

360-Acre
Prime Development Site

SN3 4TZ

/// ROUND.RELATIONS.CHARTS



PANATTONI PARK Swindon

BUILDING FOR A NEW GENERATION



7.2 Million Sq Ft World-Class Industrial & Logistics Development

920,000 Sq Ft Available Now

4 Units from 160,000 Sq Ft to 520,000 sq ft
Under Construction

Further 5 Units Ranging from SME Units to Large-Scale
Available to Pre-Let



Building For A New Generation.

READING 52 MINS
M4

BRISTOL 52 MINS
M4

J15

8 MINUTES

M4 / J15

A419

SITE ACCESS

THE MIDLANDS →

SITE ACCESS

Panattoni Park Swindon

Panattoni Park Swindon is a nationally significant industrial and logistics development offering 7.2 million sq. ft of space in a prime, well-connected location. The park has 920,000 sq ft available to let, with 545,000 sq ft unit let. The next phase of the development has 4 units under construction, 520,000 sq ft, 260,000 sq ft, 220,000 sq ft and 160,000 sq ft.

In addition, a 52-acre fully serviced and consented site is available now, offering the fastest delivery in the market for a 1.2 million sq. ft unit within 12 months. Future phases can provide a further nine units, ranging in size from SME accommodation to large-scale big box logistics, with full planning flexibility and speed to market.

Panattoni Park Swindon is uniquely positioned to offer occupiers strategic scale, delivery certainty and long-term growth potential. The park is being delivered with sustainability at its core, with all units designed to Net Zero Carbon standards, targeting BREEAM 'Outstanding' and EPC A certification to ensure best-in-class environmental performance.



Masterplan

7.2

MILLION SQ FT

- Available Now
S920
- Under Construction
S520, S160, S220 & S260
- Detailed Planning Consent
S1240
- Available to Pre-Let
S715, S395, S195, S60 & S45



The development is set within a high-quality landscaped environment that will be image enhancing for businesses whilst providing a wonderful amenity for their staff.

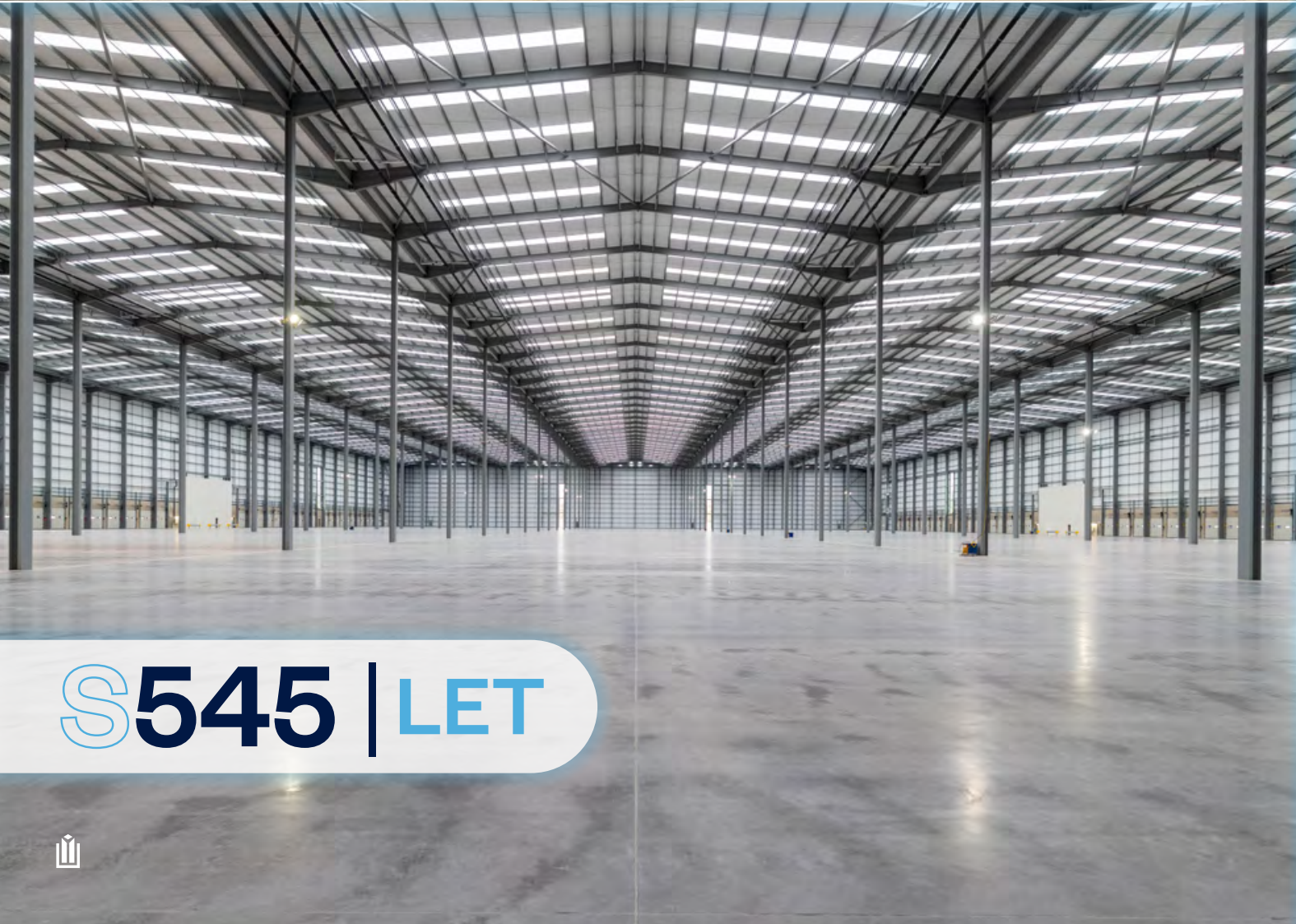
Panattoni Park Swindon Includes:

