

 PANATTONI PARK

# Swindon

# S545



**Brand New 545,414 sq ft**  
**Speculative Build Warehouse/Logistics Unit**

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



 PANATTONI PARK

# Swindon

# S545

545,414 sq ft Speculative Build Warehouse/Logistics Unit

Under Construction | Available Q1 2026

# Panattoni Park Swindon:

## S545 – 545,414 sq ft

Panattoni Swindon 545 located at Panattoni Park Swindon is a flagship industrial and logistics facility, setting new standards in scale and sustainability. With over 545,414 sq ft of premium cross-docked space, the unit is designed to meet the demands of modern logistics. Built to Net Zero Carbon standards and targeting 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.

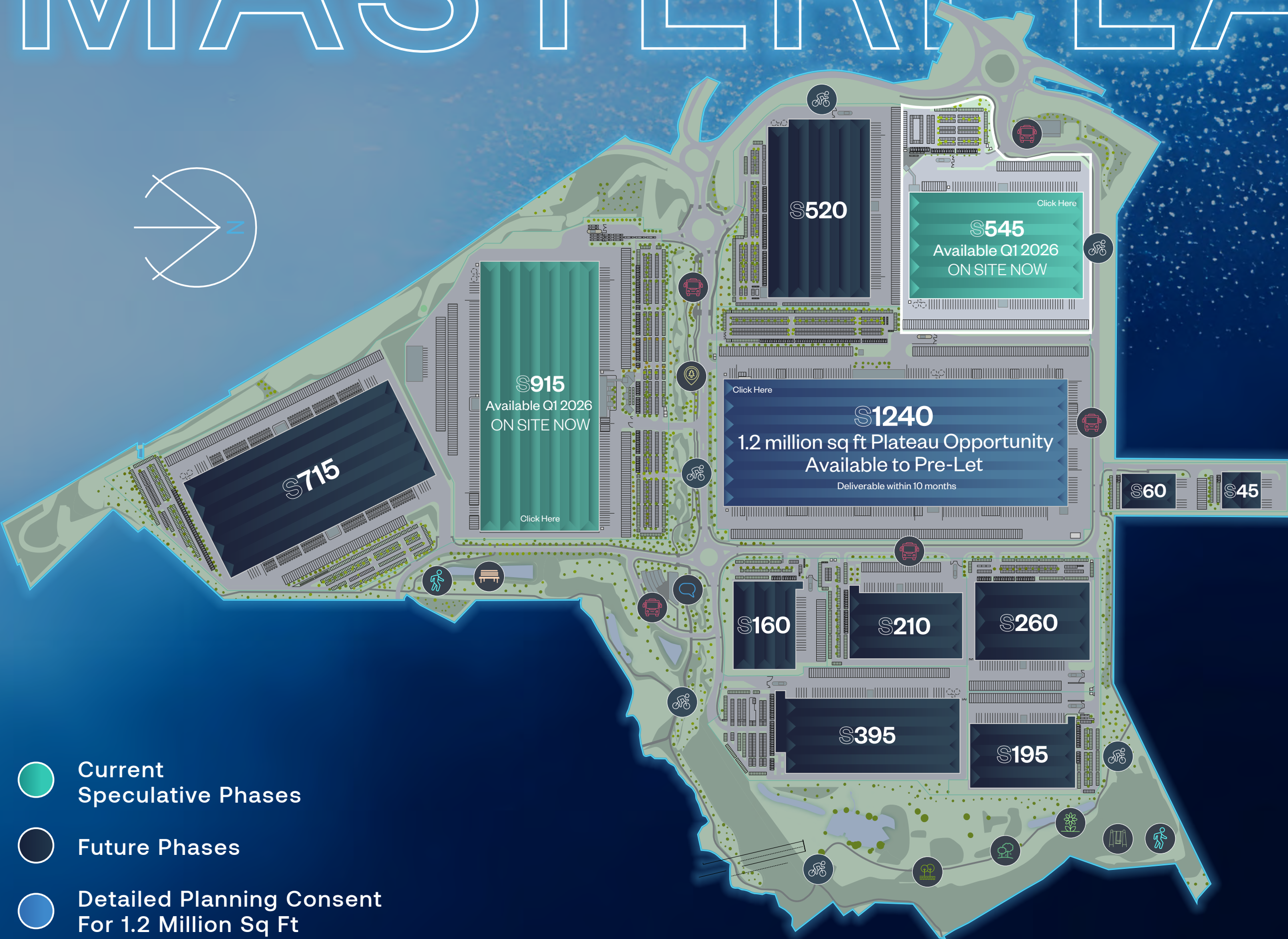
Construction is underway with practical completion set for Q1 2026.

