

Prime Urban Warehousing Units

To Let

35,335 - 75,179 Sq Ft

Swindon Urban Logistics Park

Gipsy Lane, Swindon

SN2 8DH

SWINDON URBAN LOGISTICS PARK

Cubex.

 FIERA
REAL ESTATE

FIRST TO CONNECT FIRST TO DELIVER

Swindon Urban Logistics Park is a new development providing two new urban warehouse units to Swindon Town Centre. The opportunity to move to a new business location in the heart of the town with efficient connectivity across the South of England.



Swindon Train Station

Wickes



HOWDENS

**LOK'n
STORE**
Storage

**TOOLSTATION**

[← M4](#)

A4311

A4311

Elgin Drive

Bridge End Road

URBAN LOGISTICS

Swindon Urban Logistics Park comprises two urban warehouse units fronting Gipsy Lane.

UNIT	SQ FT GEA	SQ M GEA
1	35,335	3,282.8
2	39,844	3,701.7



Units 1 & 2 combined
can provide 6,685 pallet
racking spaces



Fronting The A4311
Cirencester Way and
Gipsy Lane

UNIT 1



35m Yard
Depth



15%
PV



3 Level
Loading Doors



10M Eaves
Height



50kN/m2
Floor Loading

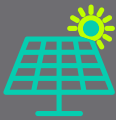


30 Parking
Spaces

UNIT 2



35m Yard
Depth



15%
PV



3 Level
Loading Doors



10M Eaves
Height



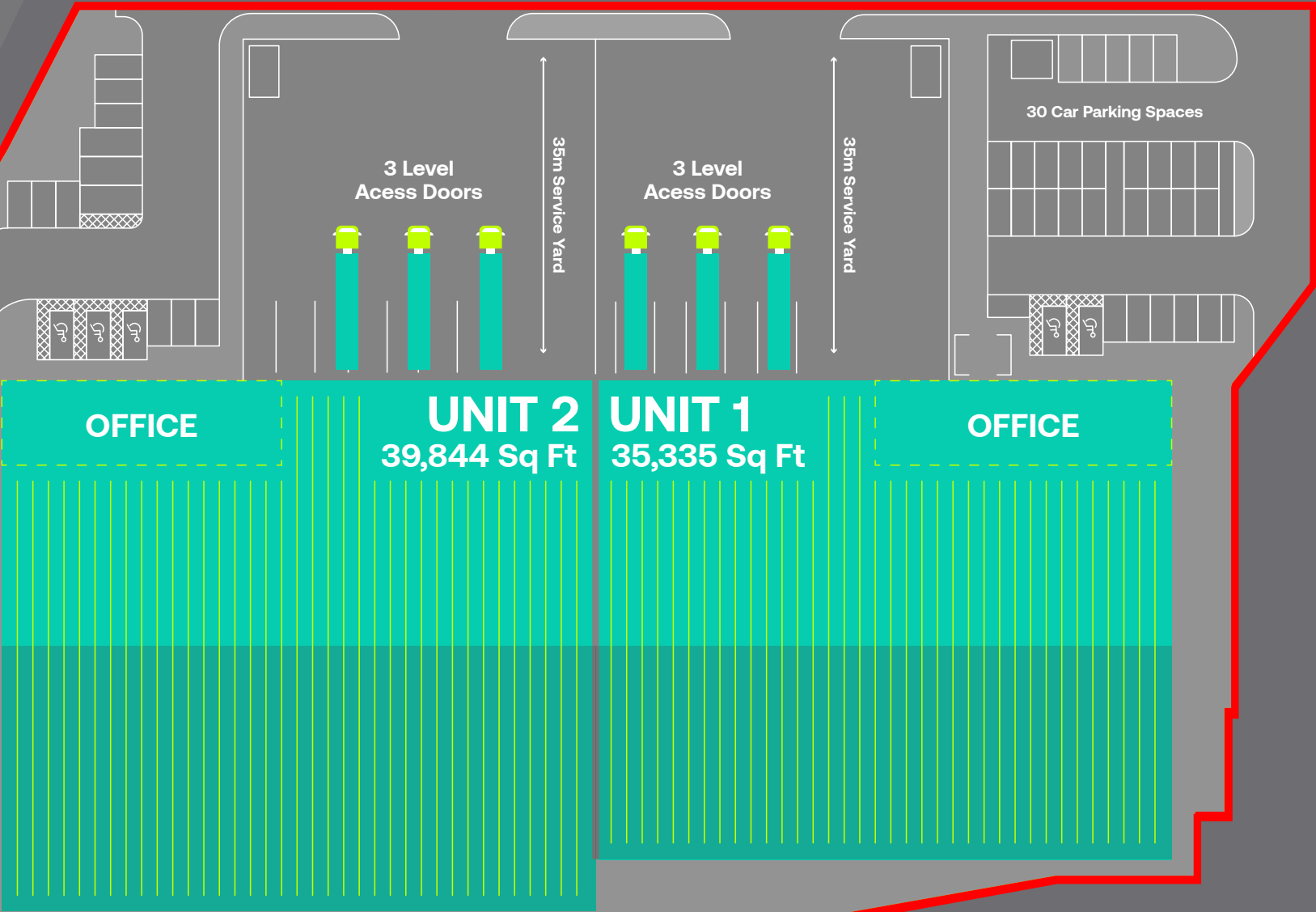
50kN/m2
Floor Loading



60 Parking
Spaces

CIRENCESTER WAY

GIPSY LANE



BUILT TO DELIVER

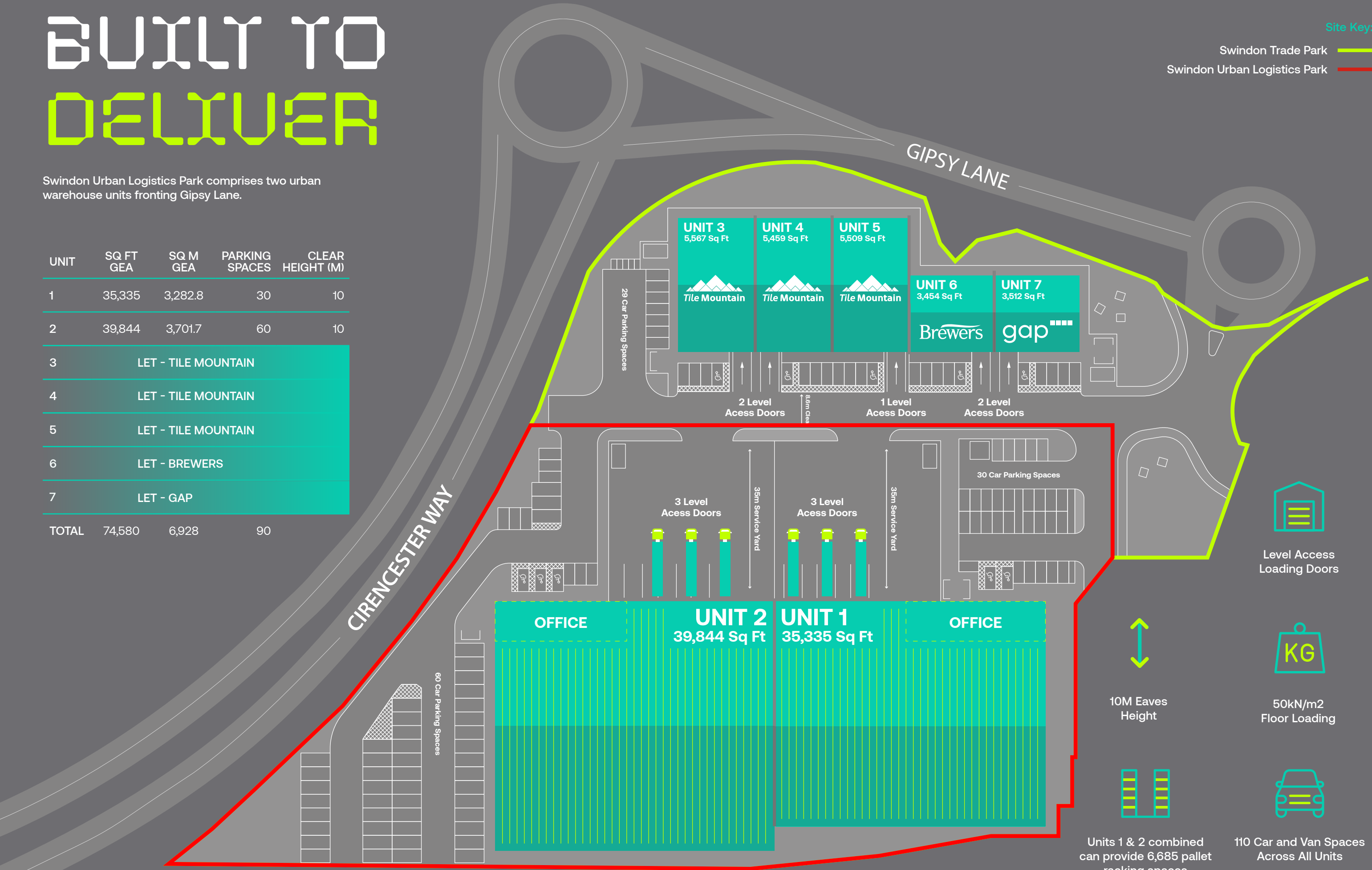
Swindon Urban Logistics Park comprises two urban warehouse units fronting Gipsy Lane.