- Heritage Garden
- Miles Of Trim Trails
- Bus Stops
- Advanced Landscaping
- Cycle Routes
- Community Park
- Relaxation Areas
- Car Share Scheme
- Community Hub
- Linear Park
- Wild Flower Meadows

S920	919,765 SQ FT
S520	521,745 SQ FT
S545	545,997 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



545,997 SQ FT



S545 | LET



919,765 SQ FT



S920 | Available Now





Net Zero
Carbon In Construction

BREEAM®

Targeting BREEAM
'Outstanding'



Targeting EPC A+
to Offices



Targeting EPC A
to Warehouse



45 MVA
Power Across Site



EV
Charging Points



Sustainably
Sourced Timber



Roof Mounted
Solar PV



Bus
Service



Car
Sharing



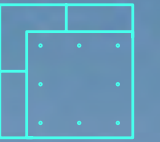
Sensor
Lights



Water Leak
Detection



Rainwater
Harvesting



Air Tight
Cladding

Building For Tomorrow. Sustainable Today.





WILDLIFE CORRIDORS
THROUGHOUT
THE SITE



SIGNIFICANTLY
ENHANCED GREEN
INFRASTRUCTURE



10% NET
GAIN TO
BIODIVERSITY



GREEN TRAVEL
PLAN



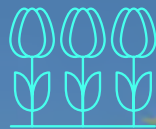
CYCLE
PATHS



