now



S520



S220



Under Construction | Available Q2 2027

S260



S160





Net Zero
Carbon In Construction

BREEAM®

BREEAM
‘Outstanding’



EPC ‘A+’
to Offices



EPC ‘A’
to Warehouse



45 MVA
Power Across Site



EV
Charging Points



Sustainably
Sourced Timber



Roof Mounted
Solar PV



Bus
Service



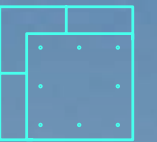
Sensor
Lights



Water Leak
Detection



Rainwater
Harvesting



Airtight
Cladding

Building For Tomorrow. Sustainable Today.





Wildlife Corridors
Throughout
The Site



Significantly
Enhanced Green
Infrastructure



10% Net
Gain To
Biodiversity



Green Travel
Plan



Cycle
Paths



Woodland Mixed
Planting



Green
Amenity
Space



Heritage
Gardens



Revolutionising The Landscape.



Strategically Placed.
Nationally Powered.







BY CAR

15

MINUTE
POPULATION
224,852

45

MINUTE
POPULATION
1,244,838

90

MINUTE
POPULATION
9,786,720

CONNECT SEAMLESSLY GLOBALLY

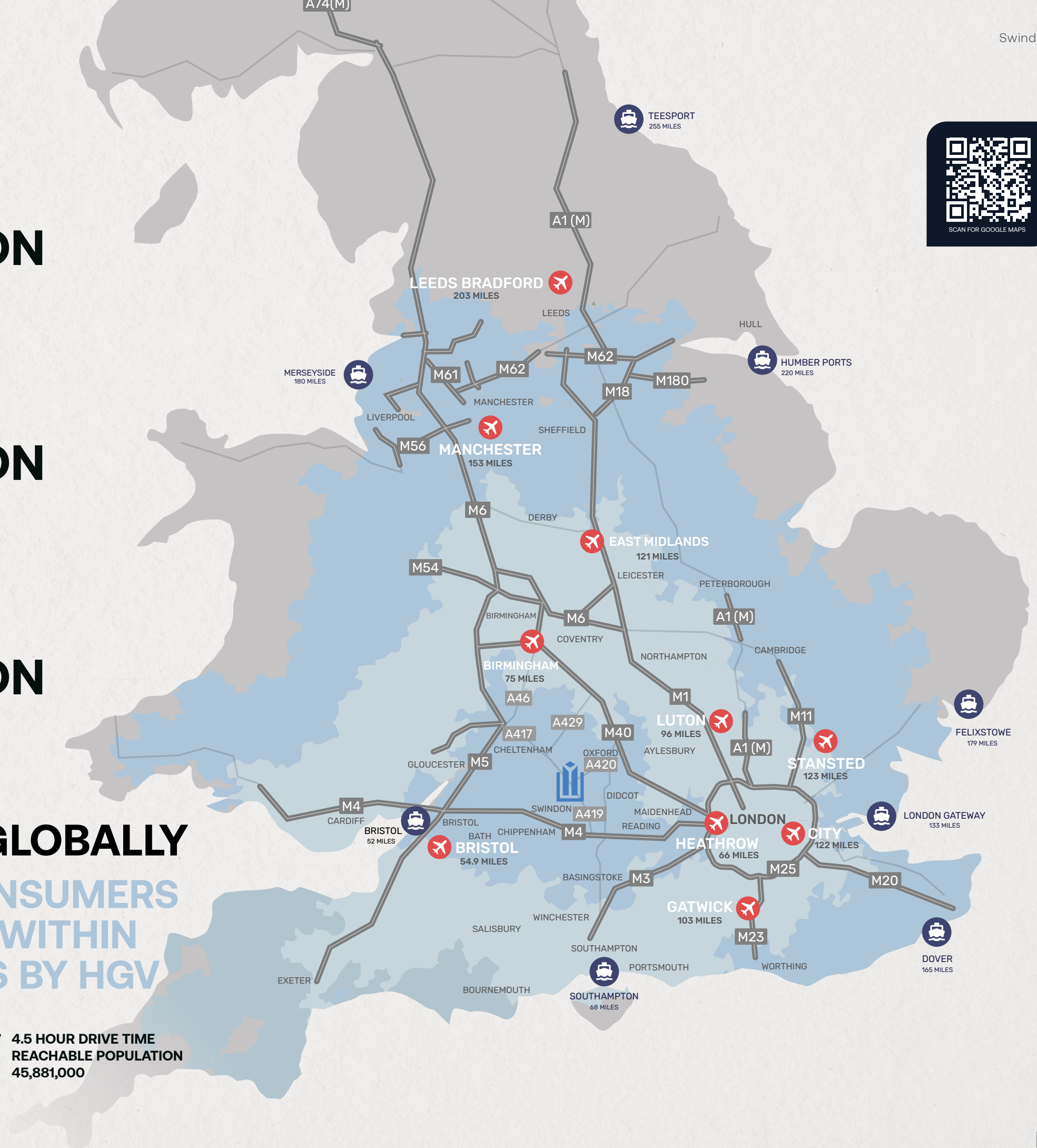
70%

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



SCAN FOR GOOGLE MAPS



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.



Chasing Opportunity, Driving Growth.



7.2 Million
Sq Ft

Swindon Population 243,875

↑
↓ Panattoni Park Swindon capitalises on the benefit of a resilient and easily reachable workforce. Panattoni Park Swindon offers exceptional accessibility via public transportation, including swift train connections to London in less than an hour, Bristol in 38 minutes, and Reading via the 38 bus route in 25 minutes.

(ONS)

A strong, active
talent pool:
employment rate
for ages 16 to 64

80.3%

Nomis

**OVER
450**

Digital technology businesses

(Swindon Borough Council)

113%

Growth in logistics businesses in South
West & Wales between 2014-2024

(ONS)

c.16%

Of employment in Swindon is in
