

Currently Under Refurbishment

Warehouse Distribution Facility **To Let**

284,459 sq ft (26,427 sq m)
on 15.65 acres

Available Q3 2026

Lydiard Fields, Swindon, SN5 8UB








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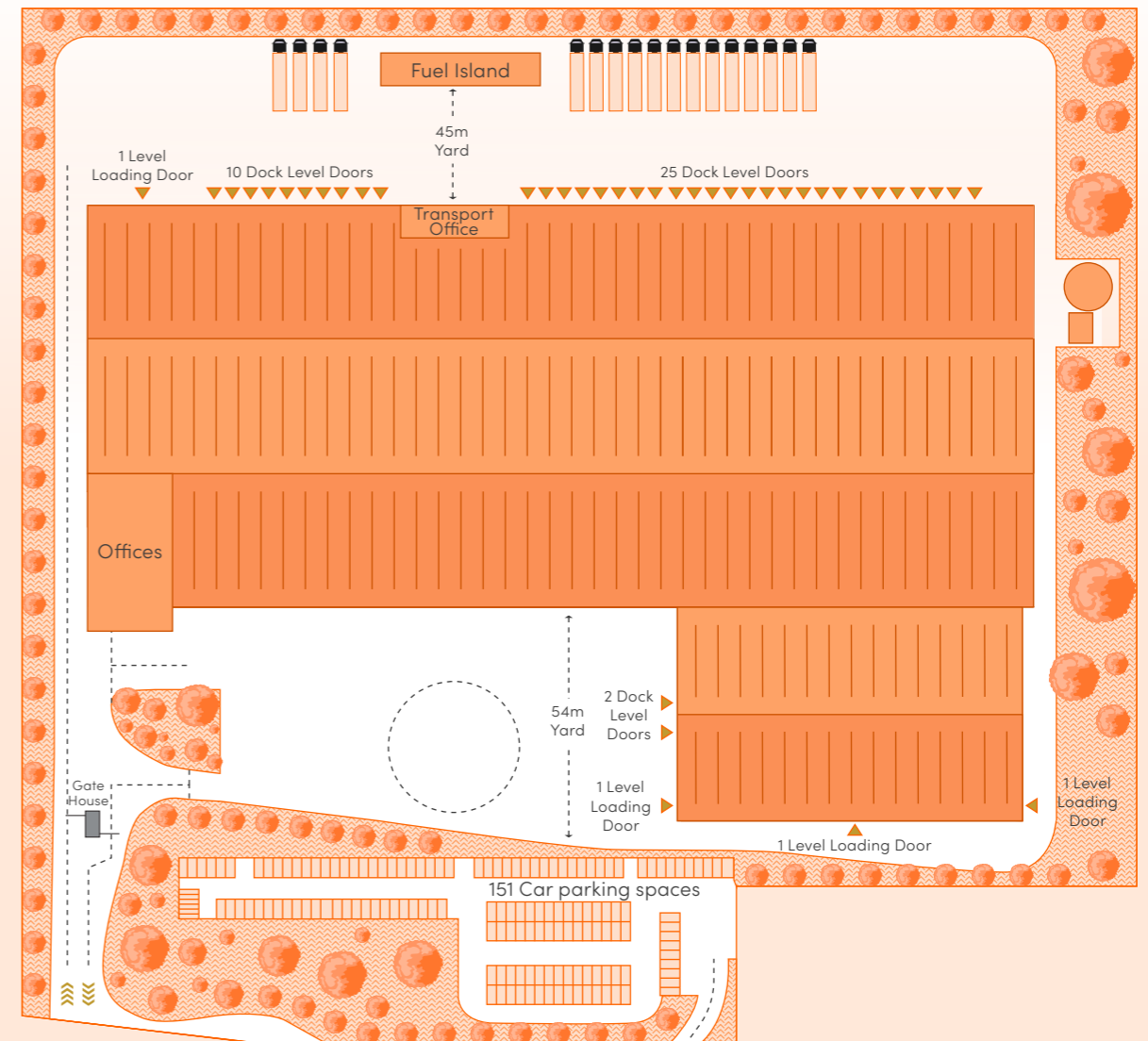
A WELL ESTABLISHED DISTRIBUTION HUB

Situated in Swindon's prime industrial hub, Swindon 285 offers exceptional connectivity, high-specification facilities, and a strategic location for businesses looking to thrive. With excellent access to major transport links, a skilled local workforce, and strong power capacity, this unit is designed to support efficient operations across a range of industries. Whether for manufacturing, logistics, or distribution, this space provides the perfect blend of functionality and convenience to drive business success.



