

360-Acre
Prime Development Site

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



PANATTONI PARK Swindon

BUILDING FOR A NEW GENERATION



7.2 Million Sq Ft World-Class Industrial & Logistics Development

1.5 million Sq Ft Under Construction, Across Two Speculative Units of
545,000 Sq Ft and 915,000 Sq Ft, Completing Q1 2026

1.2 Million Sq Ft Opportunity on a 52-Acre Serviced and
Consented Site, Deliverable in Under 12 Months

Future Phases for a Further 9 Units
Ranging from SME Units to Large-Scale Big Box Options



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

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 first phase is already under construction, delivering 1.5 million sq. ft across two high-specification speculative units of 545,000 sq. ft and 915,000 sq. ft, with completion due in Q1 2026.

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 nine 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

- Current Speculative Phases
S915 & S545
- Detailed Planning Consent
S1240 & S520
- Future Phases
S715, S395, S260, S220, S195, S160, 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
- Advanced Landscaping
- Cycle Routes
- Community Park
- Relaxation Areas
- Car Share Scheme
- Community Hub
- Linear Park
- Wild Flower Meadows

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	
S45	
393,918 SQ FT	
S395	
260,318 SQ FT	
S260	
714,847 SQ FT	
S715	
42,700 SQ FT	
S45	
217,476 SQ FT	
S220	
158,013 SQ FT	
S160	
197,603 SQ FT	
S195	





Net Zero
Carbon In Construction

BREEAM®

Targeting BREEAM
'Outstanding'



