

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

SITE ACCESS

THE MIDLANDS

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



§915	916,982 SQ FT	
§520	521,745 SQ FT	
§545	545,414 SQ FT	
§1240	1,237,555 SQ FT	
§60	57,035 SQ FT	
§395	393,918 SQ FT	
§260	260,318 SQ FT	
§715	714,847 SQ FT	
§45	42,700 SQ FT	
§220	217,476 SQ FT	
§160	158,013 SQ FT	
§195	197,603 SQ FT	

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





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



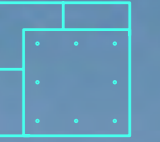
Sensor Lights



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

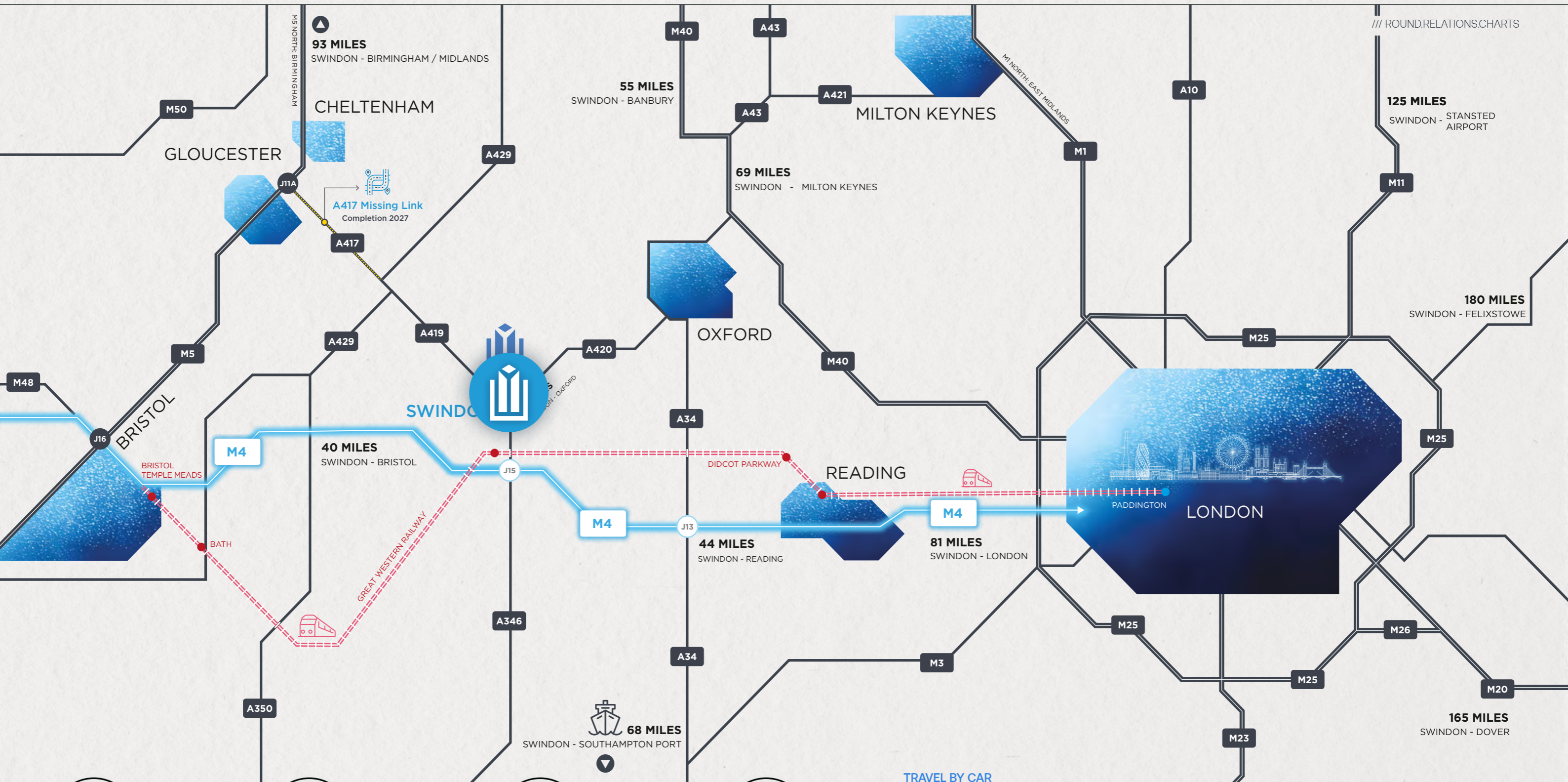


Revolutionising The Landscape





Strategically Placed.
Nationally Powered



/// ROUND.RELATIONS.CHARTS



West London in
80 Mins



Direct access
to the A419



M4 J15
within 8 Mins



Heathrow
within 70 Mins

TRAVEL BY CAR

M4 Junction 15	5 miles	8 mins	M25 Junction 15	70 miles	66 mins
M4 Junction 16	11 miles	14 mins	Heathrow Airport	66 miles	67 mins
Oxford	31 miles	50 mins	Milton Keynes	68 miles	90 mins
M5 Junction 12	37 miles	40 mins	Central London	81 miles	90 mins
Reading	45 miles	53 mins	Birmingham	90 miles	84 mins
Bristol	47 miles	52 mins			





