

# Keypoint<sup>120</sup>

Swindon

SN3 4RY

Prime Logistics / Distribution Warehouse  
Design & Build Opportunity

**118,515 Sq Ft (11,010 Sq M)**

**Detailed Planning Consent in Place**





# Key Access

# Key Occupiers

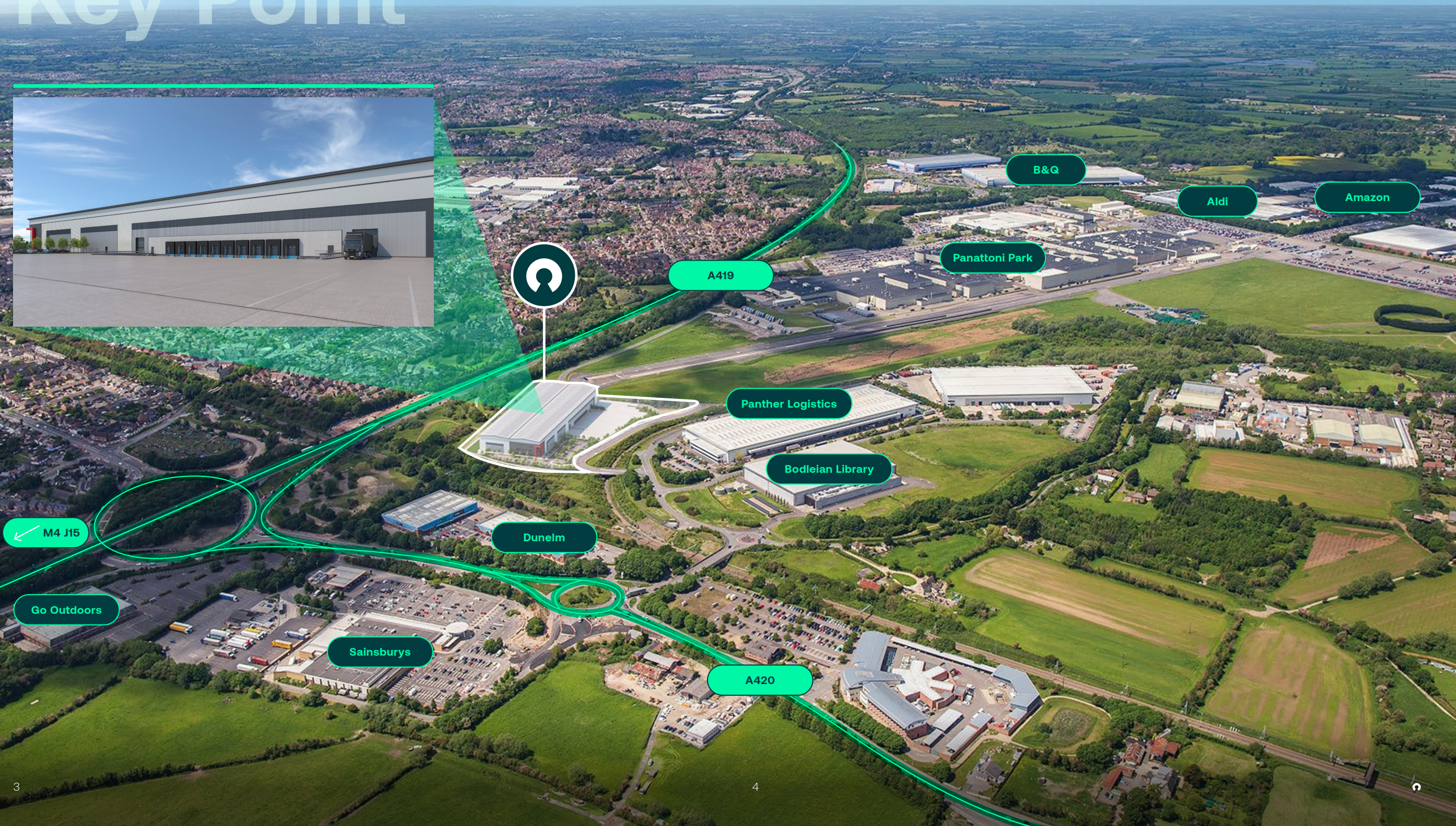
# Key Point

**Swindon** is the principal town and commercial centre in Wiltshire, strategically positioned on the 'M4 corridor' between London (80 miles), Bristol (37 miles), Oxford (37 miles) and Reading (44 miles). The town is **ideally located**, from a distribution perspective, for **access to London, the south west and south coast**.

Keypoint is located within the established industrial area of South Marston, on the eastern side of Swindon.

The area is home to a number of **notable occupiers**, including; Oak Furniture Land, Amazon, Iceland, B&Q, FedEx, and Aldi.

The site is situated off the intersection of the **A419 dual carriageway and A420**. The former provides direct access to the **M4 motorway** (c. 3.5 miles), while the latter provides access to the north towards Oxford.