Targeting EPC A+
to Offices



Targeting EPC A
to Warehouse



45 MVA
Power Across Site



EV
Charging Points



Sustainably
Sourced Timber



Roof Mounted
Solar PV



Bus
Service



Car
Sharing



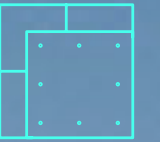
Sensor
Lights



Water Leak
Detection



Rainwater
Harvesting



Air Tight
Cladding

Building For Tomorrow. Sustainable Today





WILDLIFE CORRIDORS
THROUGHOUT
THE SITE



SIGNIFICANTLY
ENHANCED GREEN
INFRASTRUCTURE



10% NET
GAIN TO
BIODIVERSITY



GREEN TRAVEL
PLAN



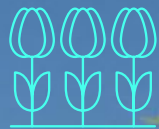
CYCLE
PATHS



WOODLAND
MIXED
PLANTING



GREEN
AMENITY
SPACE



HERITAGE
GARDENS

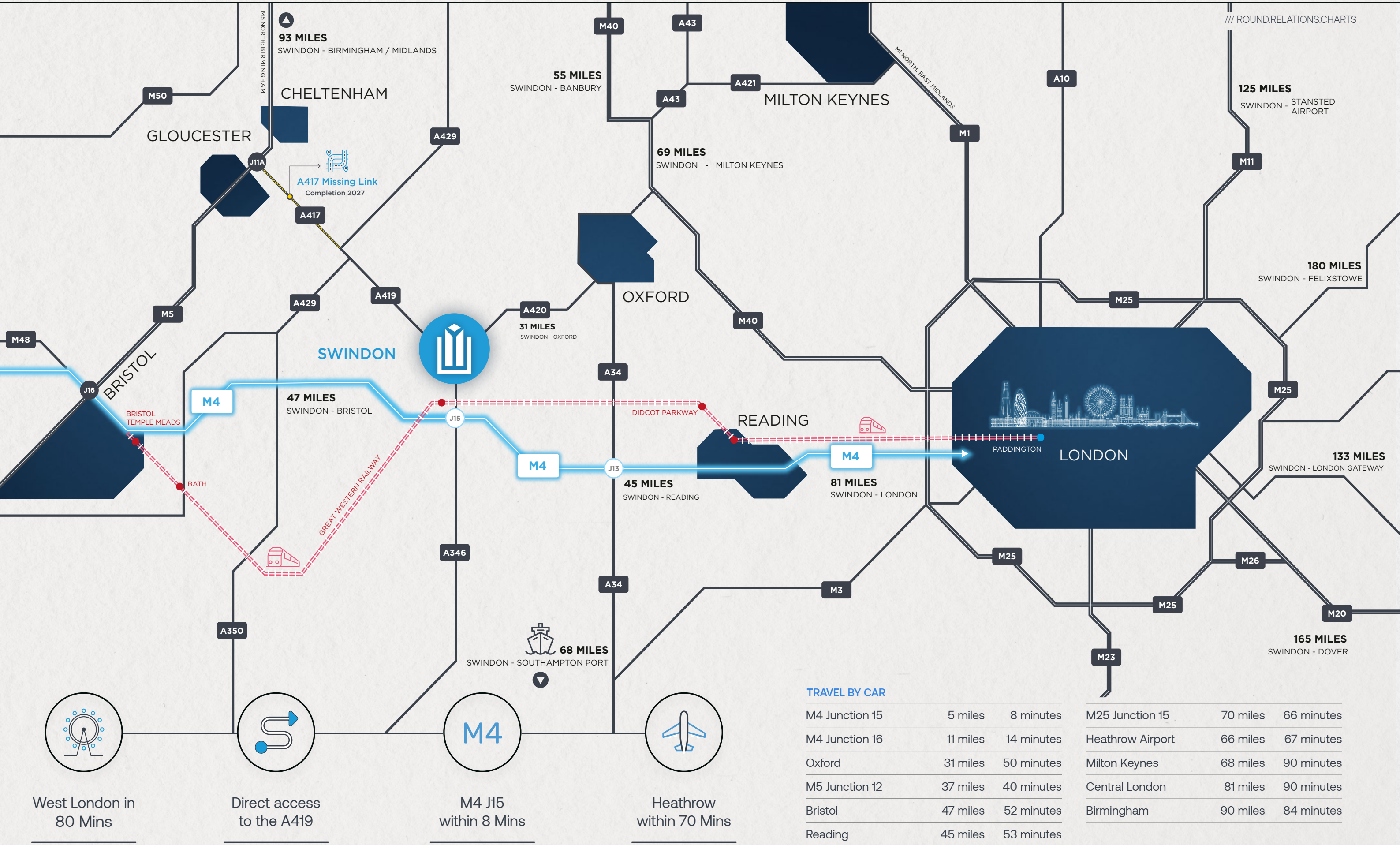


Revolutionising The Landscape





Strategically Placed.
Nationally Powered



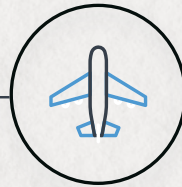
West London in
80 Mins



Direct access
to the A419



M4 J15
within 8 Mins



Heathrow
within 70 Mins



BY CAR

15 MINUTE

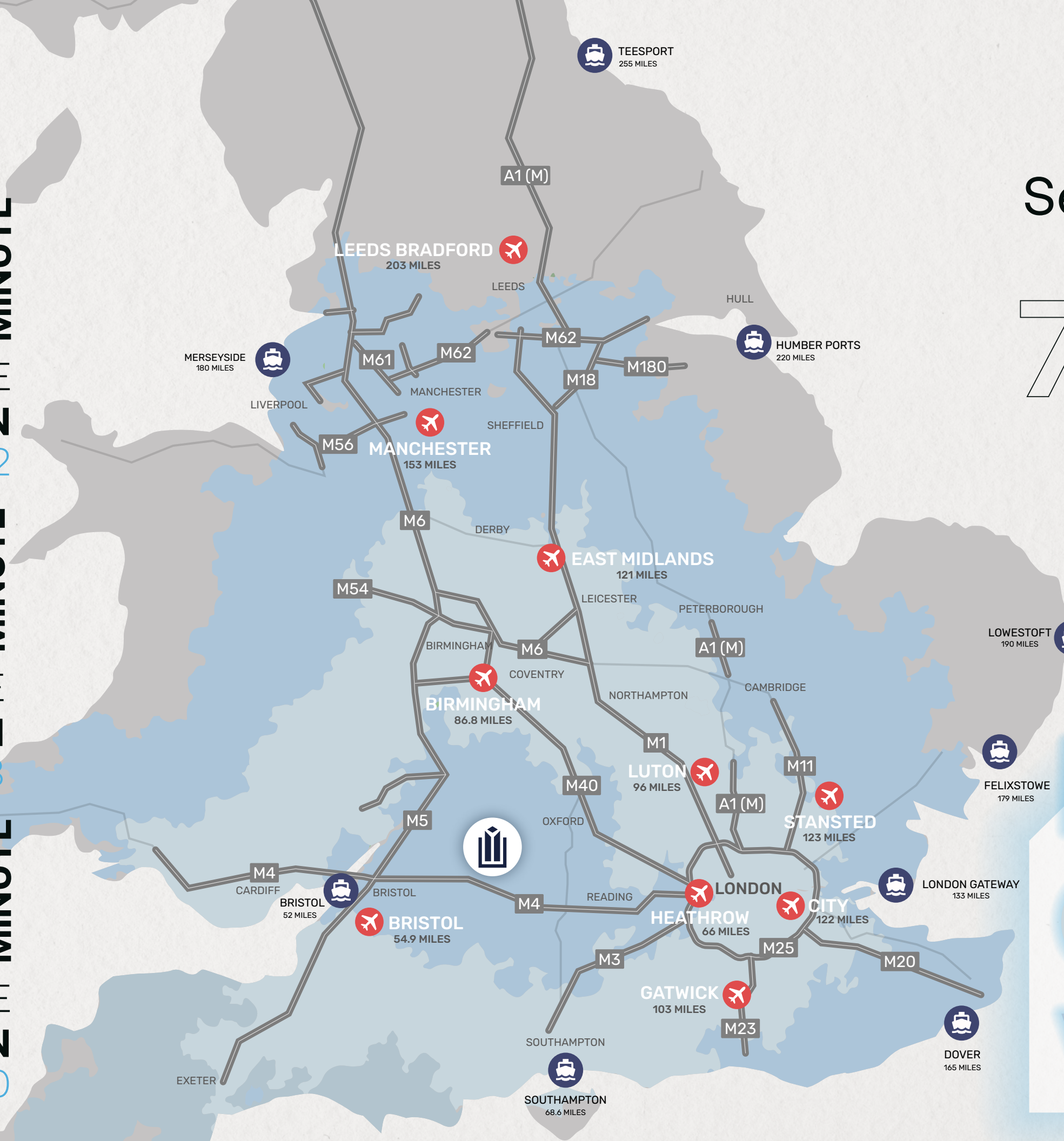
DISTANCE
POPULATION
224,852

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

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

H
G
V



Chasing Opportunity, Driving Growth.



7.2 Million
Sq Ft

Swindon Population 233,700

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

78.1%

**OVER
450**

Digital technology businesses
(Swindon Borough Council)

**OVER
30,000**

Of employee jobs are in manufacturing,
transportation & storage – 30% higher
than the UK national average

(Nomis)

2.3

Million people
within 1 hours drive

(Swindon Borough Council)

Swindon's population
increased by

11.6%

In comparison to
South-West (7.8%)

(ONS)

115,100
Economically active