UNIT	SQ FT GEA	SQ M GEA	PARKING SPACES	CLEAR HEIGHT (M)
1	35,335	3,282.8	30	10
2	39,844	3,701.7	60	10
3	LET - TILE MOUNTAIN			
4	LET - TILE MOUNTAIN			
5	LET - TILE MOUNTAIN			
6	LET - BREWERS			
7	LET - GAP			
TOTAL	74,580	6,928	90	

Site Key:

Swindon Trade Park

Swindon Urban Logistics Park



Level Access Loading Doors

50kN/m2 Floor Loading

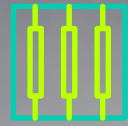
10M Eaves Height

110 Car and Van Spaces Across All Units

Units 1 & 2 combined can provide 6,685 pallet racking spaces



EPC
A



15% Roof
Lights



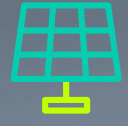
Target >10% BNG
Biodiversity Net Gain



BREEAM
Excellent



15no. / 20% EV
Charging Bays



15% Photovoltaic
Panels

FOR A
GREENER
FUTURE





PERFECTLY CONNECTED

Swindon is located at the junction of the A419 and the M4 motorway approximately 80 miles west of London, 40 miles east of Bristol and 29 miles south-west of Oxford.

Swindon Urban Logistics Park is prominently located in Central Swindon and fronts both Cirencester Way and Gipsy Lane.

The site is accessed via the A419 junction which is located 4 miles to the north of Junction 15 of the M4. Swindon Train Station is located 0.8 mile to the south-west, with services from Paddington to Bristol Temple Meads, Cheltenham Spa via Gloucester, Cardiff Central, and the rest of South Wales.



Swindon has a population of 233,400



30% cheaper than Reading, 20% cheaper than Oxford and Theale, 12% cheaper than Basingstoke
**for space of comparable size / specification*



