

SWINDON 81

80,927 SQ FT
MODERN INDUSTRIAL
WAREHOUSE

SWINDON

EIGHTY

AVAILABLE Q2 2027
SWINDON SN3 4TZ
///RECEIVE.EASY.MOWS

ONE

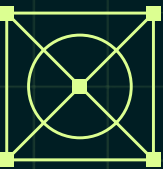
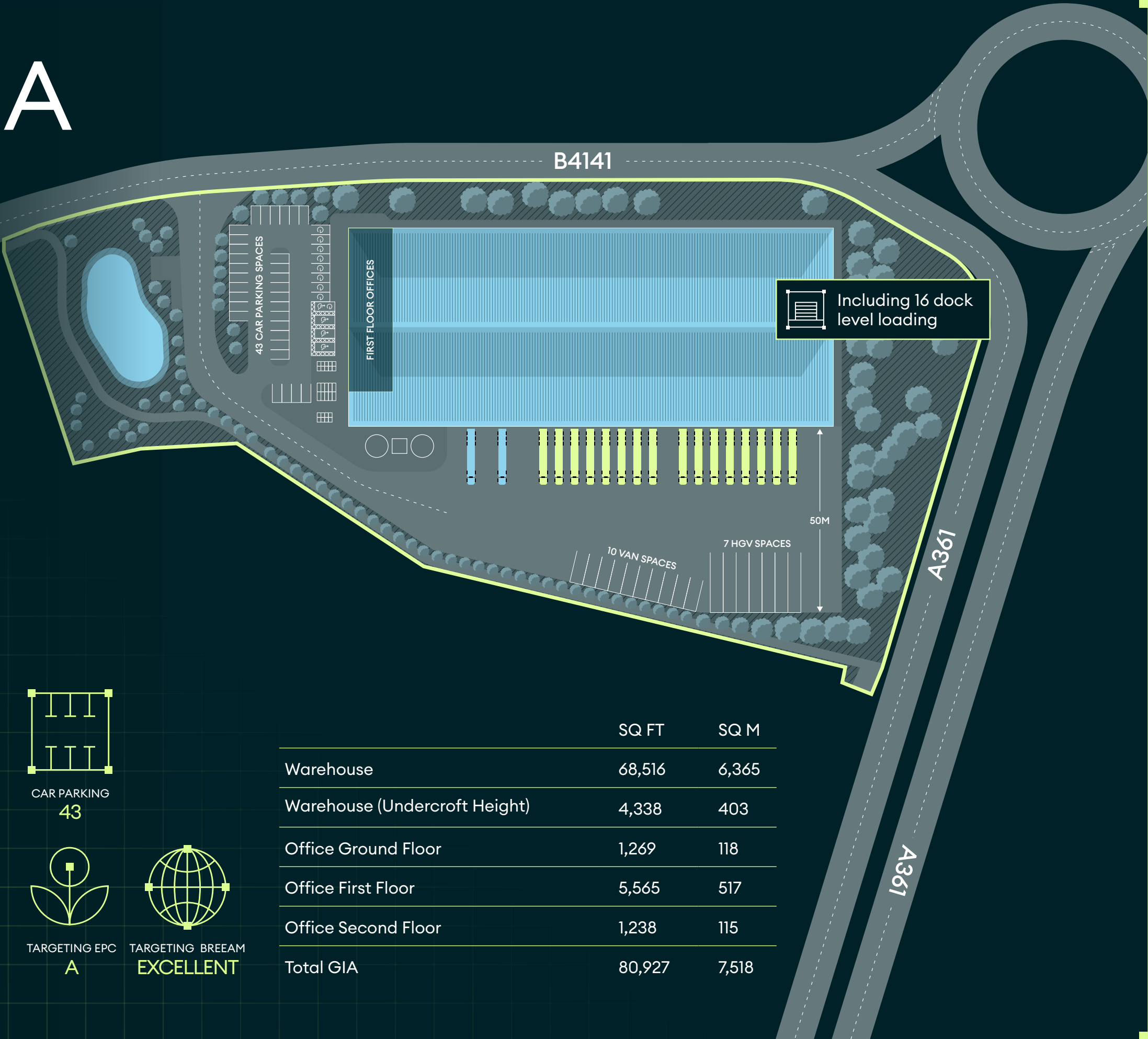
BUILT FOR DISTRIBUTION

Swindon 81 is a best in class logistics warehouse currently under construction with practical completion due in Q2 2027.