# Key Location

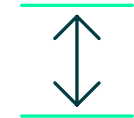
# Key Build

# Key Point

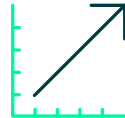
Keypoint 120 is a new prime logistics / warehouse development that will deliver a **high specification** warehouse of **118,515 Sq Ft** on a self-contained site of **7.10 acres (2.87 hectares)**.

The opportunity provides for the below gross internal area (GIA):

	Sq Ft	Sq M
Warehouse	110,875	10,300
Ancillary	1,075	100
Offices	6,565	610
<b>Total</b>	<b>118,515</b>	<b>11,010</b>



12m  
Clear Height



50m  
Service Yard



2 Level Access  
Loading Doors



10 Dock Level  
Loading Doors



Secure Site with  
Security Gatehouse



20 HGV  
Spaces



107 Car  
Spaces



EV Charging  
Points



Roof PV



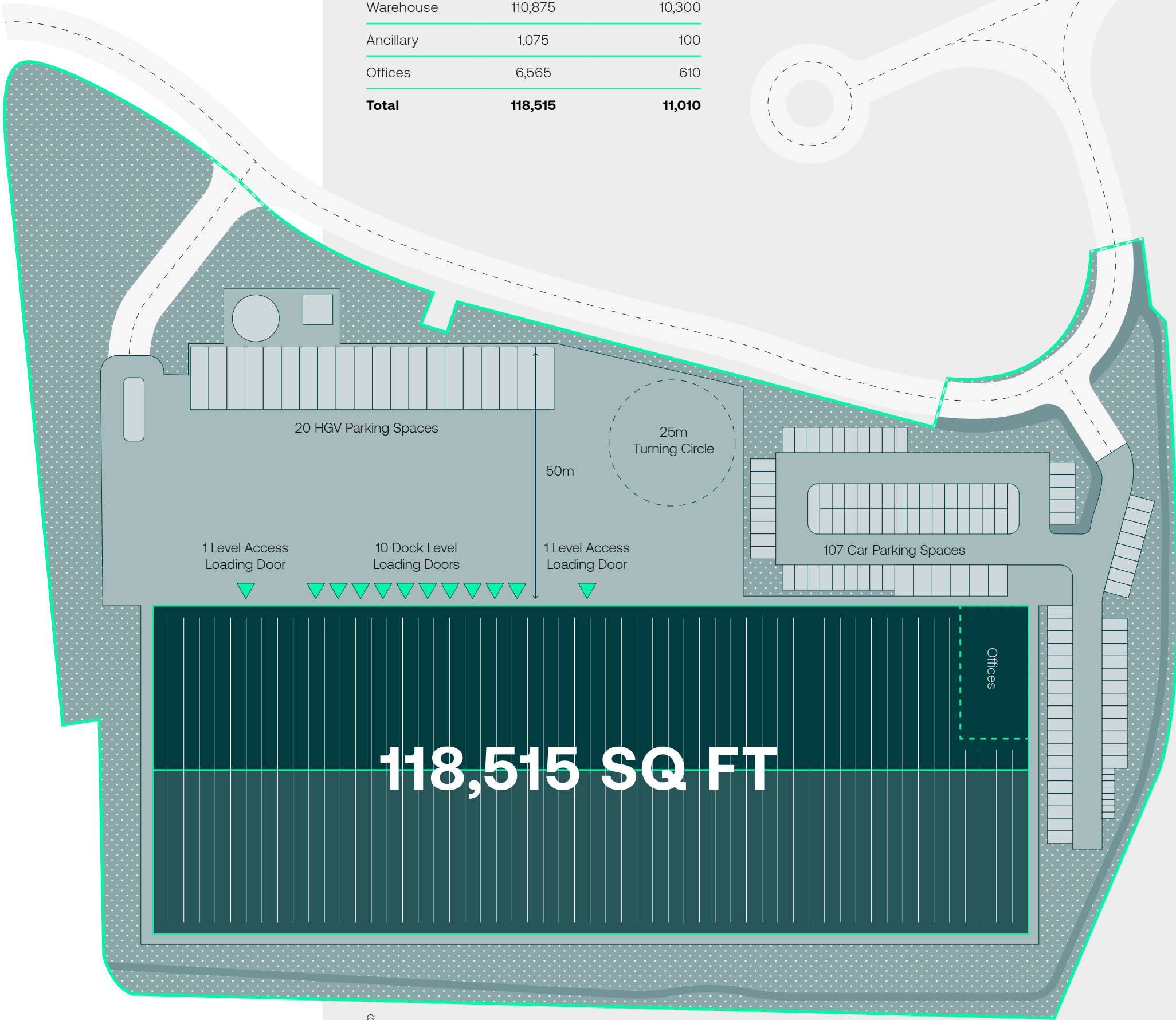
Power  
1 Mva



EPC  
Rating A



BREEAM Rating  
Excellent



# Key Expertise

# Key Links

# Key Point

Drive Times	Miles	Time	Drive Times	Miles	Time
M4 J15	5	7	Oxford	27	40
A419	1	3	Southampton Port	30	46
M5 J11A	31	35	Heathrow Airport	66	1 Hr 5
M40 J9	34	45	Central London	81	1 Hr 30



1.9 million people live within an hour of Swindon.



