



# INDURENT

## PARK CHIPPENHAM

SN15 5BD  
///DEBIT.BREEZE.SPICY

### FOUR HIGH QUALITY UNITS

C24: 23,567 SQ FT

C40: 40,236 SQ FT

C68: 68,946 SQ FT

C82: 83,118 SQ FT

Available now



Strategically located  
adjacent to Junction 17, M4.



Targeting BREEAM  
Excellent and Very Good.

Warehousing that Works.

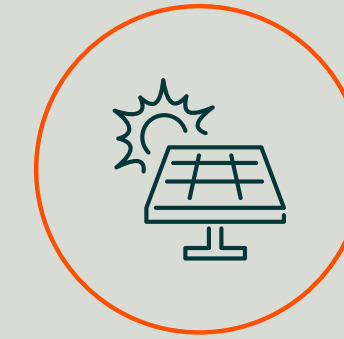
# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. The units at Indurent Park Chippenham are highly sustainable warehouses that will deliver benefits for your business, your people and the environment.

## An ideal location for the South West.

Indurent Park Chippenham is a strategically located 78.2 acre development site at junction 17 of the M4.

Offering excellent direct access to the national motorway network, these units offer occupiers an ideal opportunity in the heart of the South West's established logistics triangle.



PV panels fitted to the roof and included at no extra cost.



Smart LED lighting helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating targeted for largest three units (C40, C68, C82) with C24 targeting BREEAM Very Good.



With the largest three units (C40, C68, C82) targeting EPC A+ rating, and C24 targeting EPC A, customers can lower their energy bills, all whilst delivering net zero carbon offices.





# Why choose Chippenham?



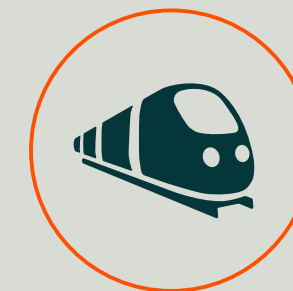
Ideally located to distribute to the South East and South West regions.



Workforce catchment includes Bristol, Bath, Cirencester, Melksham, Swindon and Trowbridge.



Strategically located adjacent to M4, J17 with approximate drive times to Swindon in 25 minutes, Bristol in 35 minutes and London in 110 minutes.



Chippenham main line rail station is just 11 minutes from Swindon and 22 minutes from Bristol.



Warehousing that Works.

Travel times from Google maps.



### LOCALISED WORKFORCE.

There are a significant number of residents living and working locally with a self containment rate of 77%.



### STRONG AND DIVERSE LABOUR POOL.

There are a high proportion of people aged 16-44 (56%), of which 81% are economically active.



### WELL CONNECTED TO LOCAL TRANSPORT.

With Chippenham rail station approximately 11 minutes from Swindon and public transport provision will include a bus service linking the site to Chippenham town centre and its surrounds.

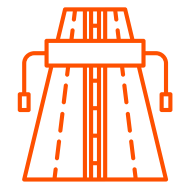


Source: ONS



Warehousing that Works.

