

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



PANATTONI PARK Swindon

BUILDING FOR A NEW GENERATION



7.2 Million Sq Ft World-Class Industrial & Logistics Development

920,000 Sq Ft Single Unit – Available Now

1.2M Sq Ft Across 4 Units from **160,000 Sq Ft** to **520,000 sq ft**
Under Construction

Further 6 Units Ranging from **SME Units** to **Large-Scale**
Available to Pre-Let



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

LET TO  Ministry of Defence

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 S545 has been let to the Ministry of Defence and the S920 is available now. The next phase of the development has 4 units under construction, 520,000 sq ft, 260,000 sq ft, 220,000 sq ft and 160,000 sq ft.

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.

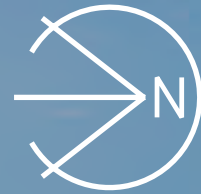


Masterplan

7.2

MILLION SQ FT

- Available Now
S920
- Under Construction - Available 2027
S520, S160, S220 & S260
- Available to Pre-Let
S1240, S715, S395, S195, 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
- Cycle Routes
- Community Park
- Relaxation Areas
- Community Hub
- Linear Park
- Wild Flower Meadows
- Advanced Landscaping

LET - S545	
S920	
919,765 SQ FT	
S520	
521,745 SQ FT	
S260	
260,318 SQ FT	
S220	
217,476 SQ FT	
S160	
158,013 SQ FT	
S1240	
1,237,555 SQ FT	
S715	
714,847 SQ FT	
S395	
393,918 SQ FT	
S195	
197,603 SQ FT	
S60	
57,035 SQ FT	
S45	
42,700 SQ FT	





919,765 SQ FT



S920 | Available Now





Net Zero
Carbon In Construction

BREEAM®

BREEAM
'Outstanding'



