

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



 PANATTONI PARK

Swindon

S545

545,414 Sq Ft Speculative Build Warehouse/Logistics Unit

Under Construction | Available Q1 2026

545,000 SQUARE FOOT

The UK's next big box.

SWINDON



Panattoni Park Swindon:

S545 – 545,414 sq ft

Panattoni Swindon 545 located at Panattoni Park Swindon is a flagship industrial and logistics facility, setting new standards in scale and sustainability. With over 545,414 sq ft of premium cross-docked space, the unit is designed to meet the demands of modern logistics. Built to Net Zero Carbon standards and targeting BREEAM Outstanding, it delivers outstanding ESG performance. Ideally located to serve London and Southern England, this is a rare opportunity in a market with limited availability at this scale.

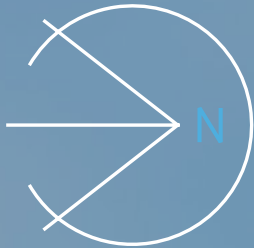
Construction is underway with practical completion set for Q1 2026.

S545

545,414 SQ FT

↗
unit access

MASTERPLAN



-  Current Speculative Phases
-  Future Phases
-  Detailed Planning Consent For 1.2 Million Sq Ft

S915	1
916,982 SQ FT	
S520	2
521,745 SQ FT	
S545	3
545,414 SQ FT	
S1240	4
1,237,555 SQ FT	
S60	5
57,035 SQ FT	
S395	6
393,918 SQ FT	
S260	7
260,318 SQ FT	
S715	8
714,847 SQ FT	
S45	9
42,700 SQ FT	
S210	10
207,369 SQ FT	
S160	11
158,013 SQ FT	
S195	12
195,103 SQ FT	



S545 - 545,414 sq ft

Under Construction - Available Q1 2026



21m
Clear Internal Height



5
Level Access Doors



76
Dock Loading Doors



4.3 MVA
Power From Grid



PV
Roof-Mounted System
(Potential To Increase PV Power Generation)



189kWh/annum
PV Power Generation
(Estimated in Base Build)



134
Trailer Parking Spaces



50kN/m²
Flooring



414
Car Parking Spaces



EV
Electric Vehicle Charging Points



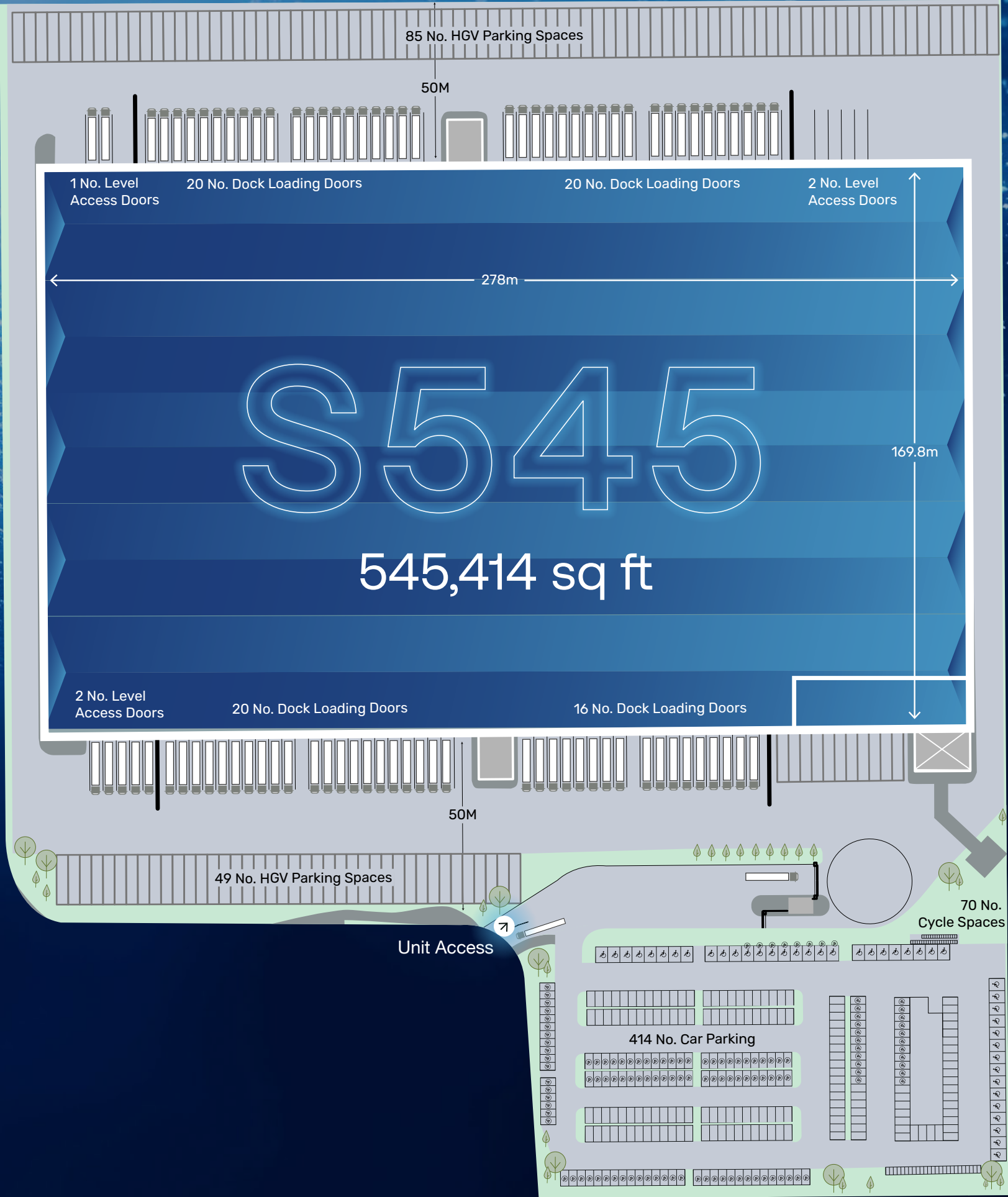
15%
Roof Lights To Warehouse



50m
Contained Cross-Docked Service Yards

S545	SQ FT	SQ M
Warehouse	514,411	47,789
Offices	21,861	2,030
Plant Deck	6,764	628
Entrance Area	2,062	190
Gatehouse	316	29
Total (GIA)*	545,414	50,670

*All (GIA) measurements stated are approximate. Final measurements will be subject to verification upon completion (PC) and may vary as part of the final construction and fit-out process.



Building For Tomorrow. Sustainable Today.

BREEAM®

Targeting BREEAM
‘Outstanding’



Net Zero Carbon in
Development



Targeting EPC
A+ to Offices



Targeting EPC A
to Warehouse



Roof Mounted
Solar PV



Bus
Service



Car
Sharing



Sustainably
Sourced Timber



Sensor
Lights



Water Leak
Detection



Green
Travel Plan



Cycle
Paths



Air Tight
Cladding



Rainwater
Harvesting





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

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

 PANATTONI PARK Swindon

S545

BUILDING FOR A NEW GENERATION

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