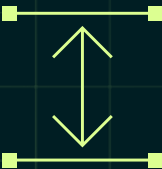


GRADE A SPEC

The development will benefit from best-in-class specification including 16 dock doors, 2 level access doors and 12.5m clear internal height.



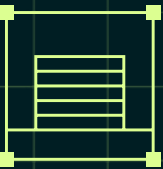
AREA SQ FT
80,927



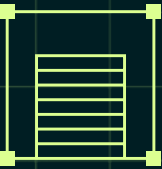
EAVES HEIGHT
12.5M



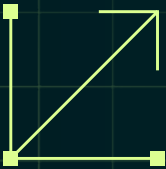
POWER
500 KVA



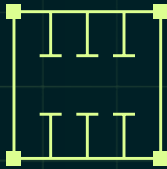
DOCK DOORS
16



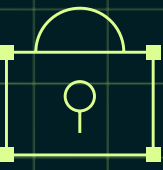
LEVEL ACCESS
2



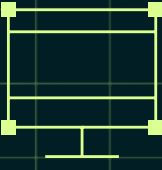
YARD DEPTH
50M



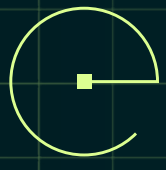
CAR PARKING
43



SECURE
YARD



1 STOREY
OFFICES



EV CHARGING
9



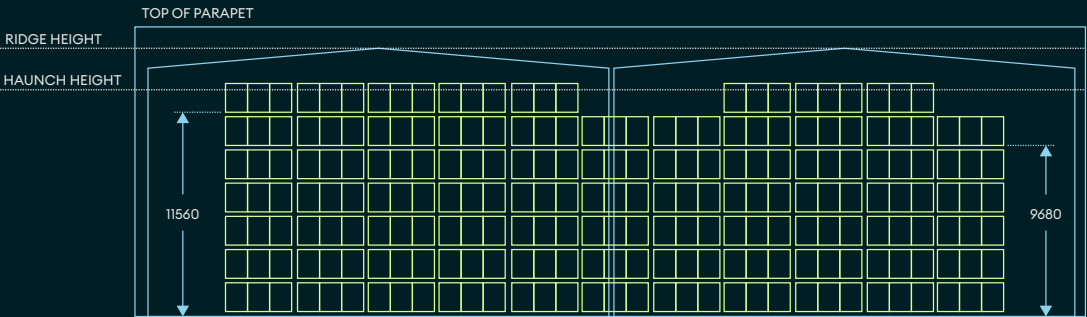
TARGETING EPC
A



TARGETING BREEAM
EXCELLENT

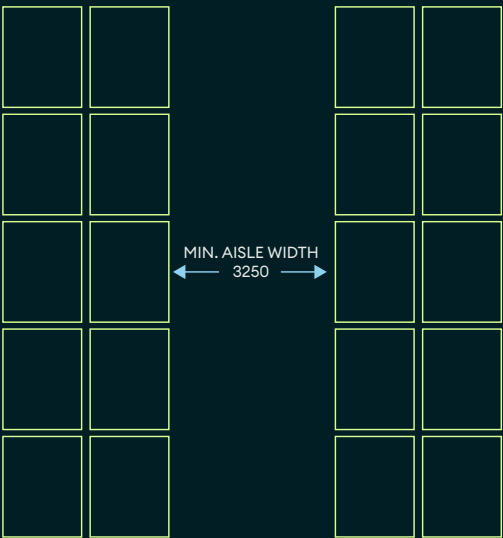
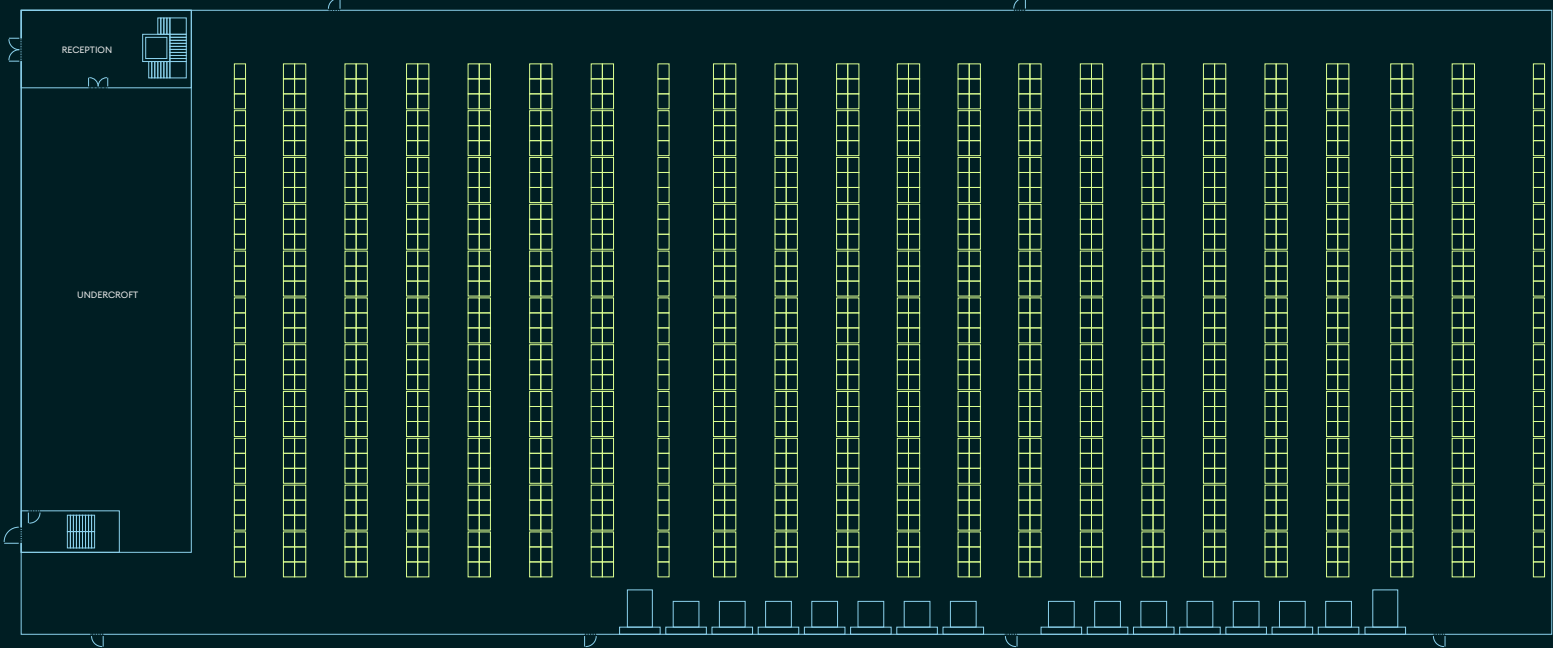
	SQ FT	SQ M
Warehouse	68,516	6,365
Warehouse (Undercroft Height)	4,338	403
Office Ground Floor	1,269	118
Office First Floor	5,565	517
Office Second Floor	1,238	115
Total GIA	80,927	7,518

