

The UK's Largest  
Speculative Warehouse

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



 PANATTONI PARK

# Swindon

# SG20

919,765 Sq Ft Speculative Build Warehouse/Logistics Unit

Available Now

The Largest Spec Build  
the UK Has Ever Seen.

LARGEST

919765

SQUARE FOOT



# Panattoni Park Swindon:

## S920 – 919,765 sq ft

Panattoni Swindon 920 located at Panattoni Park Swindon is a flagship industrial and logistics facility, setting new standards in scale and sustainability. With over 919,765 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.




↑  
Unit Access

↑  
Unit Access

# MASTERPLAN



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

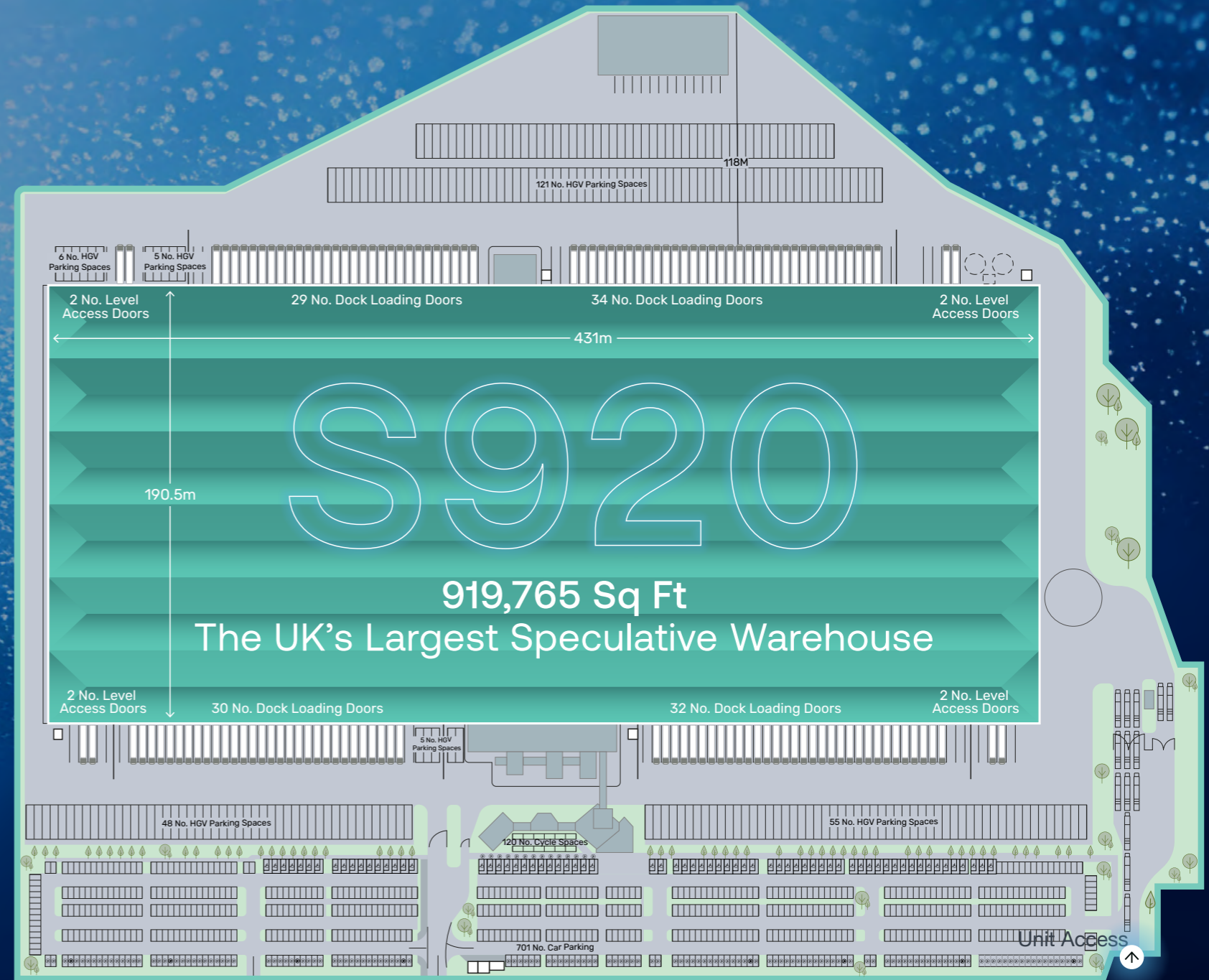
<b>S920</b>	919,765 SQ FT	
<b>S520</b>	521,745 SQ FT	
<b>S545</b>	545,997 SQ FT	
<b>S1240</b>	1,237,555 SQ FT	
<b>S60</b>	57,035 SQ FT	
<b>S395</b>	393,918 SQ FT	
<b>S260</b>	260,318 SQ FT	
<b>S715</b>	714,847 SQ FT	
<b>S45</b>	42,700 SQ FT	
<b>S220</b>	217,476 SQ FT	
<b>S160</b>	158,013 SQ FT	
<b>S195</b>	197,603 SQ FT	