# You're well-connected.



**UNDER 0.5 MILES**

from junction 17 of the M4



**5 MILES**

from Chippenham Town Centre



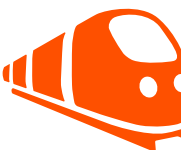
**21 MILES**

from the M4/M5 Interchange



**29 MILES**

from Port of Bristol



**1 HOUR 15 MINS**

via train to London Paddington

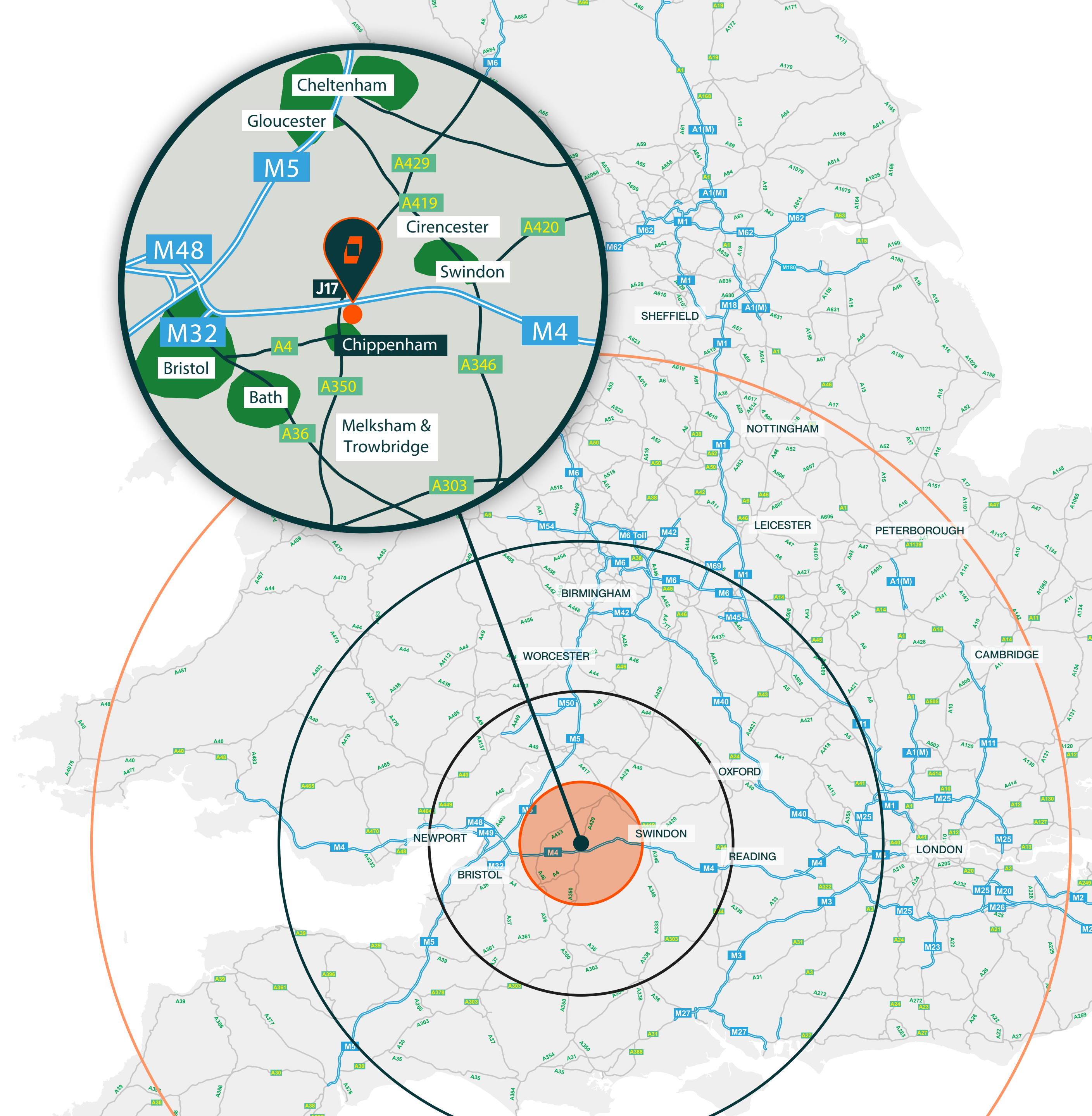
## Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.



# Schedule of accommodation.

	UNIT C24	UNIT C40	UNIT C68	UNIT C82
WAREHOUSE & GF OFFICE	21,759 SQ FT (2,022 SQ M)	36,315 SQ FT (3,374 SQ M)	62,221 SQ FT (5,780 SQ M)	75,038 SQ FT (6,971 SQ M)
FF OFFICES	1,808 SQ FT (168 SQ M)	1,936 SQ FT (180 SQ M)	3,323 SQ FT (309 SQ M)	3,977 SQ FT (370 SQ M)
AMENITY DECK	-	1,985 SQ FT (184 SQ M)	3,402 SQ FT (316 SQ M)	4,103 SQ FT (381 SQ M)
<b>TOTAL</b>	<b>23,567 SQ FT (2,190 SQ M)</b>	<b>40,236 SQ FT (3,738 SQ M)</b>	<b>68,946 SQ FT (6,405 SQ M)</b>	<b>83,118 SQ FT (7,722 SQ M)</b>
YARD DEPTH	35M	35M	35M	50M
CLEAR INTERNAL HEIGHT	10M	10M	10M	12.5M
DOCK LEVEL LOADING DOORS	-	-	6	7
LEVEL ACCESS LOADING DOORS	2	4	2	2
CAR PARKING	18	42	46	56
POWER SUPPLY	155 kVA	235 kVA	370 kVA	460 kVA
EPC RATING TARGET	A	A+	A+	A+
BREEAM RATING TARGET	VERY GOOD	EXCELLENT	EXCELLENT	EXCELLENT
PLANNING USE CLASS	B2 & B8	B2 & B8	B8	B8

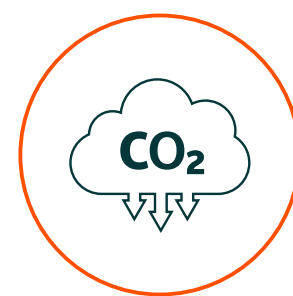
All floor areas are approximate gross internal areas. Subject to final plan / measurement.