RACKING



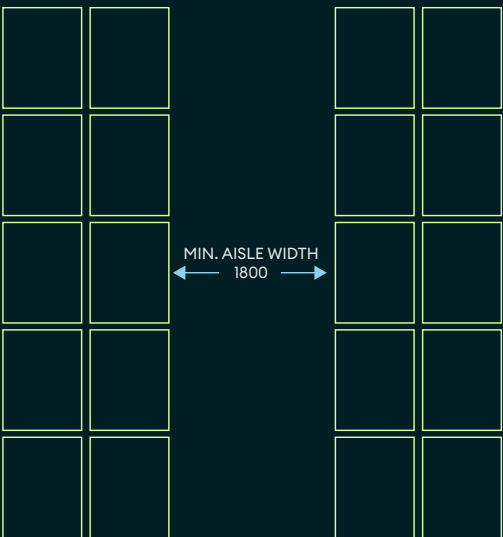
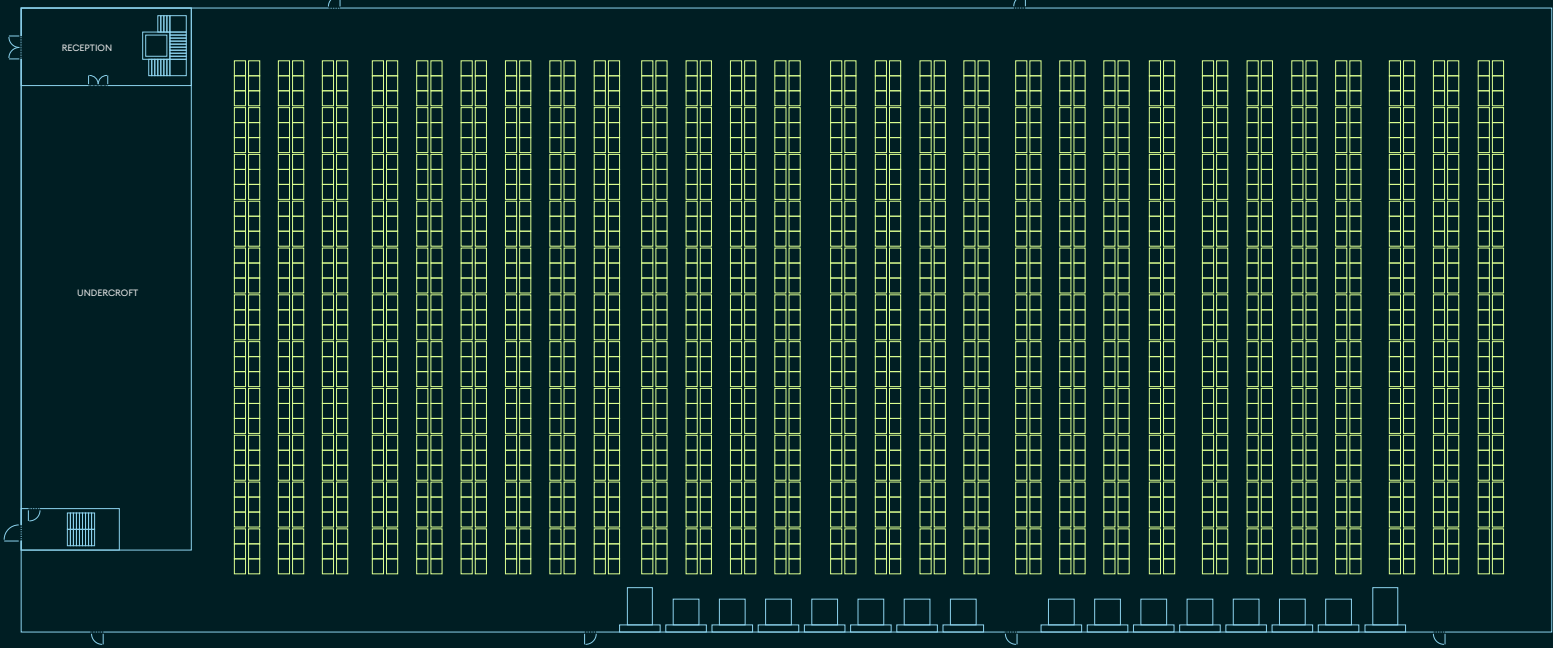
WIDE AISLE

