

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

unit access



unit access



MASTERPLAN



\$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




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

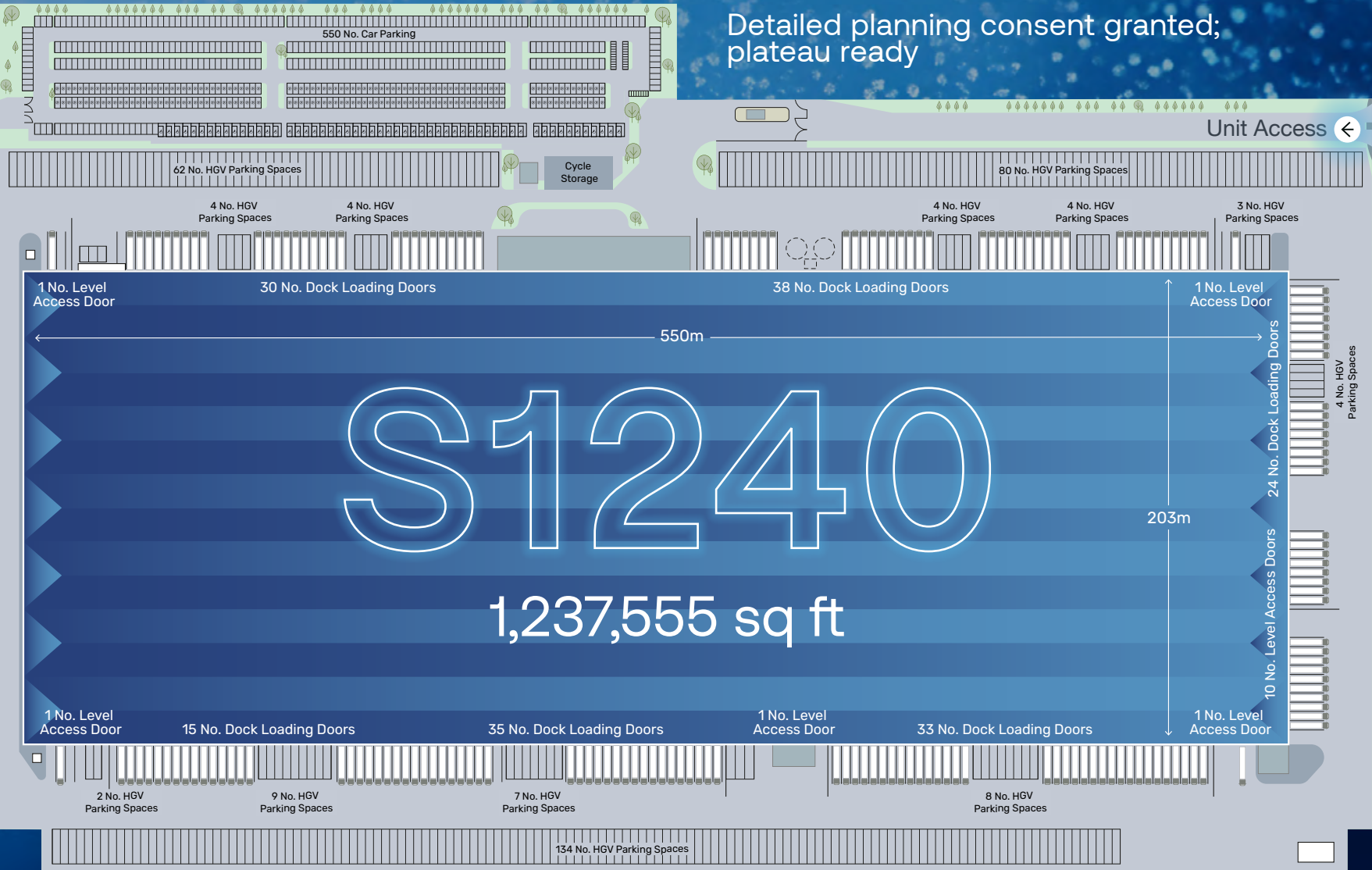

15%
Roof Lights
to Warehouse


50kN/m²
Flooring


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


10 MVA
Power
From Grid

DELIVERY
RAPID



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

 PANATTONI PARK Swindon

S1240

BUILDING FOR A NEW GENERATION



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