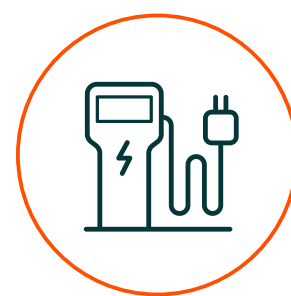
50 kN sq/m  
floor loading



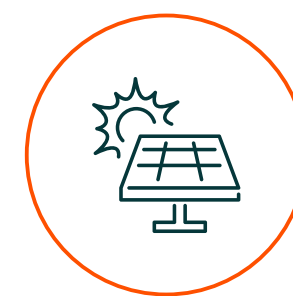
15% roof  
lights



Operationally  
net zero carbon  
to offices



EV car  
charging



Includes PV panels  
as standard



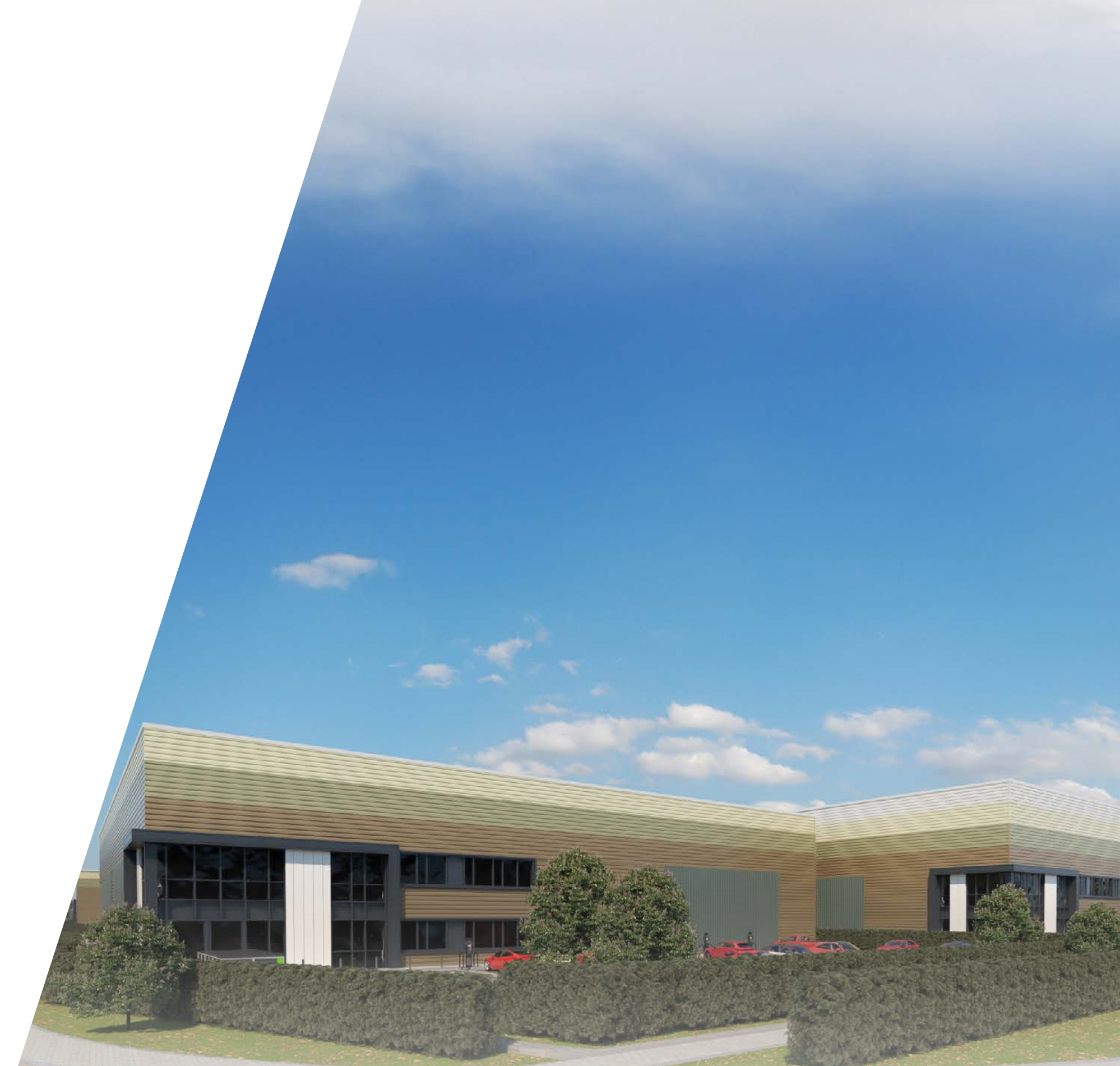
Up to 1.22 MVA of  
power supply



On-site amenities  
include showers and  
cycle stores



Warehousing that Works.