15% of the UK's entire population within one hour's drive



0.8 miles to Swindon Train Station

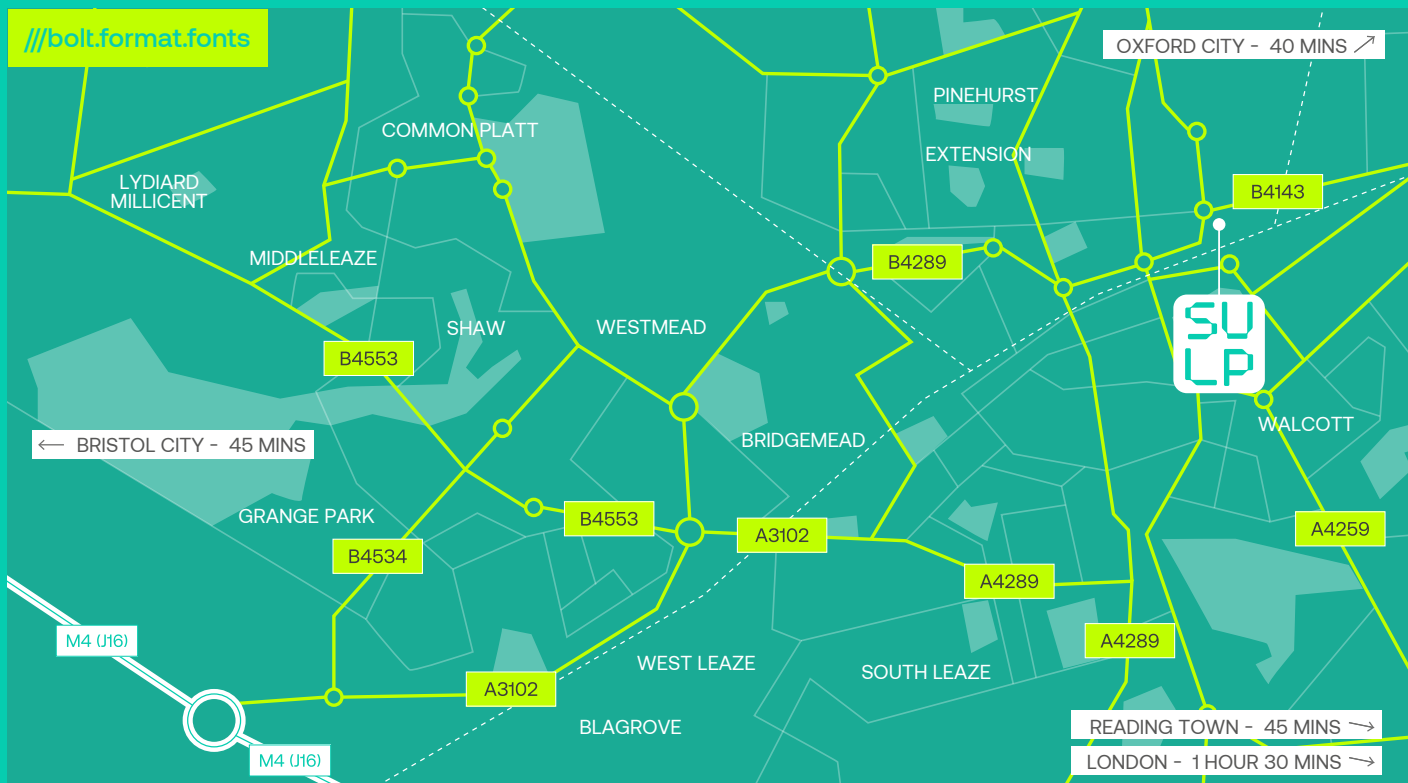


0.3 miles to nearest bus stop (Gorse Hill South)



20,000 vehicles (daily average traffic count) passing site





LOCATION

	SWINDON TOWN	M4 J16	M4 J15	OXFORD	READING	BRISTOL	HEATHROW AIRPORT	CENTRAL LONDON
	5 Mins	10 Mins	10 Mins	40 Mins	45 Mins	45 Mins	1 Hour	1 Hr 30 Mins
	1.5 Miles	4 Miles	4.5 Miles	29 Miles	40 Miles	40 Miles	64 Miles	80 Miles

FURTHER INFORMATION

Further information, plans, specification, and detailed terms are available on request through the agents.

PLANNING

Consent granted for E (g) (i), (ii) & (iii), B2 & B8 uses.

TERMS

All units are available on a new FRI leases.

BUSINESS RATES

To be assessed.



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