

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

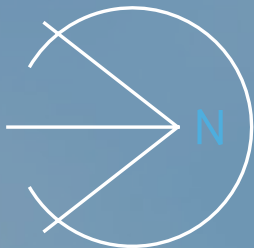
unit access



unit access



MASTERPLAN



-  **Current Speculative Phases**
S915 & S545
-  **Detailed Planning Consent**
S1240 & S520
-  **Future Phases**
S715, S395, S260, S220, S195, S160, S60 & S45

S915	
916,982 SQ FT	
S520	
521,745 SQ FT	
S545	
545,414 SQ FT	
S1240	
1,237,555 SQ FT	
S60	
57,035 SQ FT	
S395	
393,918 SQ FT	
S260	
260,318 SQ FT	
S715	
714,847 SQ FT	
S45	
42,700 SQ FT	
S220	
217,476 SQ FT	
S160	
158,013 SQ FT	
S195	
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

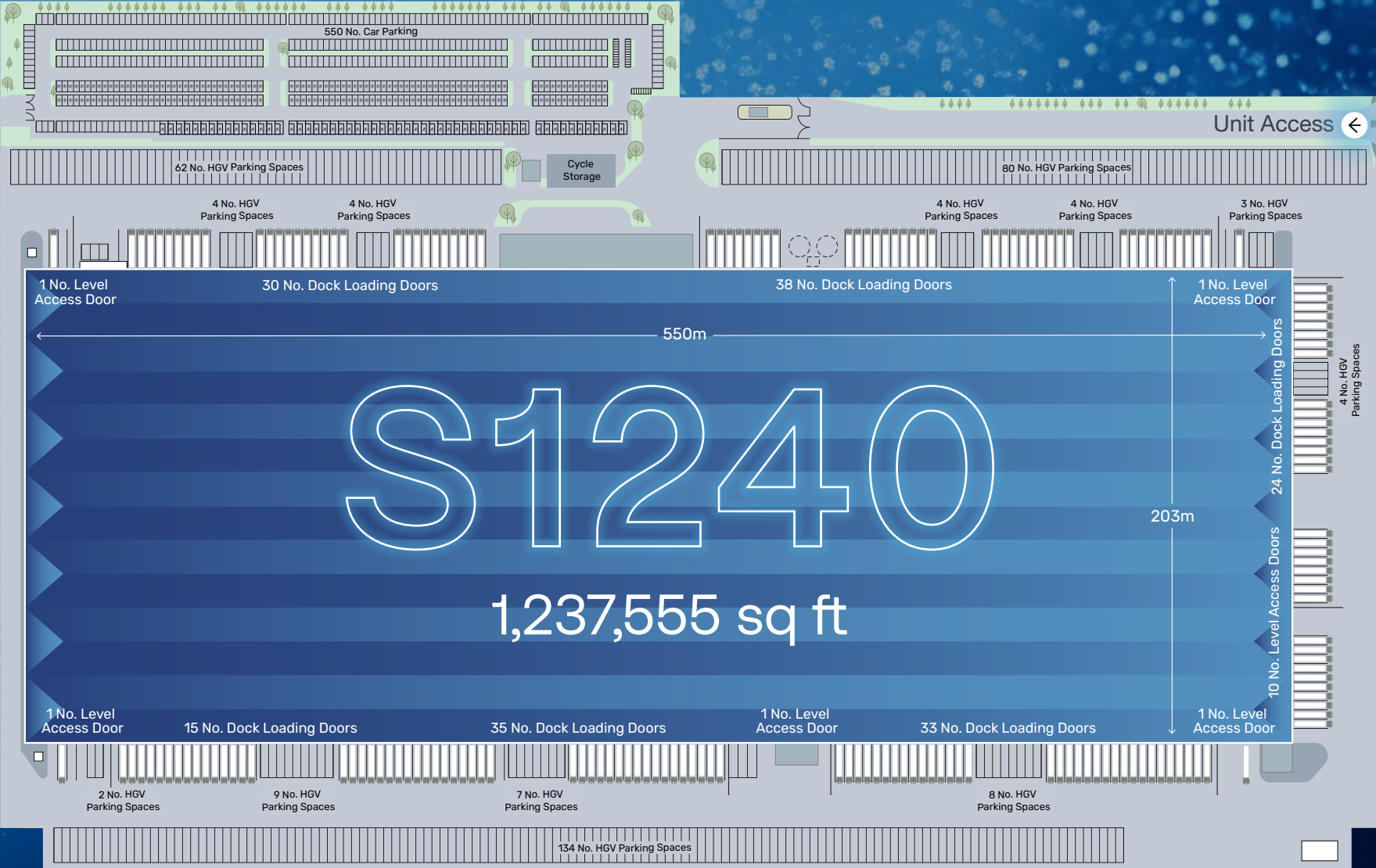

15%
Roof Lights to Warehouse


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



S1240



BY CAR

15 MINUTE

DISTANCE

POPULATION

224,852

45 MINUTE

DISTANCE

POPULATION

1,244,838

90 MINUTE

DISTANCE

POPULATION

9,786,720



Swindon

CONNECT
SEAMLESSLY
GLOBALLY

70%

OF UK CONSUMERS
REACHED WITHIN
4.5 HOURS by HGV

H
1.5 HOUR
DRIVE TIME
REACHABLE POPULATION
7,830,000

G
3 HOUR
DRIVE TIME
REACHABLE POPULATION
30,106,200

V
4.5 HOUR
DRIVE TIME
REACHABLE POPULATION
45,881,000



 PANATTONI PARK Swindon

S1240

BUILDING FOR A NEW GENERATION



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