

**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

**1.5 million Sq Ft Under Construction**, Across Two Speculative Units of  
545,000 Sq Ft and 915,000 Sq Ft, Completing Q1 2026

**1.2 Million Sq Ft Opportunity** on a 52-Acre Serviced and  
Consented Site, Deliverable in Under 12 Months

**Future Phases for a Further 9 Units**  
Ranging from SME Units to Large-Scale Big Box Options







# 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 first phase is already under construction, delivering 1.5 million sq. ft across two high-specification speculative units of 545,000 sq. ft and 915,000 sq. ft, with completion due in Q1 2026.

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

-  Current Speculative Phases
-  Detailed Planning Consent For 1.2 Million Sq Ft
-  Future Phases



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
-  Wild Flower Meadows
-  Car Share Scheme
-  Community Hub
-  Linear Park

-  1  
\$915  
916,982 SQ FT
-  2  
\$520  
521,745 SQ FT
-  3  
\$545  
545,414 SQ FT
-  4  
\$1240  
1,237,555 SQ FT
-  5  
\$60  
57,035 SQ FT
-  6  
\$395  
393,918 SQ FT
-  7  
\$260  
260,318 SQ FT
-  8  
\$715  
714,847 SQ FT
-  9  
\$45  
42,700 SQ FT
-  10  
\$220  
217,476 SQ FT
-  11  
\$160  
158,013 SQ FT
-  12  
\$195  
197,603 SQ FT