S545

545,414 SQ FT

unit access

# MASTERPLAN



- Current Speculative Phases
- Future Phases
- Detailed Planning Consent For 1.2 Million Sq Ft

|                                 |    |
|---------------------------------|----|
| <b>S915</b><br>916,984 SQ FT    | 1  |
| <b>S520</b><br>521,745 SQ FT    | 2  |
| <b>S545</b><br>545,414 SQ FT    | 3  |
| <b>S1240</b><br>1,237,555 SQ FT | 4  |
| <b>S60</b><br>57,035 SQ FT      | 5  |
| <b>S395</b><br>393,918 SQ FT    | 6  |
| <b>S260</b><br>260,318 SQ FT    | 7  |
| <b>S715</b><br>714,847 SQ FT    | 8  |
| <b>S45</b><br>42,700 SQ FT      | 9  |
| <b>S210</b><br>207,369 SQ FT    | 10 |
| <b>S160</b><br>158,013 SQ FT    | 11 |
| <b>S195</b><br>195,103 SQ FT    | 12 |



S545 - 545,414 sq ft

Under Construction - Available Q1 2026



21m

Clear Internal Height



5

Level Access Doors



76

Dock Loading Doors



4.3 MVA

Power From Grid



PV

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



115,000kWh

PV Power Generation  
(Estimated in Base Build)