BY CAR

15

MINUTE
POPULATION

224,852

45

MINUTE
POPULATION
1,224,838

90

MINUTE
POPULATION
9,786,720

CONNECT SEAMLESSLY GLOBALLY

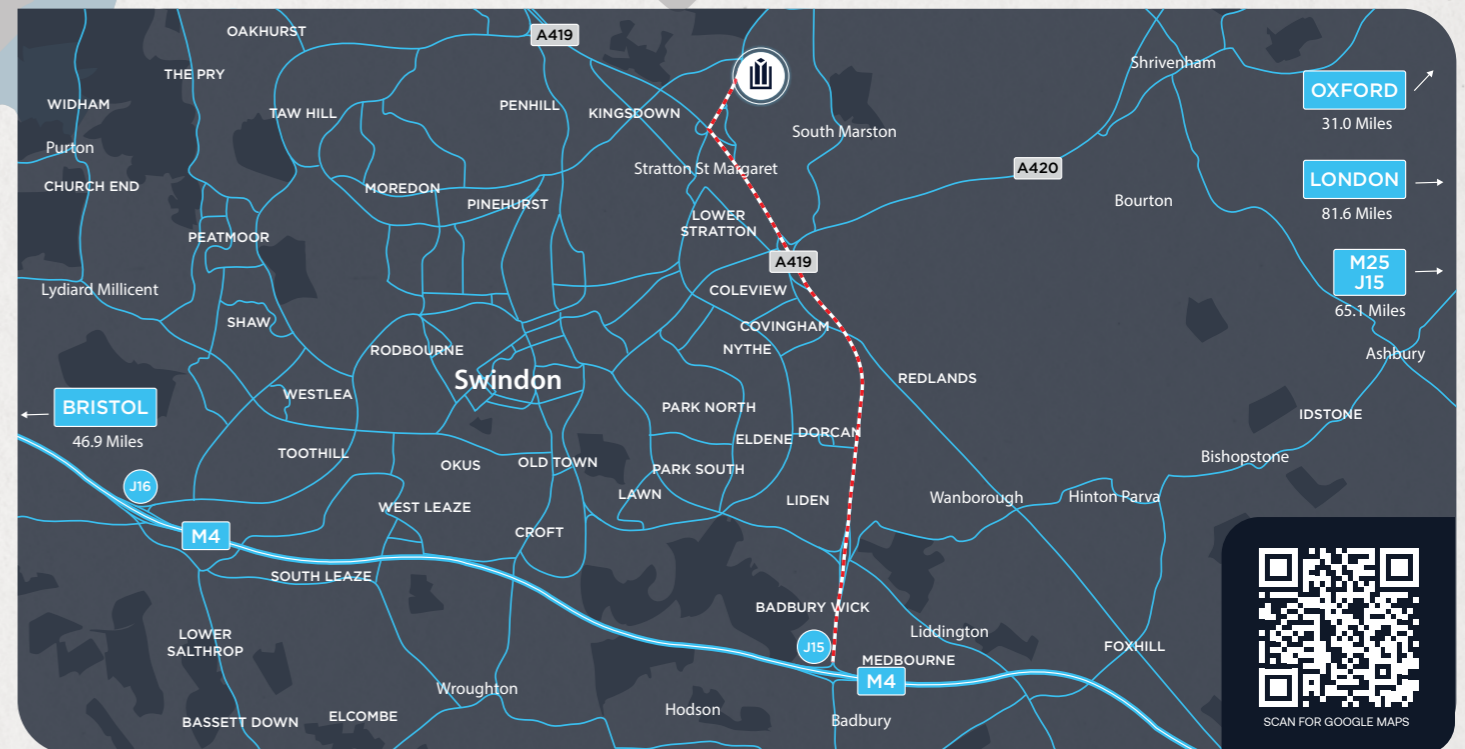
70%

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



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

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 client expectations.

www.panattoni.co.uk

270 MILLION

SQ FT DEVELOPED
BY PANATTONI
EUROPE & INDIA

69 OFFICES

WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED
BY PANATTONI
WORLDWIDE

Clients/customers include:



PANATTONI PARK Swindon

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