EPC A+
to Offices



EPC A
to Warehouse



45 MVA
Power Across Site



EV
Charging Points



Sustainably
Sourced Timber



Roof Mounted
Solar PV



Bus
Service



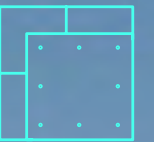
Sensor
Lights



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



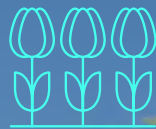
CYCLE
PATHS



WOODLAND
MIXED
PLANTING



GREEN
AMENITY
SPACE



HERITAGE
GARDENS

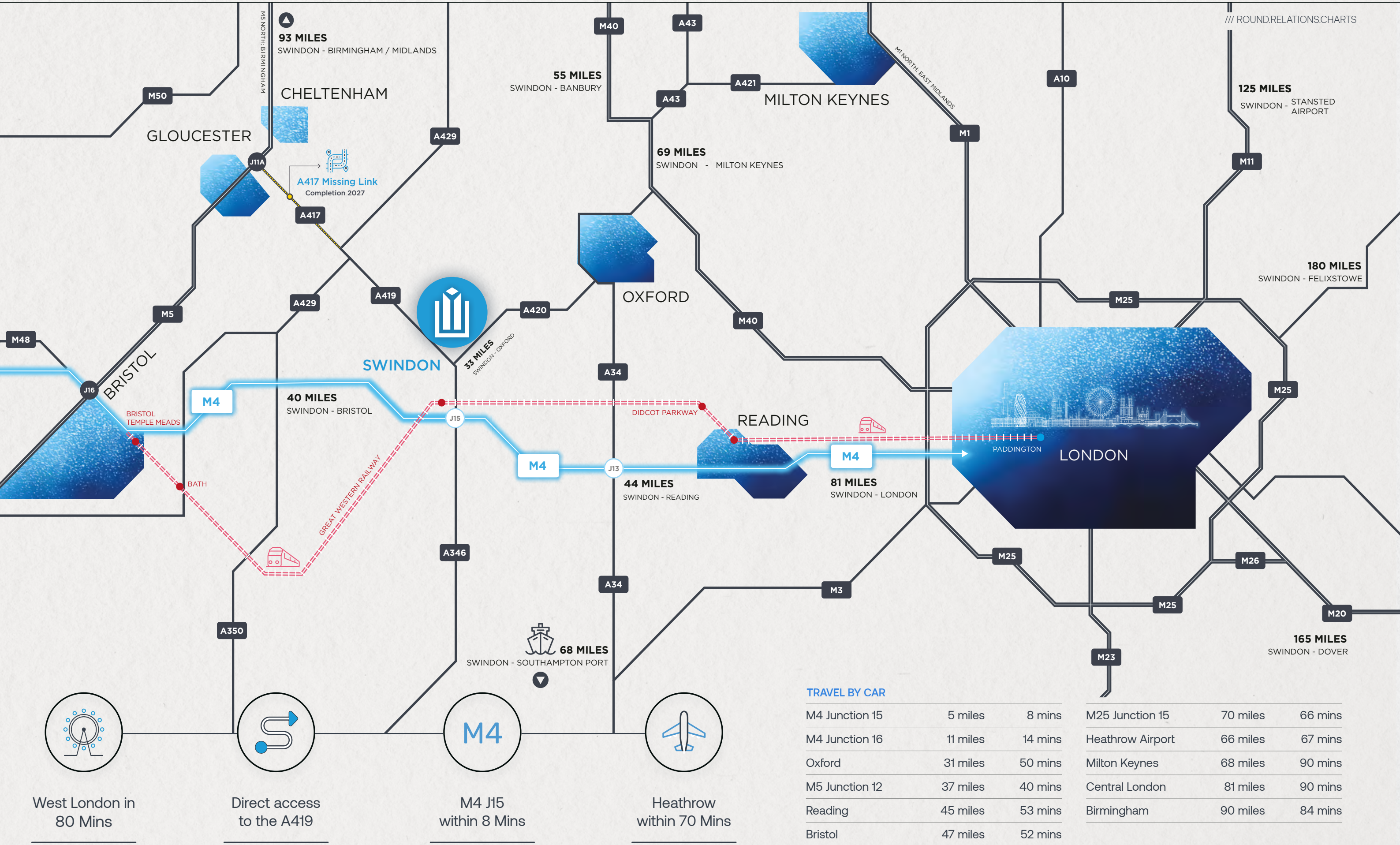


Revolutionising The Landscape.





Strategically Placed.
Nationally Powered.



TRAVEL BY CAR

M4 Junction 15	5 miles	8 mins
M4 Junction 16	11 miles	14 mins
Oxford	31 miles	50 mins
M5 Junction 12	37 miles	40 mins
Reading	45 miles	53 mins
Bristol	47 miles	52 mins

M25 Junction 15	70 miles	66 mins
Heathrow Airport	66 miles	67 mins
Milton Keynes	68 miles	90 mins
Central London	81 miles	90 mins
Birmingham	90 miles	84 mins