# Masterplan.





We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## LET'S TALK



**CARYS ALLEN**

*Development Director*

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Warehousing that Works.



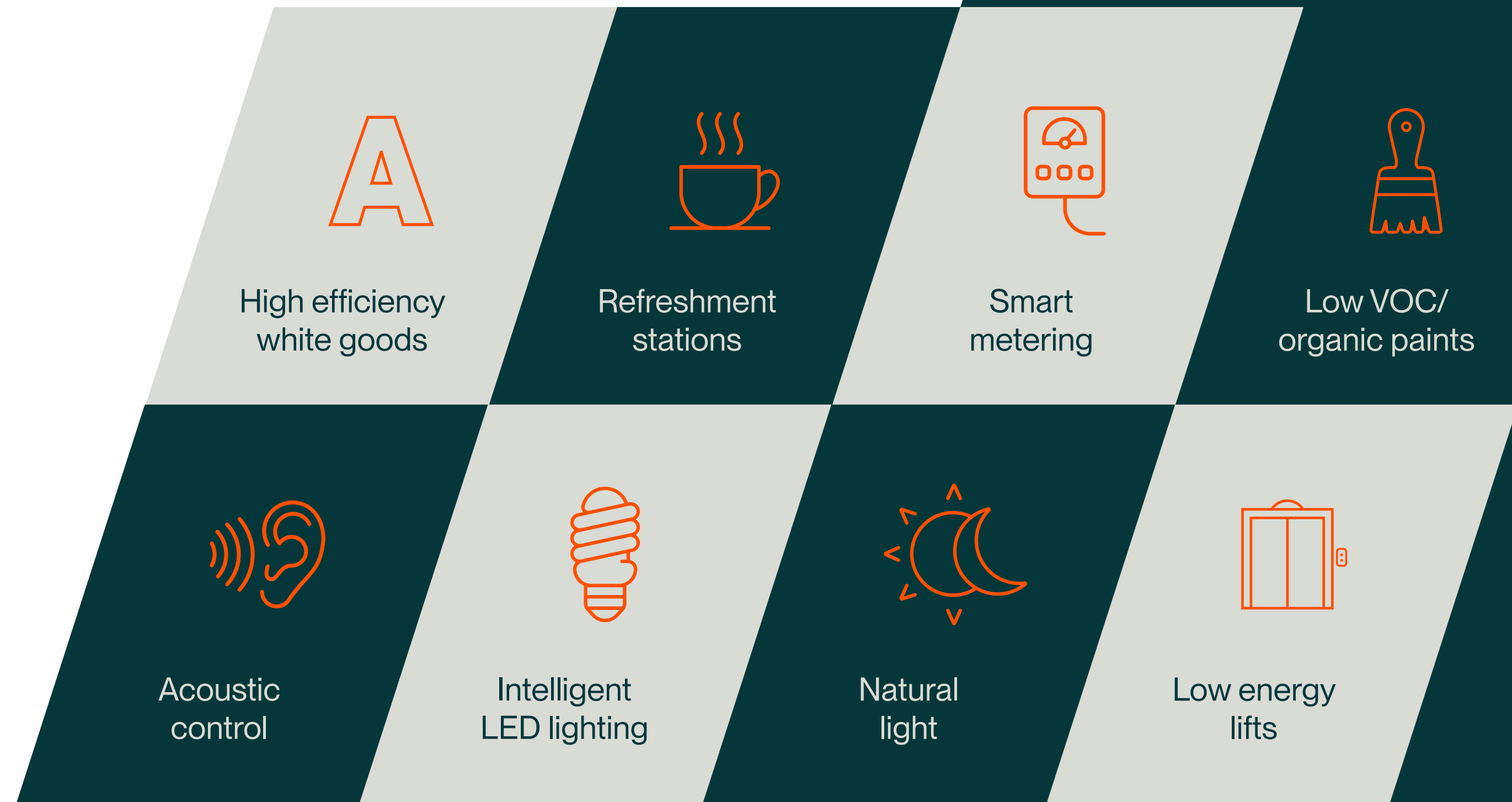
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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