30,000 of employee jobs are in manufacturing, transportation & storage. 30% higher than the UK national average.



121,200 people are economically active in the local area, 3% higher than the national average.



18.2% of the workforce in Swindon can be bracketed as “highly-skilled”, higher than the national average of 14.8%.



Competitive labour costs save 3& on the national average and 10% on locations such as Cambridge and Oxford.

## Planning

The site benefits from a detailed planning consent (ref: S/22/1574/MORGAP) for the erection of a Class B8 warehouse, ancillary offices and gatehouse plus car parking and associated works.

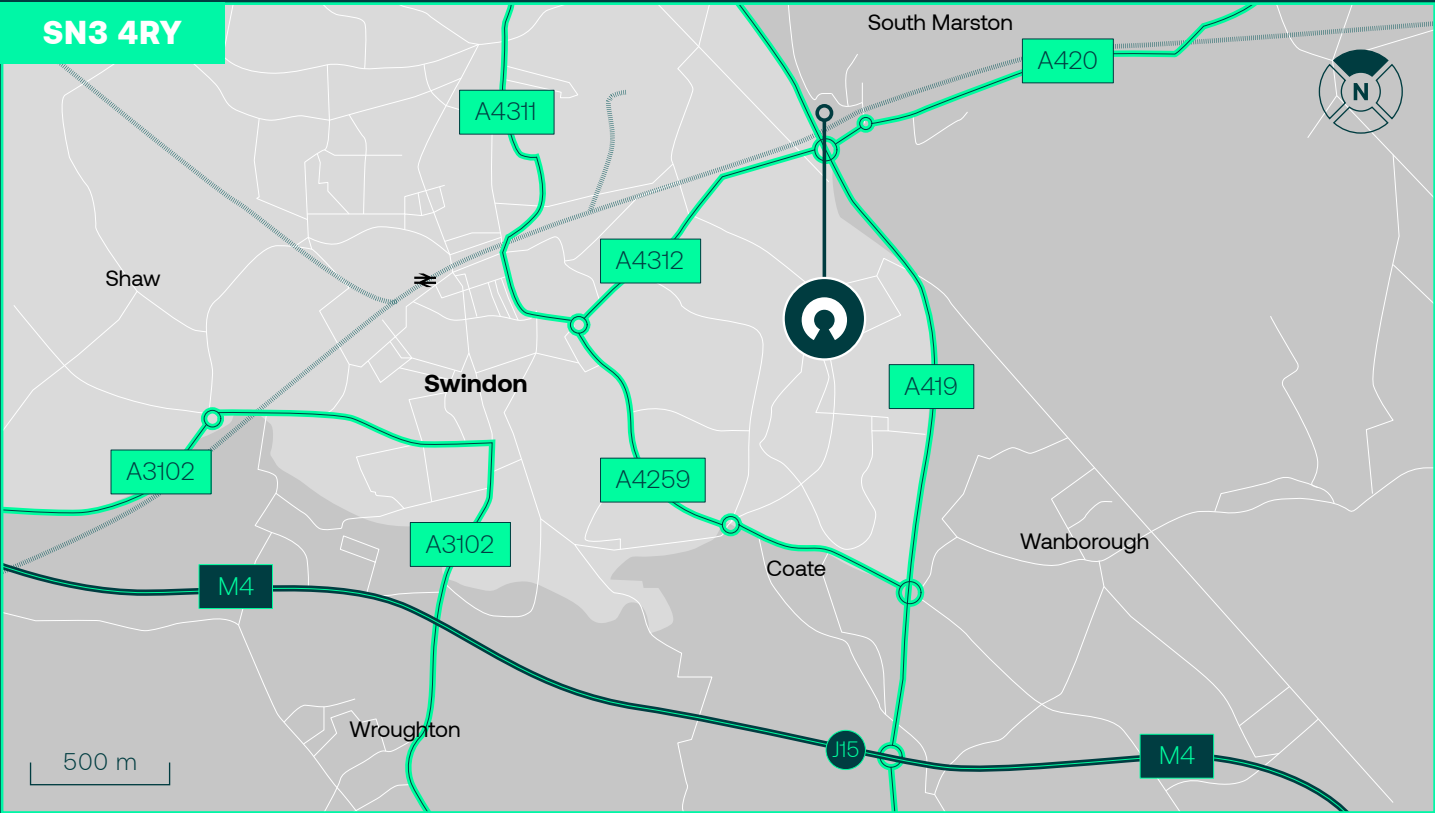
The site also has an extant planning consent for the construction and operation of a renewable energy centre (sui generis) for the recovery of energy (heat and electricity) from non-hazardous residual waste, using an Advanced Conversion Technology (gasification), with associated plant and infrastructure.

## VAT

VAT is applicable to the rent.

## Terms

Bespoke build to suit opportunities are available on a leasehold basis. Full terms available upon application.



## Enquiries

For further information please contact the joint agents.



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