# Unrivalled Scale

S920 - 919,765 sq ft

Available Now



**21m**  
Clear Internal Height

**8**  
Level Access Doors

**125**  
Dock Loading Doors

**7.3 MVA**  
Power From Grid

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

**108,585 kWh**  
Per Annum  
Projected Annual PV Power Generation

**240**  
HGV Parking Spaces

**50kN/M<sup>2</sup>**  
Flooring

**701**  
Car Parking Spaces

**EV**  
Electric Vehicle Charging Points

**15%**  
Roof Lights To Warehouse

**Up to 118m**  
Cross-Docked Service Yards

S915	SQ FT	SQ M
Warehouse	889,691	82,655
Offices	24,970	2,320
Entrance Area	2,857	265
Gatehouse	300	28
Plant / Ancillary	1,947	180
<b>Total (GIA)*</b>	<b>919,765</b>	<b>85,449</b>

\*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

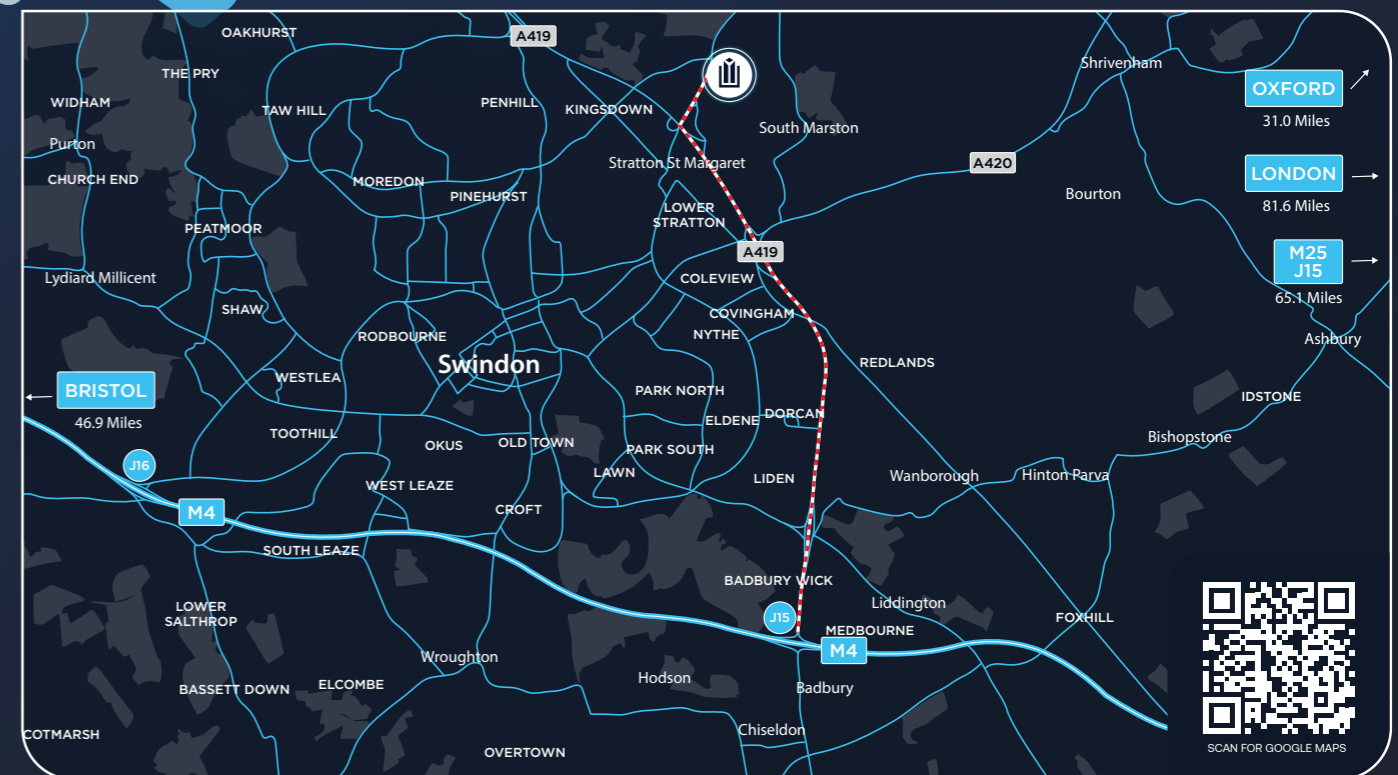


BY CAR

**15** MINUTE  
DISTANCE  
POPULATION  
224,852

**45** MINUTE  
DISTANCE  
POPULATION  
1,244,838

**90** MINUTE  
DISTANCE  
POPULATION  
9,786,720



BY CAR

**15** MINUTE  
DISTANCE  
POPULATION  
224,852

**45** MINUTE  
DISTANCE  
POPULATION  
1,244,838

**90** MINUTE  
DISTANCE  
POPULATION  
9,786,720



SCAN FOR GOOGLE MAPS



# SS920

BUILDING FOR A NEW GENERATION



**DTRE**



**MARK WEBSTER**

**M:** +44 (0) 7793 808 519  
**E:** mark.webster@dtre.com

**JAKE HUNTLEY**

**M:** +44 (0) 7765 154 211  
**E:** jake.huntley@dtre.com

**MAX DOWLEY**

**M:** +44 (0) 7548 773 999  
**E:** max.dowley@dtre.com

**ANDREW JACKSON**

**M:** +44 (0) 7747 774 201  
**E:** aljackson@savills.com

**DAVID TEW**

**M:** +44 (0) 7779 860 176  
**E:** david.tew@savills.com

**JACK DAVIES**

**M:** +44 (0) 7901 853 503  
**E:** jack.davies@savills.com