manufacturing and logistics, c.33%
above national average

(Nomis)

5.0

Million people
within 1 hour drive

(Swindon Borough Council)

Swindon's population
increased by

5.2%

between 2019-2024
(4.4% South West)

(ONS)

121,300
Economically active
in Swindon
(Swindon Borough Council)

5,100

unemployed workers seeking employment in Swindon
(Swindon Borough Council)

79.3%

of the population is
economically active
(Swindon Borough Council)

Top Roles
Engineers, Technicians, IT
Professionals, Skilled Trades
in Manufacturing, Managers,
Logistics Coordinators

(Swindon Borough Council)



Output per hour

48% Higher

Than the national average, making Swindon the most productive
district in the south of England

(Swindon Borough Council)

A NEW ERA IN SWINDON



Key Skilled Sectors

Advanced Engineering & Manufacturing, Digital,
Electronics, Sustainable Tech, Life Sciences,
Defence, Cyber Security

(Swindon Borough Council)

53%

of jobs in Swindon
are highly skilled
(above national
average)

(Swindon Borough Council)

approx. new homes being built in the next 10 years

48,000

(Swindon Borough Council)

3.1 Million

People within an hour in the labour pool

(Swindon Borough Council)

LABOUR MARKET



7.2 Million Sq Ft World-Class Industrial & Logistics Development.

 PANATTONI PARK
Swindon





THE WORLD'S **LARGEST** PRIVATELY OWNED **INDUSTRIAL DEVELOPER.**

Panattoni has developed 650 million sq ft to date, with 70 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our clients' expectations.

www.panattoni.co.uk

275+ MILLION

SQ FT DEVELOPED
BY PANATTONI
EU/ASIA

70 OFFICES

WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED
BY PANATTONI
WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



KUEHNE+NAGEL



PANATTONI PARK Swindon

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