BY CAR

15

**MINUTE
POPULATION
224,852**

45

**MINUTE
POPULATION
1,224,838**

90

**MINUTE
POPULATION
9,786,720**

CONNECT SEAMLESSLY GLOBALLY

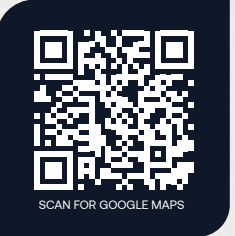
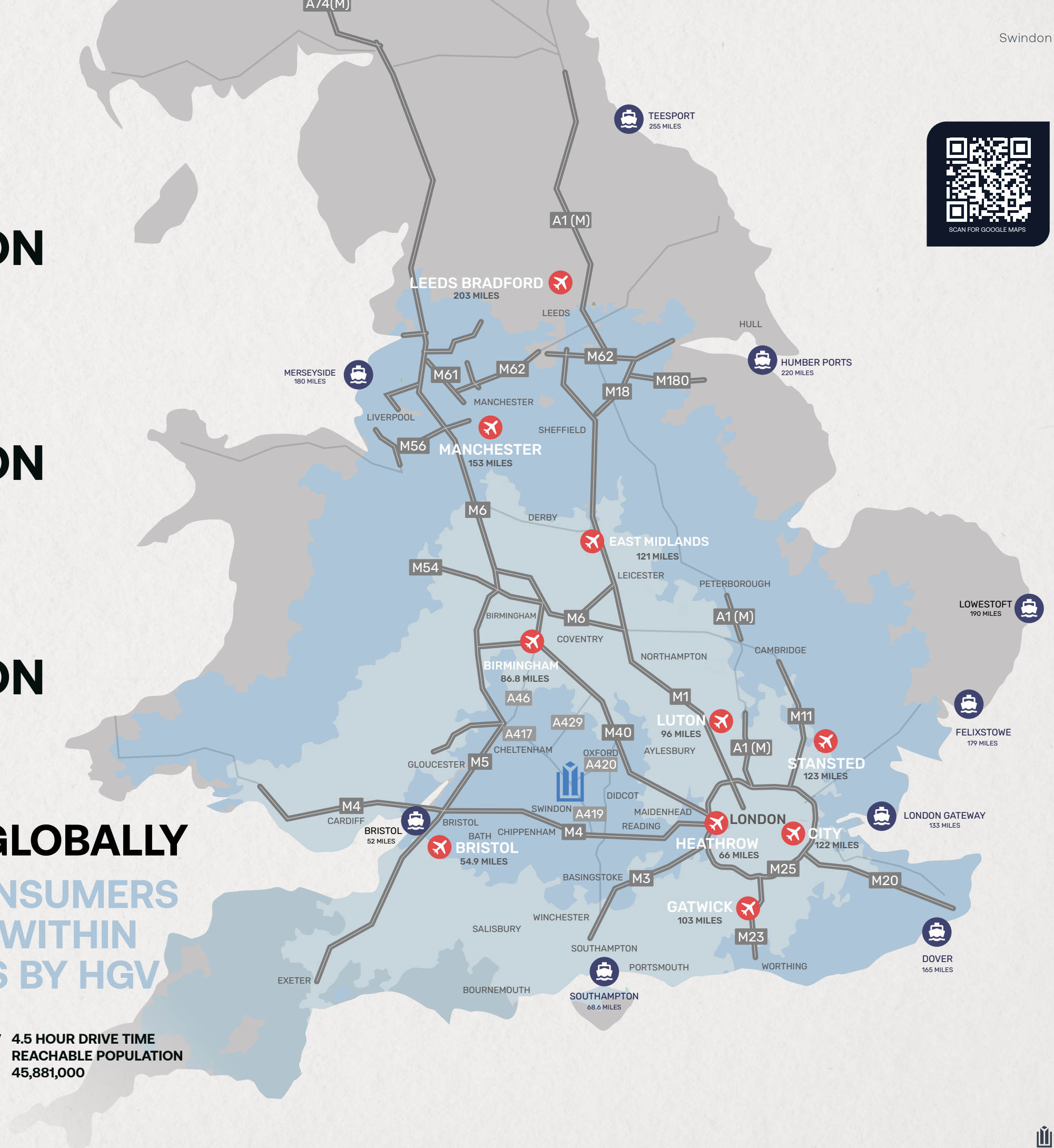
70%

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



SCAN FOR GOOGLE MAPS



Enhancing Connectivity.

The A417 Missing Link project completes the final single-carriageway section between the M4 at Swindon and the M5 at Gloucester, creating a continuous high-quality route through the South West. This major investment significantly improves freight movements, strengthens regional connectivity and provides faster, more reliable access to the national motorway network.



A417 MISSING LINK SCHEME

Key:

-  New roundabouts and junctions
-  New, retained or reconfigured roads
-  New crossings
-  New underpasses
-  Old A417

REDUCED CONGESTION

Replacing the existing single carriageway with dual carriageway infrastructure will improve traffic flow and reduce pressure on surrounding local roads.

GREATER NETWORK RESILIENCE

A modern, continuous strategic route will provide a more reliable alternative during incidents and periods of high traffic demand.