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



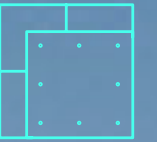
Sensor  
Lights



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



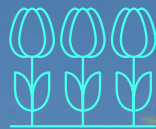
CYCLE  
PATHS



WOODLAND  
MIXED  
PLANTING



GREEN  
AMENITY  
SPACE



HERITAGE  
GARDENS



# Revolutionising The Landscape

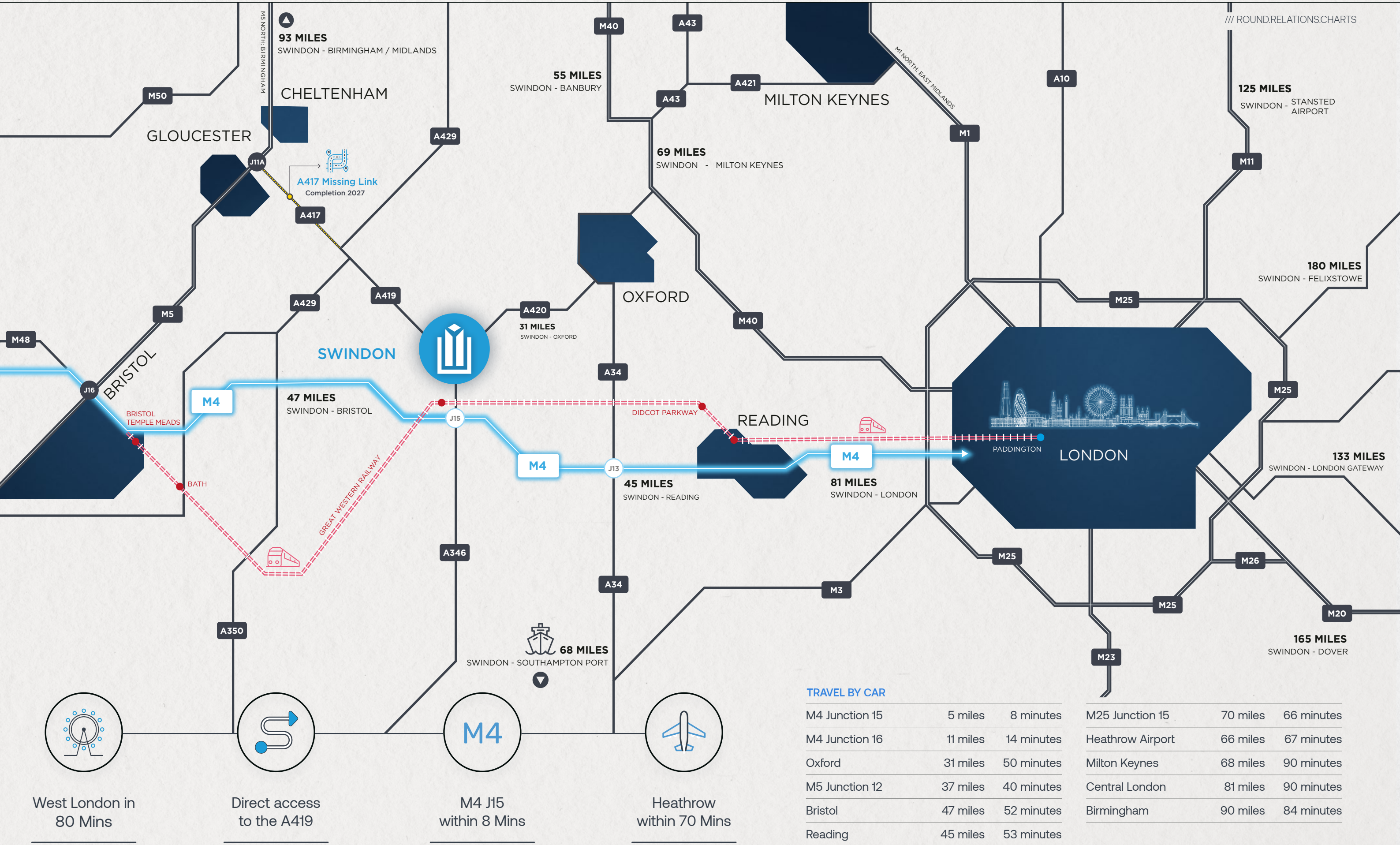






Strategically Placed.  
**Nationally Powered**







West London in  
80 Mins



Direct access  
to the A419



M4 J15  
within 8 Mins



Heathrow  
within 70 Mins





BY CAR

**15** MINUTE

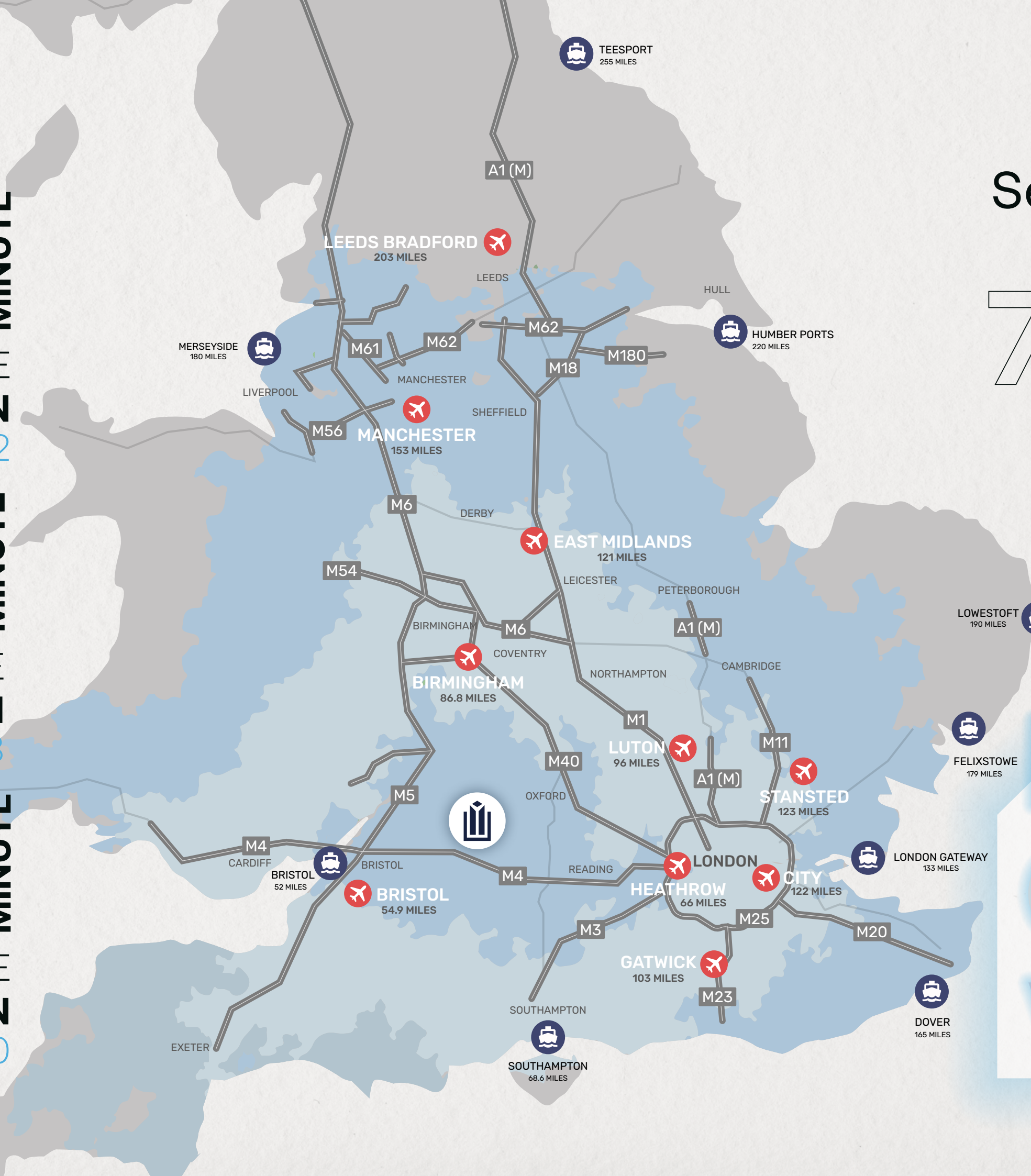
DISTANCE  
**POPULATION**  
224,852

**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**

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

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

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





# Chasing Opportunity, Driving Growth.





**7.2** Million  
Sq Ft

**Swindon Population 233,700**

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

**78.1%**

**OVER  
450**

Digital technology businesses  
(Swindon Borough Council)

**OVER  
30,000**

Of employee jobs are in manufacturing,  
transportation & storage – 30% higher  
than the UK national average

(Nomis)

**2.3**

Million people  
within 1 hours drive

(Swindon Borough Council)

Swindon's population  
increased by

**11.6%**

In comparison to  
South-West (7.8%)

(ONS)

**115,100**  
Economically active  
in Swindon  
(Swindon Borough Council)





# 377,200

of the population county wide within 30 miles is available for employment

(Swindon Borough Council)

# 126,800

of the population within 6 miles is economically active

(Swindon Borough Council)