Total Pallets
7,023



NARROW AISLE

Total Pallets
9,252



Indicative Racking Layouts



S81

M&S

WENTWORTH
WOODEN PUZZLES®

XPO

NISSAN

amazon

EVRI

kite

Oak
furnitureland

HONDA

ALDI

Ministry
of Defence

B&Q

A361

B414

SWINDON
THIS WAY



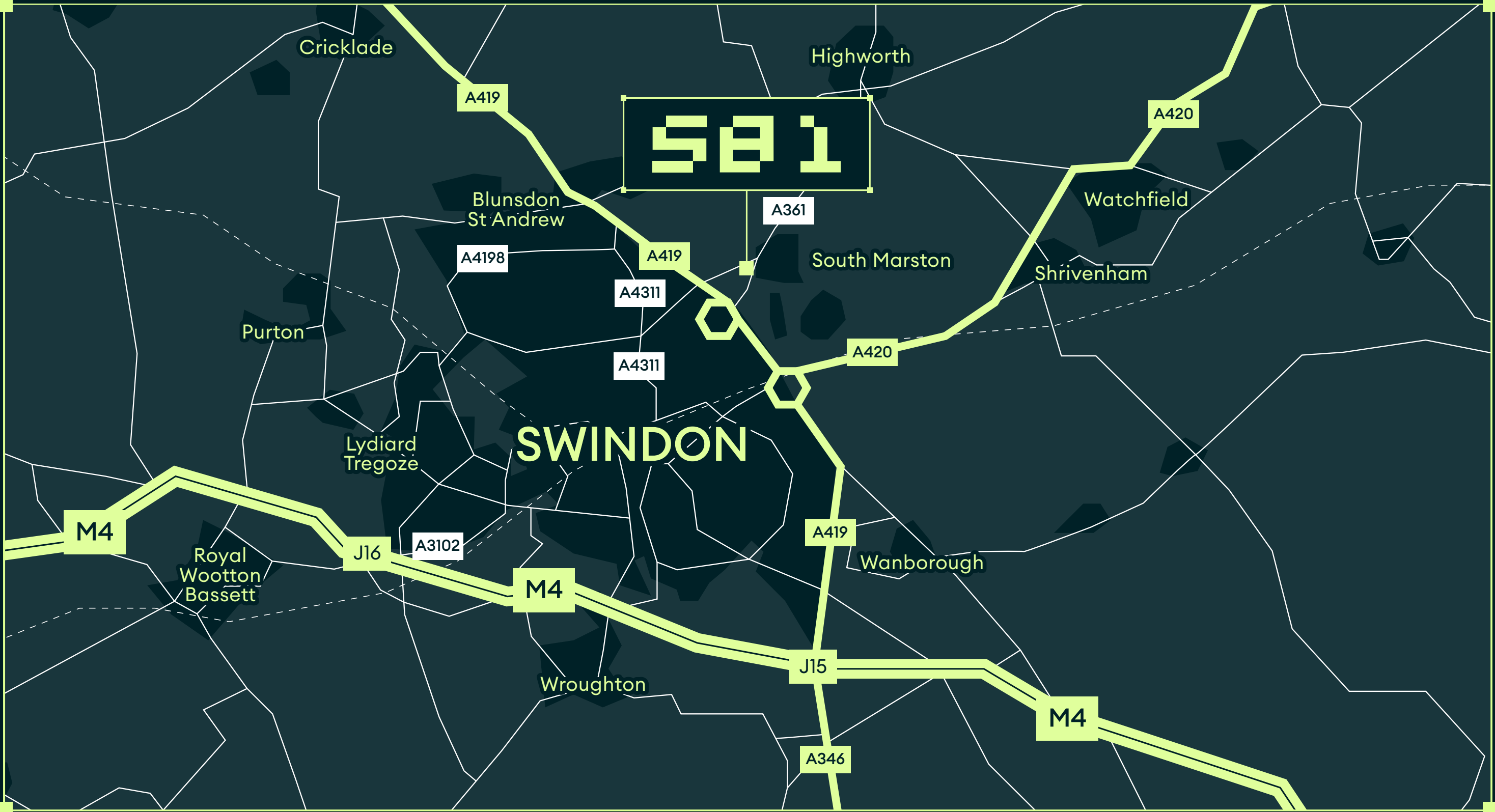
Swindon 81 is surrounded by an impressive concentration of major national and international occupiers, including Amazon, Honda, Nissan, M&S, Aldi, B&Q, Evri and XPO.

The breadth of businesses already established in the area, spanning logistics, manufacturing and retail, demonstrates the strength of South Marston as a proven commercial location.

QUICK ACCESS TO THE M4 CORRIDOR

Swindon 81 occupies a prominent position on the A419, less than a mile from the dual carriageway and just 5.8 miles from Junction 15 of the M4.

This provides occupiers with fast, direct access to Swindon, the wider South West and the national motorway network, making the location well suited to both local distribution and wider regional operations.