WOODLAND
MIXED
PLANTING



GREEN
AMENITY
SPACE



HERITAGE
GARDENS

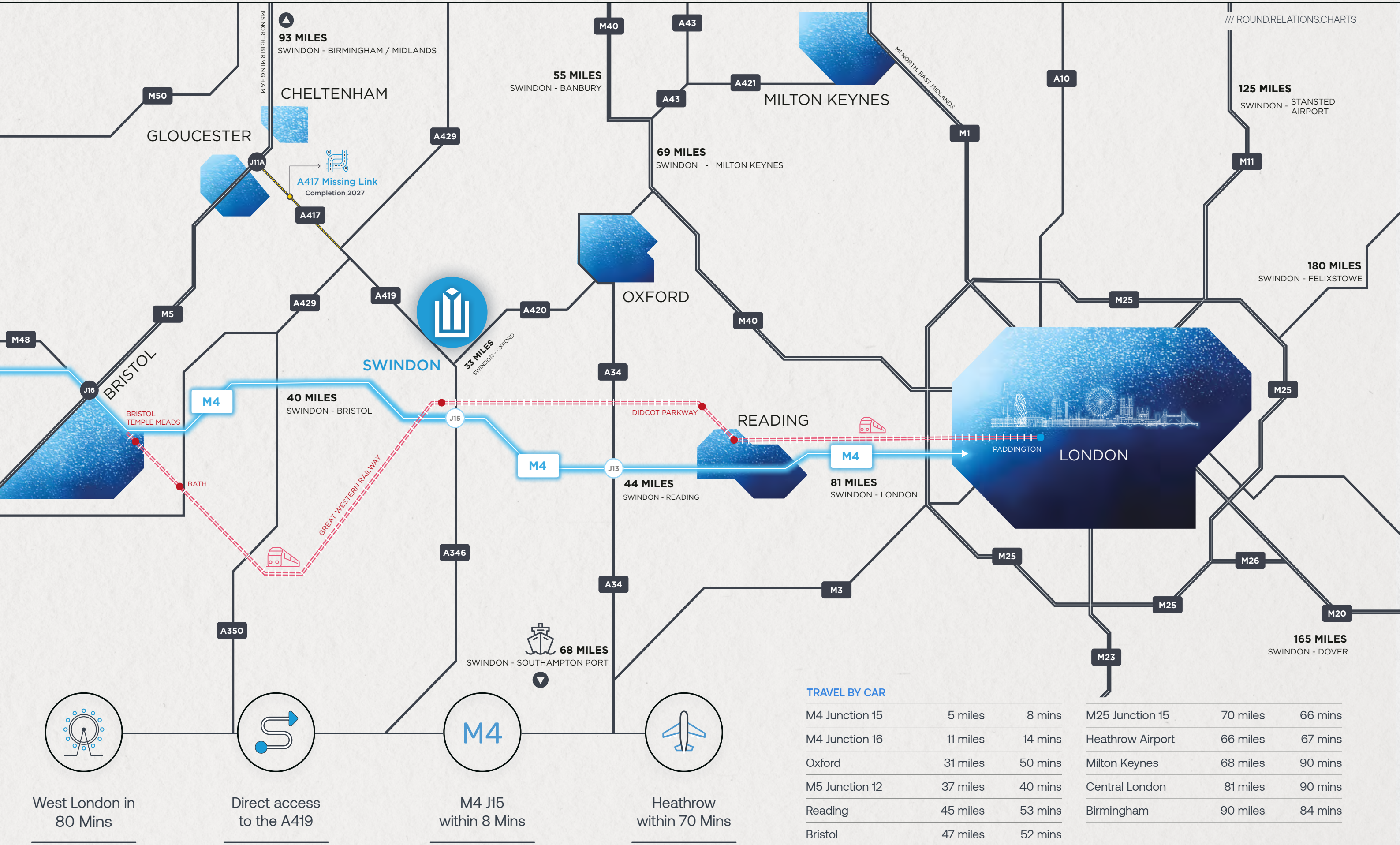


Revolutionising The Landscape





Strategically Placed.
Nationally Powered



West London in
80 Mins

Direct access
to the A419

M4 J15
within 8 Mins

Heathrow
within 70 Mins



BY CAR

15

MINUTE
POPULATION
224,852

45

MINUTE
POPULATION
1,224,838

90

MINUTE
POPULATION
9,786,720

CONNECT SEAMLESSLY GLOBALLY

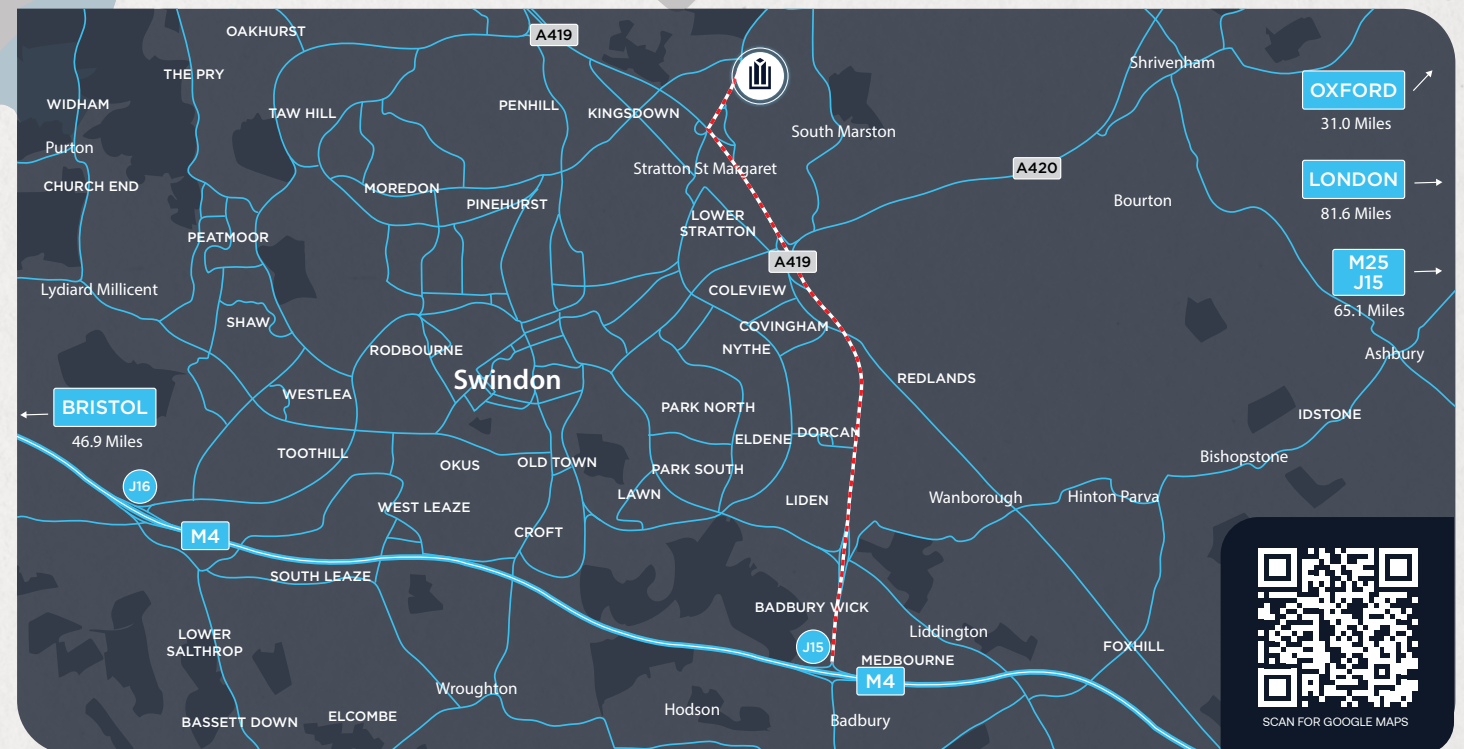
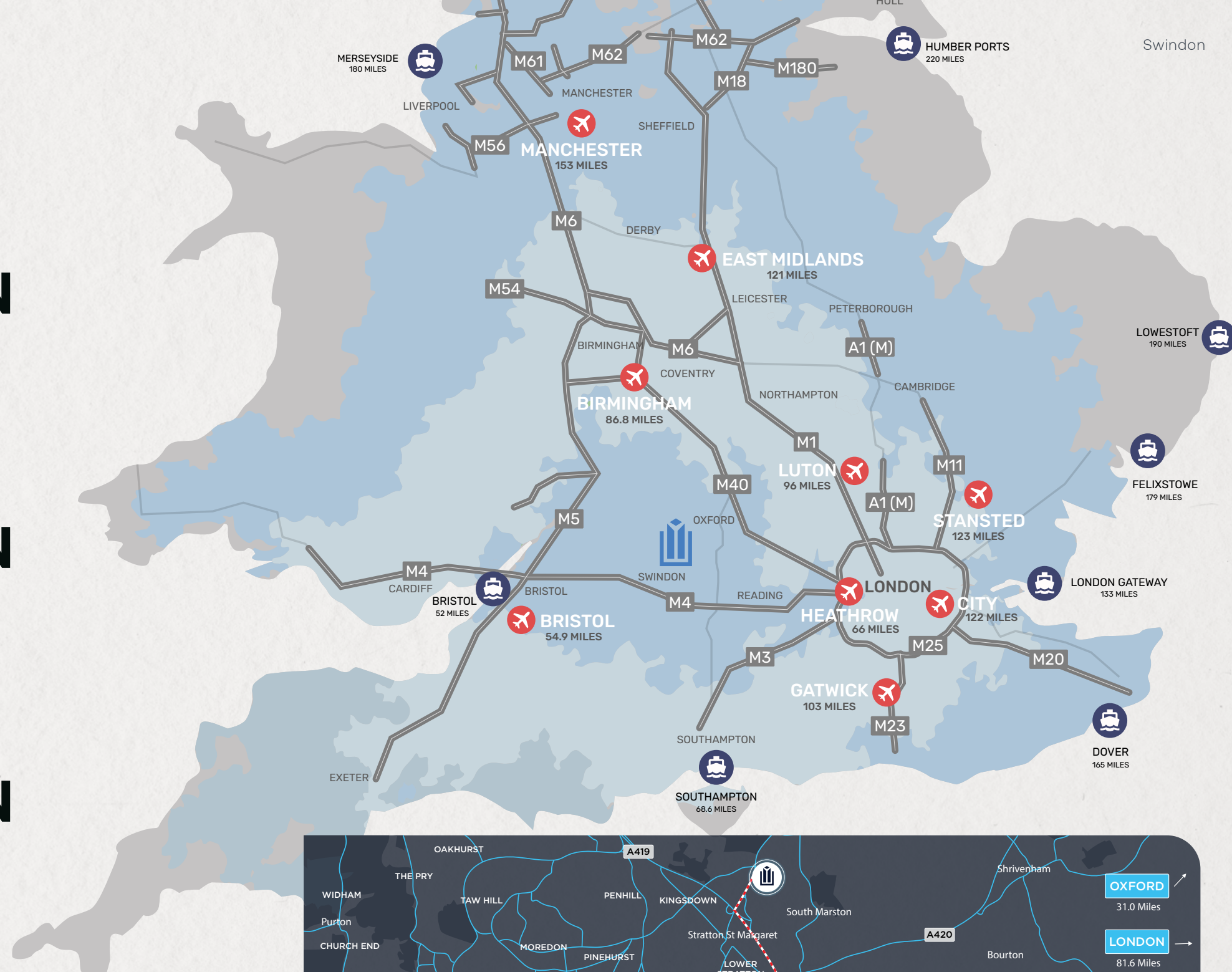
70%

