



 PANATTONI PARK

# Swindon

# S545

545,414 Sq Ft Speculative Build Warehouse/Logistics Unit

Under Construction | Available February 2026

# 545,000 SQUARE FOOT



The UK's next big box.

# SWINDON

# Panattoni Park Swindon: S545 - 545,414 sq ft

Panattoni Swindon 545 located at Panattoni Park Swindon is a flagship industrial and logistics facility, setting new standards in scale and sustainability. With over 545,414 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.

Construction is underway with practical completion set for Q1 2026.

S545

545,414 SQ FT

unit access



# MASTER PLAN




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

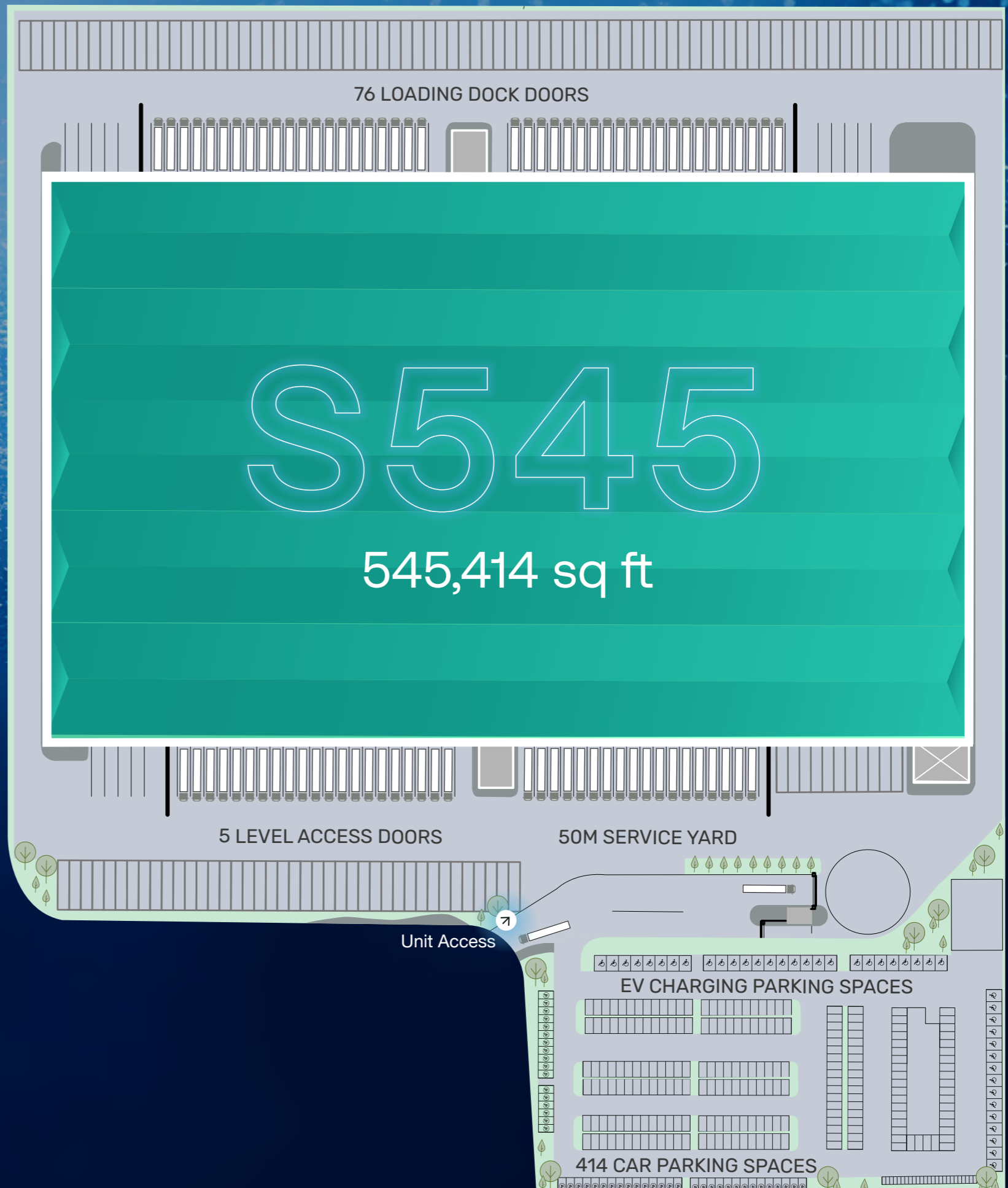
<b>S915</b>	916,982 SQ FT
<b>S520</b>	521,745 SQ FT
<b>S545</b>	545,414 SQ FT
<b>S1240</b>	1,237,555 SQ FT
<b>S60</b>	57,035 SQ FT
<b>S395</b>	393,918 SQ FT
<b>S260</b>	260,318 SQ FT
<b>S715</b>	714,847 SQ FT
<b>S45</b>	42,700 SQ FT
<b>S220</b>	217,476 SQ FT
<b>S160</b>	158,013 SQ FT
<b>S195</b>	197,603 SQ FT