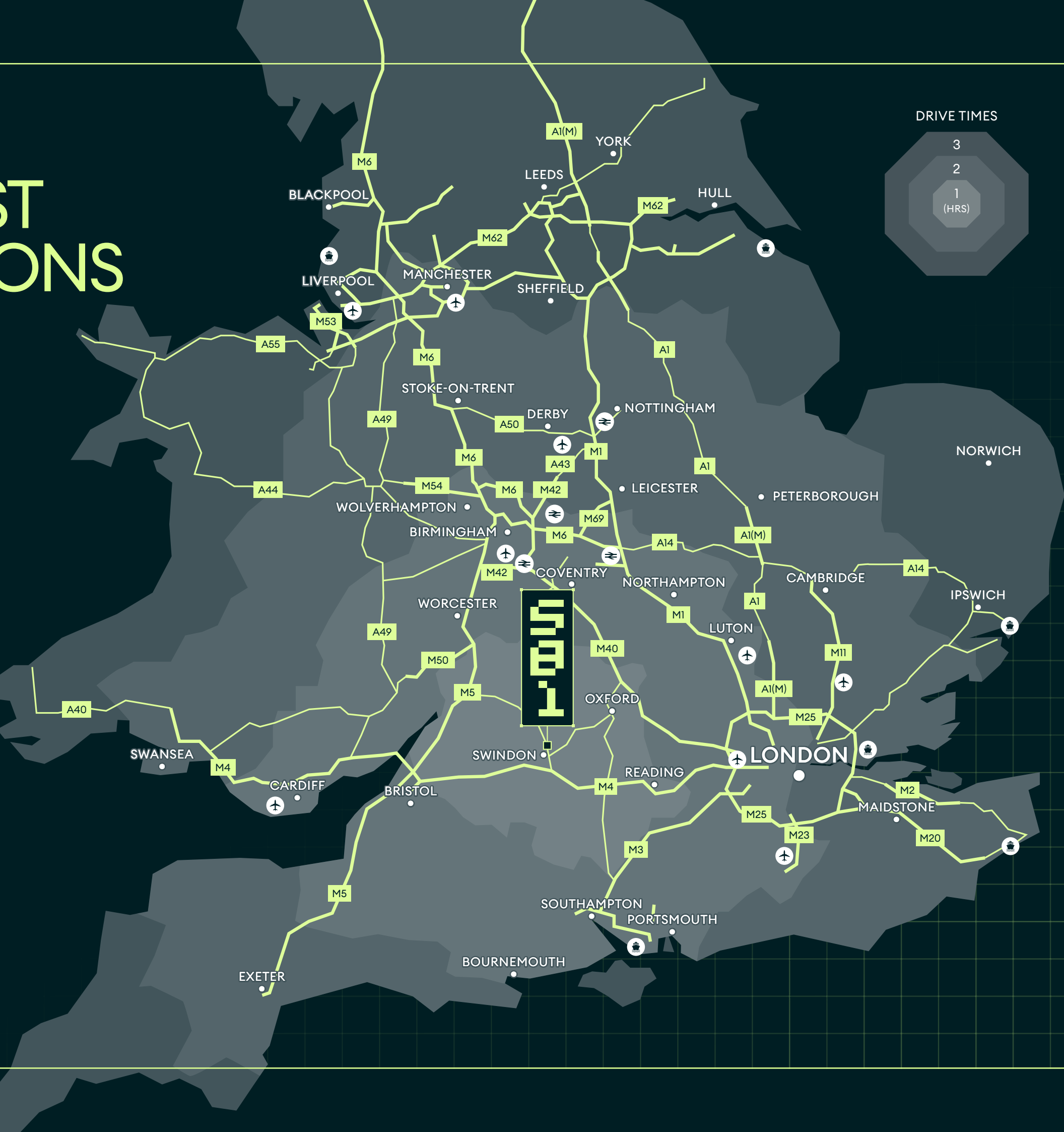


STRATEGIC SOUTH WEST CONNECTIONS

 Location	Miles	Mins
Swindon	4	14
Oxford	31	56
Reading	41	50
London	82	1hr 53

 Roads	Miles	Mins
A419	0.9	3
M4 (J15)	5.8	9
M5 (J15)	45	46
M40 (J9)	35	53

 Ports	Miles	Mins
Portsmouth	84	1hr 38
London Gateway	132	2hrs 31
Dover	166	3hrs 8
Felixstowe	182	3hrs 21



SWINDON 81

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GRAFTONGATE



NFU Mutual

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