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



SCAN FOR GOOGLE MAPS



Chasing Opportunity, Driving Growth.



7.2 Million Sq Ft
Swindon Population 243,875

Panattoni Park Swindon capitalises on the benefit of a resilient and easily reachable workforce. Panattoni Park Swindon offers exceptional accessibility via public transportation, including swift train connections to London in less than an hour, Bristol in 38 minutes, and Reading via the 38 bus route in 25 minutes.

(ONS)
A strong, active talent pool:
employment rate for ages 16 to 64
80.3%
Nomis

OVER 450
Digital technology businesses
(Swindon Borough Council)

113%
Growth in logistics businesses in South West & Wales between 2014-2024
(ONS)

c.16%
Of employment in Swindon is in manufacturing and logistics, c.33% above national average
(Nomis)

5.0
Million people within 1 hour drive
(Swindon Borough Council)

Swindon's population increased by
5.2%
between 2019-2024
(4.4% South West)
(ONS)

Economically active in Swindon
(Swindon Borough Council)
121,300

5,100

unemployed workers seeking employment in Swindon
(Swindon Borough Council)

79.3%

of the population is
economically active
(Swindon Borough Council)

Top Roles
Engineers, Technicians, It
Professionals, Skilled Trades
in Manufacturing, Managers,
Logistics Coordinators

(Swindon Borough Council)



Output per hour

48% Higher

Than the national average, making Swindon the most productive
district in the south of England

(Swindon Borough Council)

A NEW ERA IN SWINDON



Key Skilled Sectors

Advanced Engineering & Manufacturing, Digital,
Electronics, Sustainable Tech, Life Sciences,
Defence, Cyber Security

(Swindon Borough Council)

53%

of jobs in Swindon
are highly skilled
(above national
average)

(Swindon Borough Council)

approx. new homes being built in the next 10 years

48,000

(Swindon Borough Council)

3.1 Million

People within an hour in the labour pool

(Swindon Borough Council)

LABOUR MARKET



7.2 Million Sq Ft World-Class Industrial & Logistics Development

 PANATTONI PARK
Swindon





THE WORLD'S **LARGEST** PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni has developed 650 million sq ft to date, with 69 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our clients' expectations.

www.panattoni.co.uk

270 MILLION

SQ FT DEVELOPED
BY PANATTONI
EUROPE & INDIA

69 OFFICES

WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED
BY PANATTONI
WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



KUEHNE+NAGEL



PANATTONI PARK Swindon

www.panattoni.co.uk



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

savills

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