2027 expected completion



CONNECTING THE M4 & M5



£250 - £500m

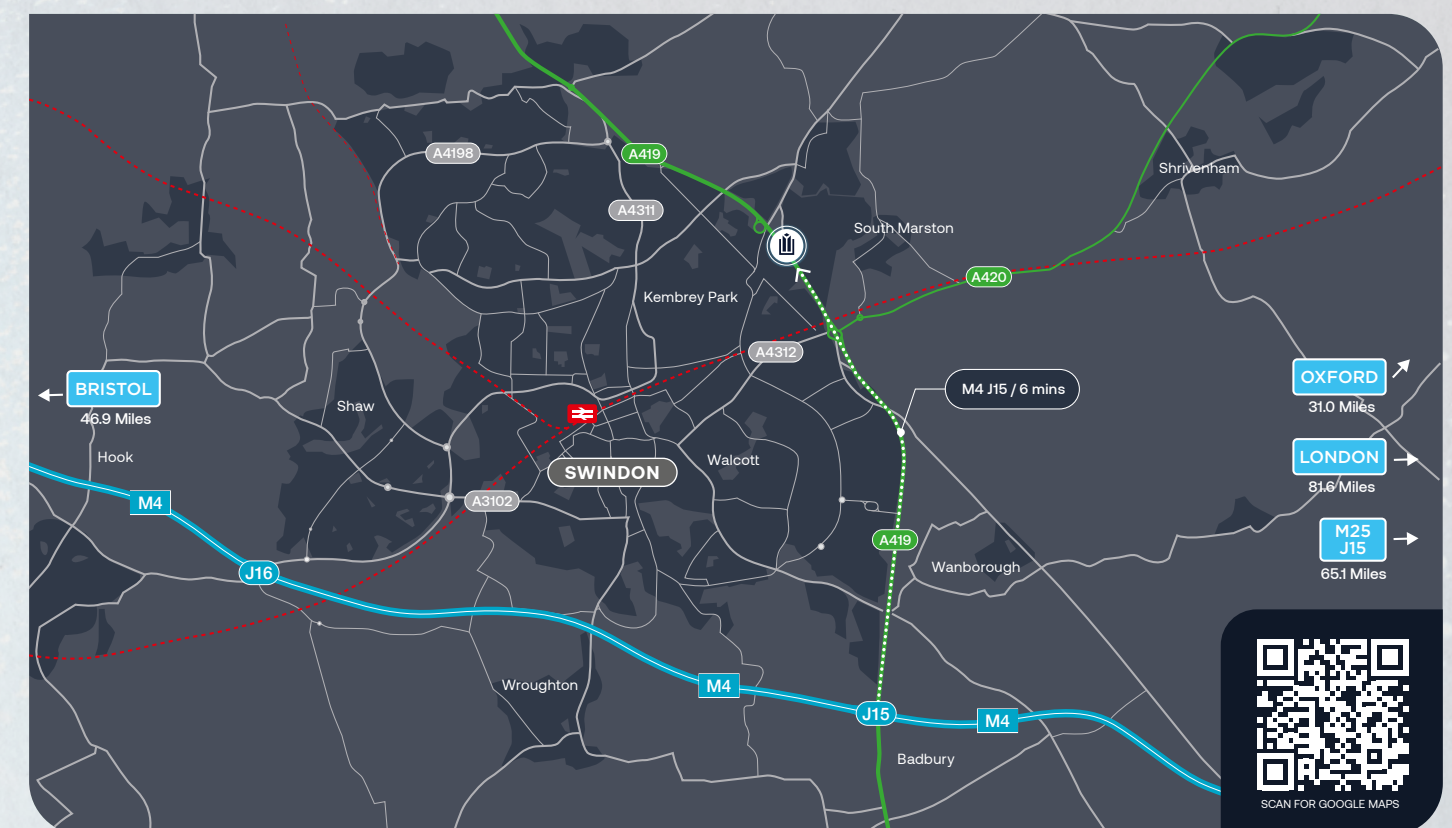
Investment in regional infrastructure

IMPROVED REGIONAL CONNECTIVITY

Providing faster, more direct access to the Midlands, South West, South Wales and the wider UK motorway network.

FASTER & MORE RELIABLE JOURNEYS

Removing a long-standing bottleneck will reduce delays and deliver more predictable journey times for commuters and freight traffic.



Chasing Opportunity, Driving Growth.



7.2 Million
Sq Ft

Swindon Population 243,875

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

80.3%

Nomis

**OVER
450**

Digital technology businesses

(Swindon Borough Council)

113%

Growth in logistics businesses in South
West & Wales between 2014-2024

(ONS)

c.16%

Of employment in Swindon is in
manufacturing and logistics, c.33%
above national average

(Nomis)

5.0

Million people
within 1 hour drive

(Swindon Borough Council)

Swindon's population
increased by

5.2%

between 2019-2024
(4.4% South West)

(ONS)

**Economically active
in Swindon**
(Swindon Borough Council)

121,300

5,100

unemployed workers seeking employment in Swindon
(Swindon Borough Council)

79.3%

of the population is
economically active
(Swindon Borough Council)

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

(Swindon Borough Council)



Output per hour

48% Higher

Than the national average, making Swindon the most productive
district in the south of England

(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)

53%

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

(Swindon Borough Council)

approx. new homes being built in the next 10 years

48,000

(Swindon Borough Council)

3.1 Million

People within an hour in the labour pool

(Swindon Borough Council)

LABOUR MARKET



7.2 Million Sq Ft
World-Class
Industrial
& Logistics
Development.

 PANATTONI PARK
Swindon





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

Panattoni has developed 650 million sq ft to date, with 69 offices across the globe.

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

www.panattoni.co.uk

275+ MILLION

SQ FT DEVELOPED
BY PANATTONI
EU/ASIA

70 OFFICES

WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED
BY PANATTONI
WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



KUEHNE+NAGEL



PANATTONI PARK Swindon

www.panattoni.co.uk



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