

Build Big, Build Fast

1.2 Million Sq Ft, Ready in Under 12 Months

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



 PANATTONI PARK

Swindon

S1240

1.2 Million Sq Ft Fast Track Opportunity

Built for scale, delivered at *speed*.

The Fastest Route To Over 1 Million Sq Ft in Less Than 12 Months.

FAST TRACK

1.2 MILLION SQUARE FOOT

Panattoni Park Swindon: S1240 - 1,237,555 sq ft

At the centre of Panattoni Park Swindon is a unique fast-track opportunity to deliver over 1.2 million sq. ft of prime logistics space on a 52-acre site that is fully serviced, consented, and ready to build. With infrastructure already in place and detailed planning secured, this is the fastest delivery opportunity of its scale anywhere in the UK. Capable of reaching site and commencing construction immediately, occupiers can have early access in 9 months and be in occupation in less than 12 months offering an unparalleled route to market for businesses seeking rapid, strategic growth.



Detailed Planning Consent



Infrastructure Complete



Early Access available within 9 months



Ready to Get Straight On-Site

S1240

1,237,555 SQ FT



MASTER PLAN



\$920	919,765 SQ FT	
\$520	521,745 SQ FT	
\$545	545,997 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	

- Complete / Available Now
S920 & S545
- Detailed Planning Consent
S1240 & S520
- Future Phases
S715, S395, S260, S220,
S195, S160, S60 & S45





21m

Clear Internal Height



15

Level Access Doors



175

Dock Loading doors



50m

Contained Cross-Docked Service Yards



326

Trailer Parking Spaces



550

Car Parking Spaces



EV

Electric Vehicle Charging Points



15%

Roof Lights to Warehouse



50kN/m²

Flooring



PV

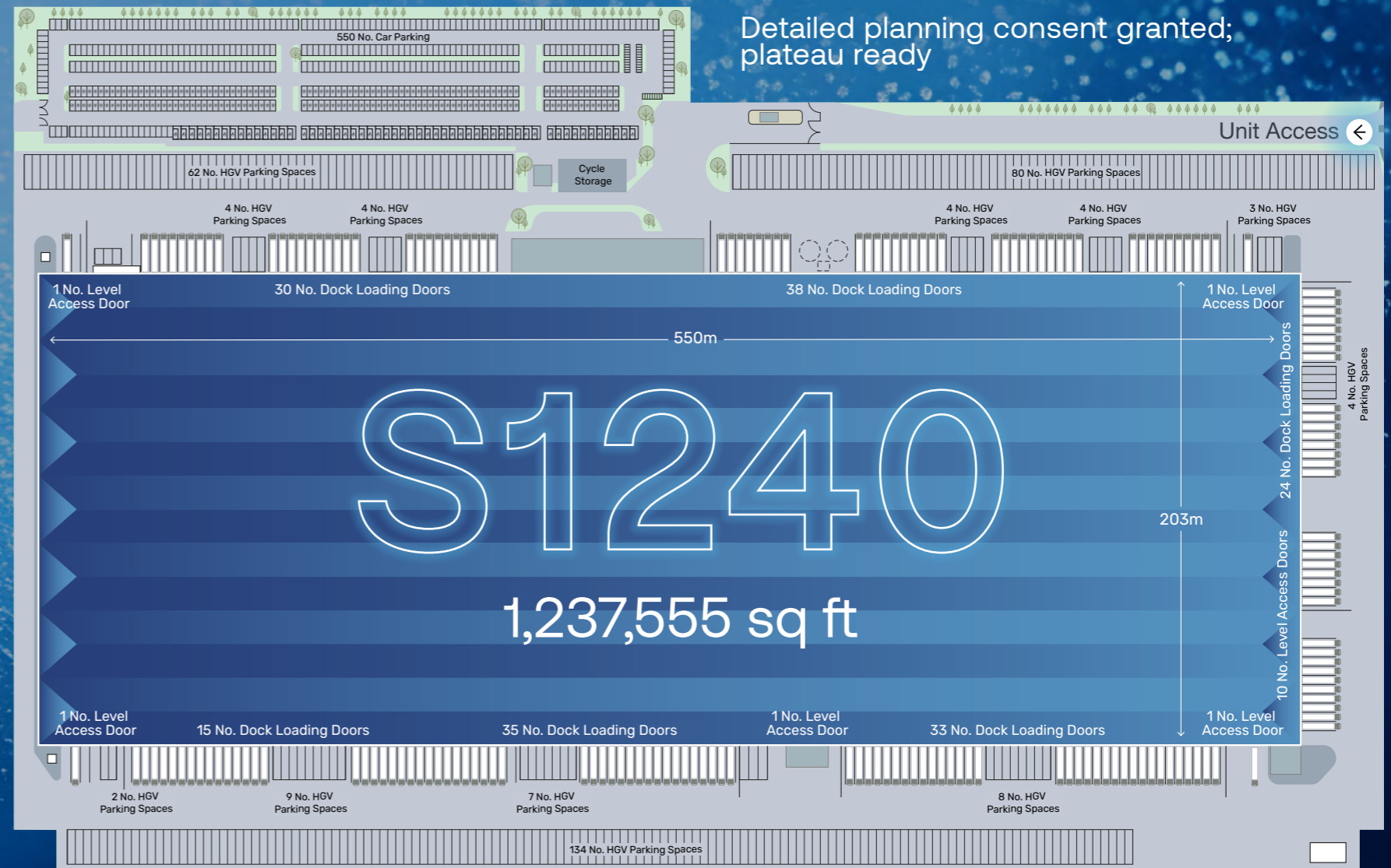
Roof-Mounted System
(Potential to Increase PV Power Generation)