in Swindon
(Swindon Borough Council)



377,200

of the population county wide within 30 miles is available for employment

(Swindon Borough Council)

126,800

of the population within 6 miles is economically active

(Swindon Borough Council)

Top Roles

Engineers, Technicians, It Professionals, Skilled Trades in Manufacturing, Managers, Logistics Coordinators

(Swindon Borough Council)



300,000+

Estimated population growth

(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)

51%

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

(Swindon Borough Council)

new homes being built in the next 10 years

250,000

(Swindon Borough Council)

2.07 Million

People within an hour in the labour pool

(Swindon Borough Council)

LABOUR MARKET





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

Patanatoni has developed 650 million sq ft to date, with 60 offices across the globe.

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

www.patanatoni.co.uk

250 MILLION

SQ FT DEVELOPED
BY PATANATONI
EUROPE

60 OFFICES

WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED
BY PATANATONI
WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



dpd



KUEHNE+NAGEL



PANATTONI PARK Swindon

www.panattoni.co.uk



DTRE

MARK WEBSTER

M: +44 (0) 7793 808 519

E: mark.webster@dtre.com

JAKE HUNTLEY

M: +44 (0) 7765 154 211

E: jake.huntley@dtre.com

MAX DOWLEY

M: +44 (0) 7548 773 999

E: max.dowley@dtre.com

savills

ANDREW JACKSON

M: +44 (0) 7747 774 201

E: ajackson@savills.com

DAVID TEW

M: +44 (0) 7779 860 176

E: david.tew@savills.com

JACK DAVIES

M: +44 (0) 7901 853 503

E: jack.davies@savills.com