## Top Roles

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

(Swindon Borough Council)



# 300,000+

Estimated population growth

(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)

# 51%

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

(Swindon Borough Council)

## new homes being built in the next 10 years

# 250,000

(Swindon Borough Council)

# 2.07 Million

## People within an hour in the labour pool

(Swindon Borough Council)

# LABOUR MARKET







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

Panattoni has developed 650 million sq ft to date, with 60 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 client expectations.

[www.panattoni.co.uk](http://www.panattoni.co.uk)

250 MILLION

SQ FT DEVELOPED  
BY PANATTONI  
EUROPE

60 OFFICES

WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED  
BY PANATTONI  
WORLDWIDE

Clients/customers include:



Sainsbury's



XPO Logistics



dpd



KUEHNE+NAGEL





# PANATTONI PARK Swindon

[www.panattoni.co.uk](http://www.panattoni.co.uk)



## DTRE

**MARK WEBSTER**

**M:** +44 (0) 7793 808 519

**E:** [mark.webster@dtre.com](mailto:mark.webster@dtre.com)

**JAKE HUNTLEY**

**M:** +44 (0) 7765 154 211

**E:** [jake.huntley@dtre.com](mailto:jake.huntley@dtre.com)

**MAX DOWLEY**

**M:** +44 (0) 7548 773 999

**E:** [max.dowley@dtre.com](mailto:max.dowley@dtre.com)

## savills

**ANDREW JACKSON**

**M:** +44 (0) 7747 774 201

**E:** [ajackson@savills.com](mailto:ajackson@savills.com)

**DAVID TEW**

**M:** +44 (0) 7779 860 176

**E:** [david.tew@savills.com](mailto:david.tew@savills.com)

**JACK DAVIES**

**M:** +44 (0) 7901 853 503

**E:** [jack.davies@savills.com](mailto:jack.davies@savills.com)