-  12.3m Clear height
-  4 Level loading doors
-  37 Dock level doors
-  Steel portal frame
-  Two storey offices
-  45-54m yard depth
-  Fully secure site with gatehouse
-  151 Car & 50 HGV parking spaces
-  Sprinkler system
-  EPC available on request

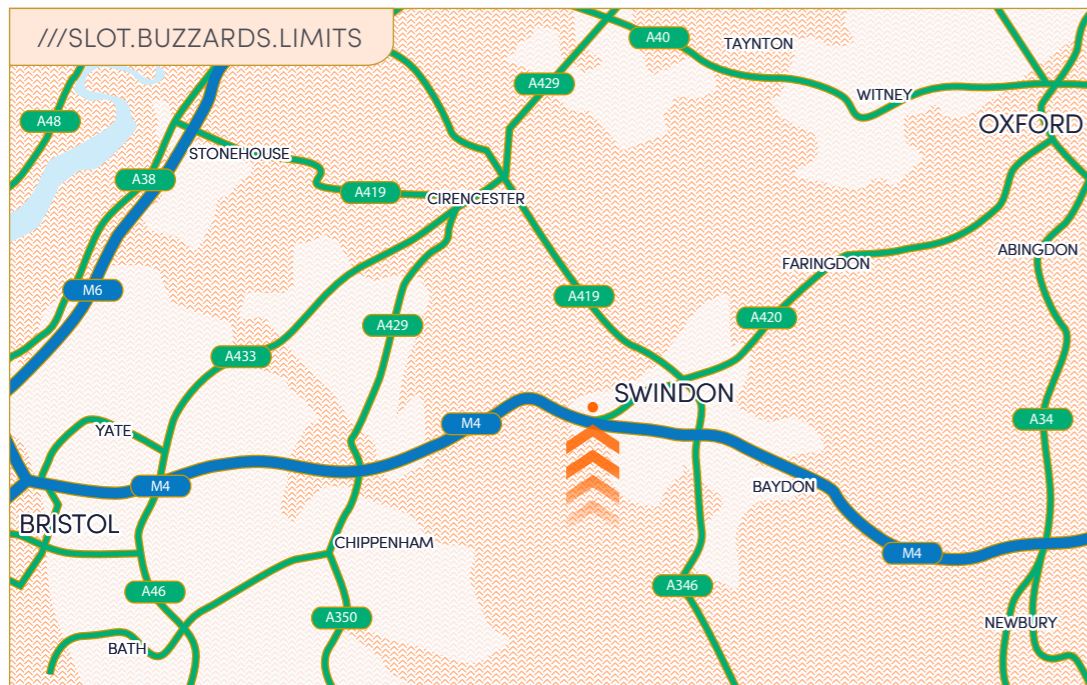
Swindon 285	SQ FT	SQ M
Warehouse	223,629	20,776
Low Bay Warehouse	47,010	4,367
GF Office	5,658	525
FF Office	7,036	654
Plant Room	968	90
Gatehouse	158	15
Total	284,459	26,427






A LOCATION THAT DOES THE WORK FOR YOU

Swindon is the main commercial centre of Wiltshire and a key M4 location. Strategically located with ease of access to the South East, South West and the Midlands.

Swindon also benefits from access to an excellent labour supply, and the property is located near major distribution employers such as Aldi, Oak Furnitureland, B&Q, BMW, Iceland and Amazon.



Travel Times

-  **M4 Junction 16**
0.3 miles / 3 mins
- ▼
- Swindon Station**
3.8 miles / 9 mins
- ▼
- Swindon**
4.2 miles / 10 mins
- ▼
- Bristol**
36.1 miles / 40 mins
- ▼
- London**
82.6 miles / 1 hr 30 mins
- ▼
- Birmingham**
97.3 miles / 1 hr 40 mins
- ▼
-  **Bristol**
44.4 miles / 50 mins
- ▼
- Heathrow**
69.9 miles / 1 hr 10 mins
- ▼
-  **Southampton**
68.2 miles / 1 hr 10 mins



243,875

PEOPLE LIVE IN SWINDON



£758.10

GROSS WEEKLY PAY (FULL-TIME WORKERS)
1% LOWER THAN THE UK AVERAGE



70%

OF UK CONSUMERS REACHED WITHIN 4.5 HOURS BY HGV



6,400

PEOPLE IN SWINDON ARE UNEMPLOYED & JOB HUNTING



SWINDON 285

RATEABLE VALUE

The property is listed in the valuation list 2026 with a rateable value of £1,770,000

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

A full EPC will be available following refurbishment.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



Rob Cleeves

rcleaves@savills.com
+44 (0) 7970 494 371

Toby Green

tgreen@savills.com
+44 (0) 7870 555 716

Olly Hughes

oliver.j.hughes@savills.com
+44 (0) 7815 032 104



Russell Crofts

russell.crofts@knightfrank.com
+44 (0) 7990 707 723



Mark Kinnerk

mark.kinnerk@eqtpartners.com
+44 (0) 7756 286 111

Robert Ferguson

robert.ferguson@eqtpartners.com
+44 (0) 7511 101 829