# S545 - 545,414 sq ft

Under Construction - Available Q1 2026

 <b>21m</b> Clear Internal Height	 <b>5</b> Level Access Doors	 <b>76</b> Dock Loading Doors
 <b>4.3 MVA</b> Power From Grid	 <b>PV</b> Roof-Mounted System (Potential To Increase PV Power Generation)	 <b>189kWh/annum</b> PV Power Generation (Estimated in Base Build)
 <b>134</b> Trailer Parking Spaces	 <b>50kN/m<sup>2</sup></b> Flooring	 <b>414</b> Car Parking Spaces
 <b>EV</b> Electric Vehicle Charging Points	 <b>15%</b> Roof Lights To Warehouse	 <b>50m</b> Contained Cross-Docked Service Yards



S545	SQ FT	SQ M
Warehouse	514,411	47,789
Offices	21,861	2,030
Plant Deck	6,764	628
Entrance Area	2,062	190
Gatehouse	316	29
<b>Total (GIA)*</b>	<b>545,414</b>	<b>50,670</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



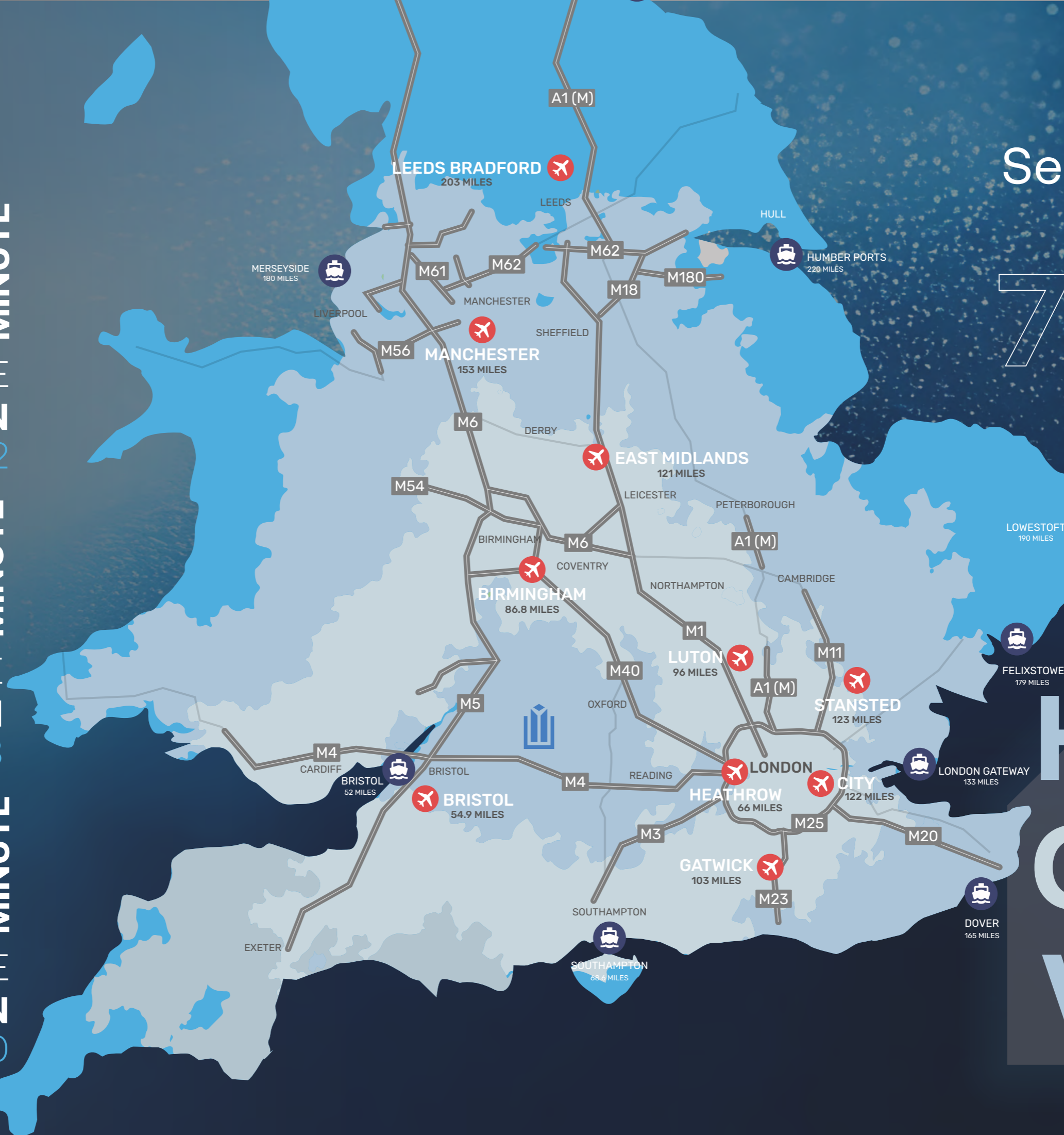


BY CAR

**15** MINUTE  
 DISTANCE  
**POPULATION**  
 224,852

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

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



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**



# S545

BUILDING FOR A NEW GENERATION



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