

The UK's Largest
Speculative Warehouse

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



 PANATTONI PARK

Swindon

S915

916,982 Sq Ft Speculative Build Warehouse/Logistics Unit

Under Construction | PC Q1 2026

The Largest Spec Build
the UK Has Ever Seen.

LARGEST
9416982
SQUAREFOOT

Panattoni Park Swindon:

S915 - 916,982 sq ft

Panattoni Swindon 915 located at Panattoni Park Swindon is a flagship industrial and logistics facility, setting new standards in scale and sustainability. With over 916,982 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.

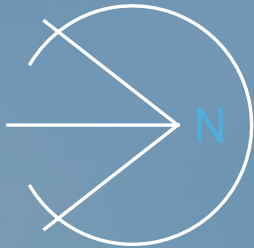
Construction is underway with practical completion set for Q1 2026.



Unit Access

Unit Access

MASTERPLAN



-  **Current Speculative Phases**
S915 & S545
-  **Detailed Planning Consent**
S1240 & S520
-  **Future Phases**
S715, S395, S260, S220, S195, S160, S60 & S45

S915	
916,982 SQ FT	
S520	
521,745 SQ FT	
S545	
545,414 SQ FT	
S1240	
1,237,555 SQ FT	
S60	
57,035 SQ FT	
S395	
393,918 SQ FT	
S260	
260,318 SQ FT	
S715	
714,847 SQ FT	
S45	
42,700 SQ FT	
S220	
217,476 SQ FT	
S160	
158,013 SQ FT	
S195	
197,603 SQ FT	



Unrivalled Scale

S915 - 916,982 sq ft

Under Construction - PC Q1 2026



21m
Clear Internal Height



8
Level Access Doors



125
Dock Loading Doors



7.3 MVA
Power From Grid



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



315kWh/annum
PV Power Generation
(Estimated In Base Build)



240
HGV Parking Spaces



50kN/M²
Flooring



701
Car Parking Spaces



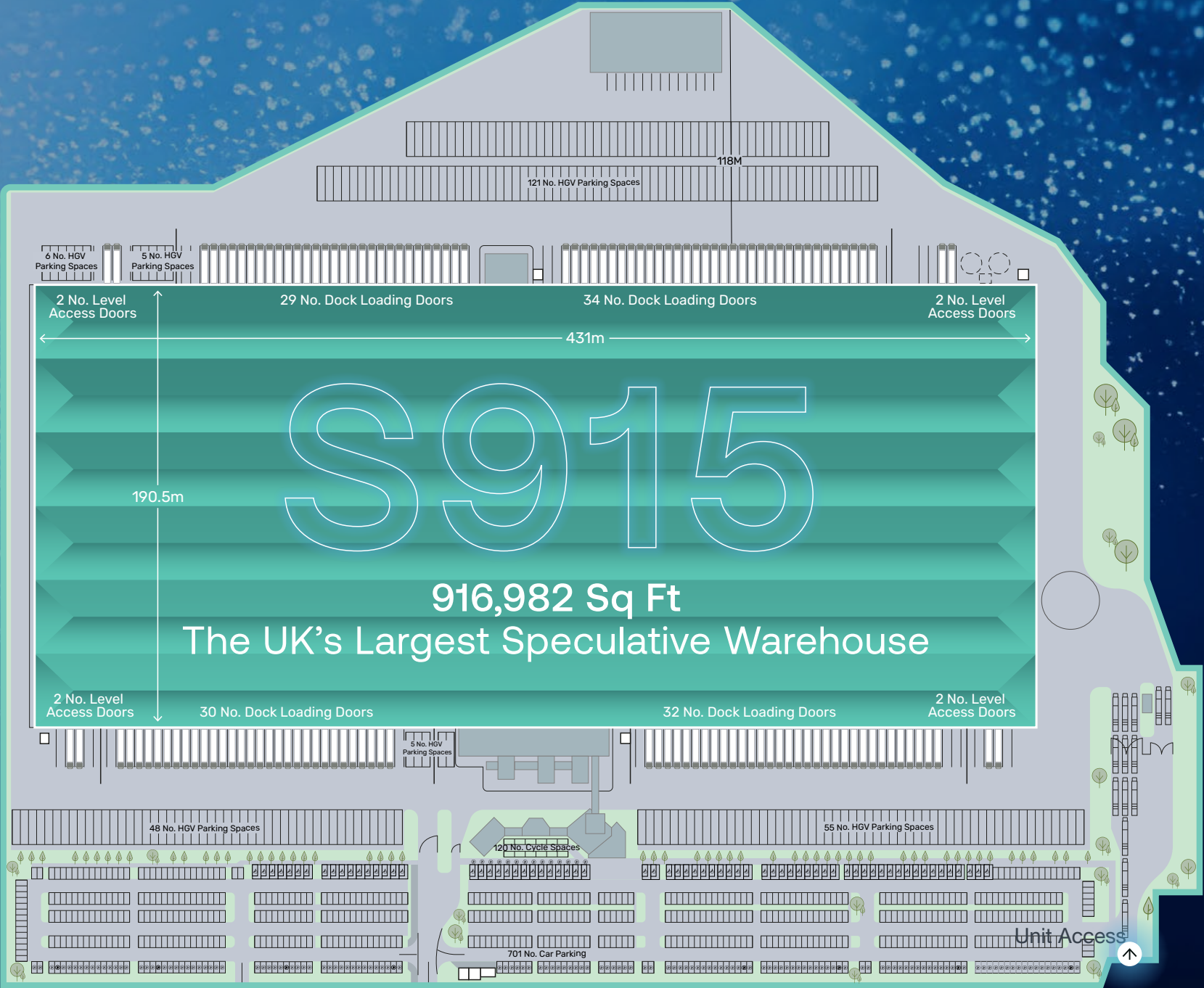
EV
Electric Vehicle
Charging Points



15%
Roof Lights
To Warehouse



Up to 118m
Cross-Docked
Service Yards



S915	SQ FT	SQ M
Warehouse	890,444	82,725
Offices	24,310	2,258
Entrance Area	1,928	179
Gatehouse	300	28
Total (GIA)*	916,982	85,190

*All (GIA) measurements stated are approximate. Final measurements will be subject to verification upon completion (PC) and may vary as part of the final construction and fit-out process.



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



Think Big. Build Bigger.





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

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



 PANATTONI PARK Swindon

S915

BUILDING FOR A NEW GENERATION



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