10 MVA

Power From Grid

RAPID DELIVERY



1.2M SQ FT. IN LESS THAN 12 MONTHS

S1240 - 1,237,555 sq ft

S1240	SQ FT	SQ M
Warehouse	1,202,900	111,752
Offices (2 storey)	33,065	3,072
Compound Building	1,290	120
Gatehouse	300	28
Total (GIA)*	1,237,555	114,972

*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



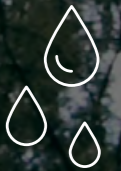
Green Travel Plan



Cycle Paths



Air Tight Cladding



Rainwater Harvesting



Think Big. Build Bigger.





3.1 Million

People within an hour in the labour pool

121,300

Economically active in Swindon

5,100

Unemployed workers seeking employment in Swindon

16%

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



BY CAR

15 MINUTE

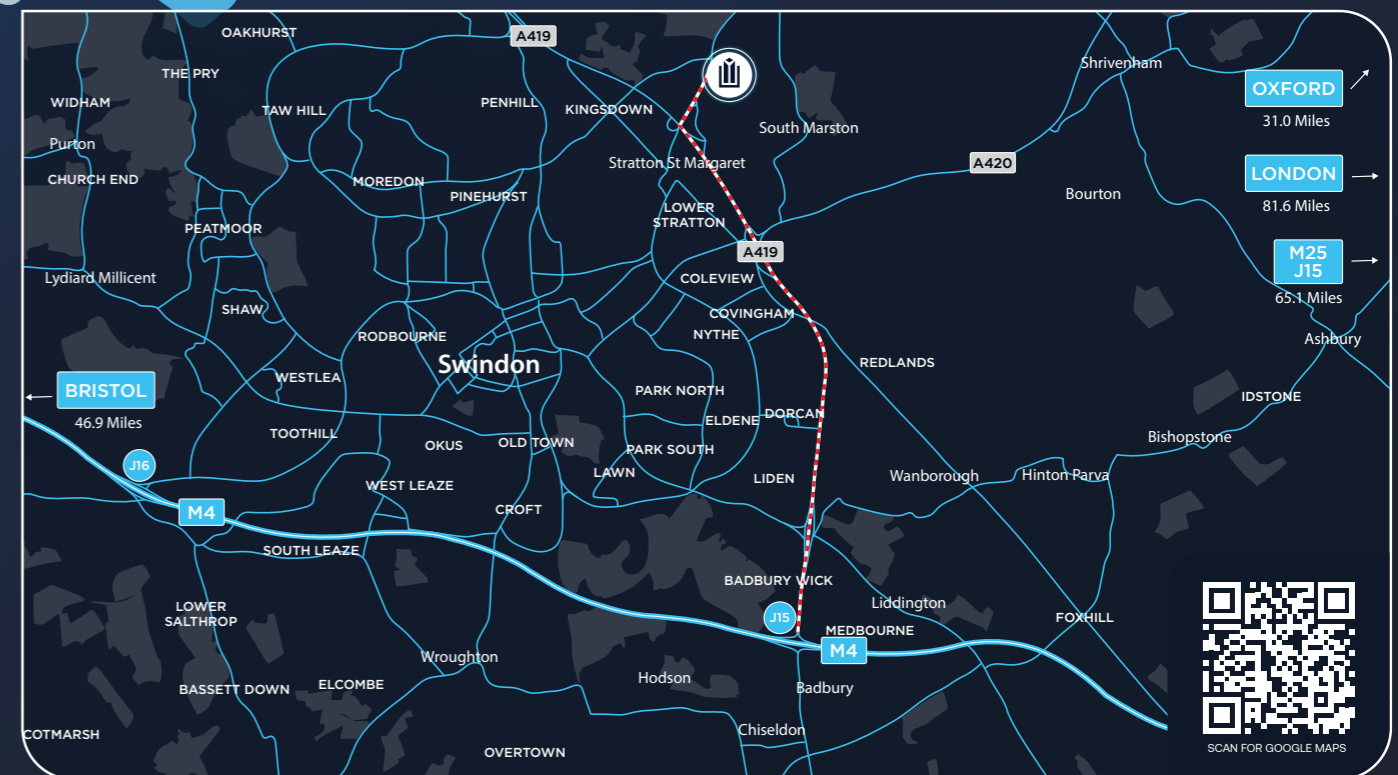
DISTANCE POPULATION
224,852

45 MINUTE

DISTANCE POPULATION
1,244,838

90 MINUTE

DISTANCE POPULATION
9,786,720



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SCAN FOR GOOGLE MAPS



S1240

BUILDING FOR A NEW GENERATION



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