134

Trailer Parking Spaces



50kN/m<sup>2</sup>

Flooring



414

Car Parking Spaces



EV

Electric Vehicle Charging Points



15%

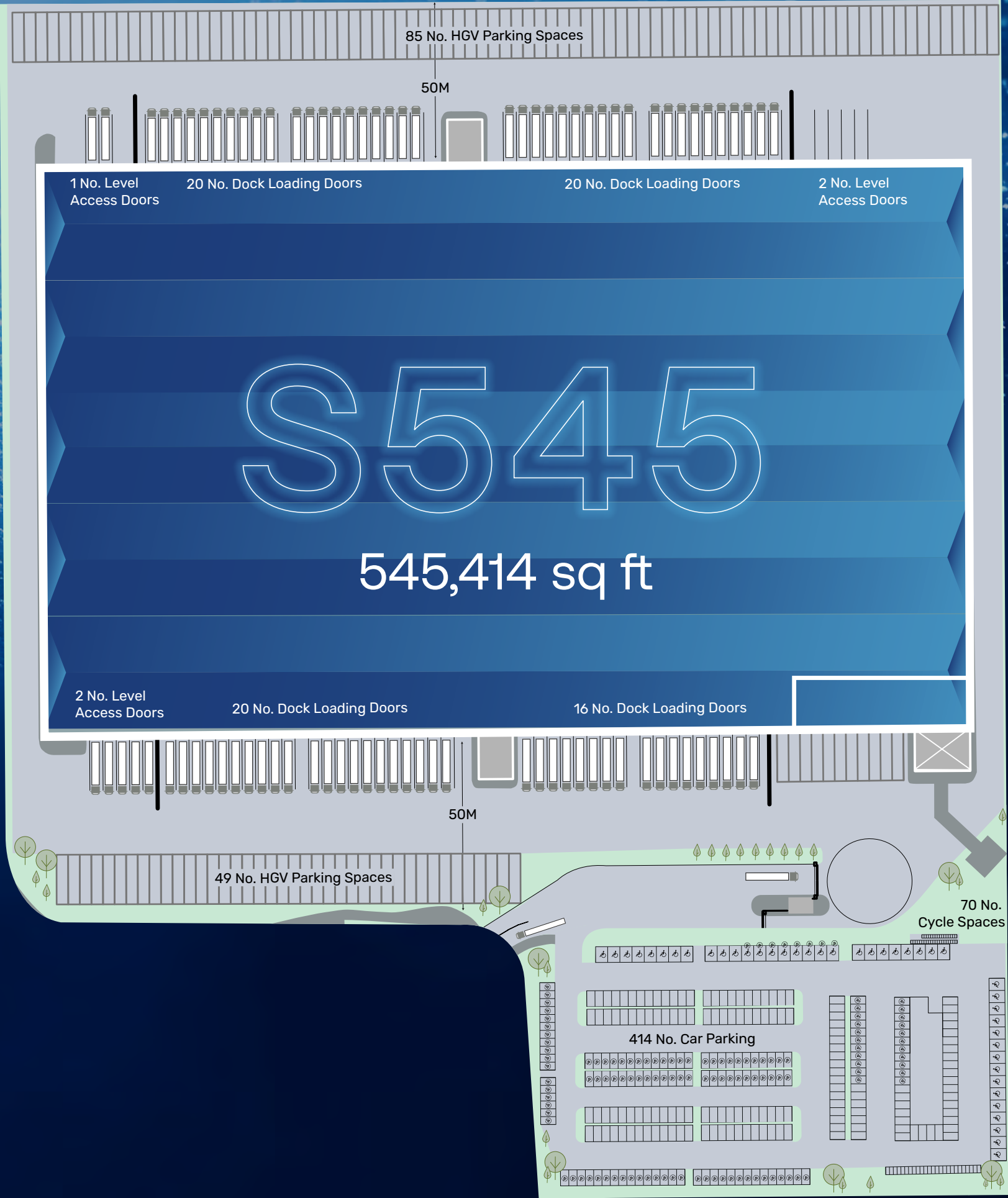
Roof Lights To Warehouse



50m

Contained Cross-Docked Service Yards

| S545          | SQ FT   | SQ M   |
|---------------|---------|--------|
| Warehouse     | 514,411 | 47,789 |
| Offices       | 21,861  | 2,030  |
| Plant Deck    | 6,764   | 628    |
| Entrance Area | 2,062   | 190    |
| Gatehouse     | 316     | 29     |
| Total (GIA)   | 545,414 | 50,670 |



# Building For Tomorrow. Sustainable Today.

BREEAM®

Targeting BREEAM  
'Outstanding'



Net Zero Carbon in  
Development



Targeting EPC A+  
to Offices



Targeting EPC A  
to Warehouse



Roof Mounted  
Solar PV



Bus  
Service



Car  
Sharing



Sustainably  
Sourced Timber



Sensor  
Lights



Water Leak  
Detection



Green  
Travel Plan



Cycle  
Paths



Air Tight  
Cladding



Rainwater  
Harvesting



# 545,000 SQUARE FOOT

The UK's next big box.

# SWINDON





BY CAR

15 MINUTE

DISTANCE  
POPULATION  
224,852

45 MINUTE

DISTANCE  
POPULATION  
1,244,838

90 MINUTE

DISTANCE  
POPULATION  
9,786,720



Connect  
Seamlessly  
Globally

70%

OF UK CONSUMERS  
REACHED WITHIN  
4.5 HOURS by HGV

H

G

V

1.5 HOUR  
DRIVE TIME  
REACHABLE POPULATION  
7,830,000

3 HOUR  
DRIVE TIME  
REACHABLE POPULATION  
30,106,200

4.5 HOUR  
DRIVE TIME  
REACHABLE POPULATION  
45,881,000



 PANATTONI PARK Swindon

# S545

BUILDING FOR A NEW GENERATION



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