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G-Park Swindon



80,927
sq ft



High spec



Strategic
location



Strong
labour pool



SN3 4TZ

80,927 sq ft
Distribution
and logistics
warehouse



Speculative
development
coming soon



Representative image.

G-Park Swindon

G-Park Swindon is a speculative logistics and distribution opportunity of 80,927 sq ft — coming soon.

The development will benefit from best-in-class specification, including 16 dock doors, 2 level access and a clear internal height of 12.5m and an array of energy saving features. 100% PV ready.

- The leading logistics warehouse development on the M4
- Quick easy access to Junction 15 of the M4
- Local occupiers include DHL, Wincanton and WHSmith
- B&Q and TNT already on site



Speculative development



Exceptional transport links



Clear height 12.5m



16 dock doors



2 level access



43 car parking



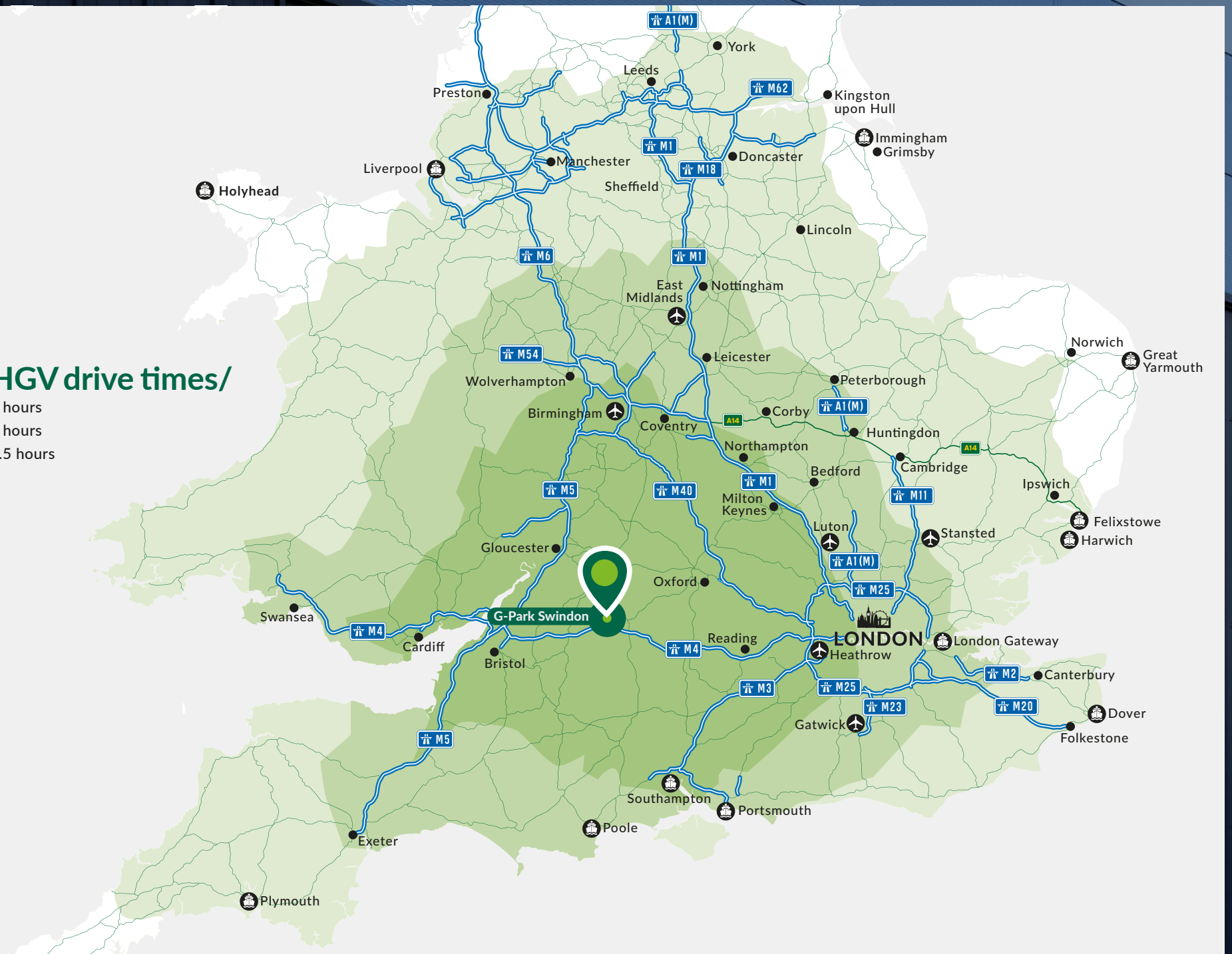
Location/

G-Park Swindon is prominently positioned on the A419. The A419 (Stratton St. Margaret bypass) is easily accessed and gives fast direct dual carriageway access to the M4 Junction 15, and the national motorway network.



HGV drive times/

- 2 hours
- 3 hours
- 4.5 hours



G-Park Swindon

Site plan & schedule

BREEAM® UK

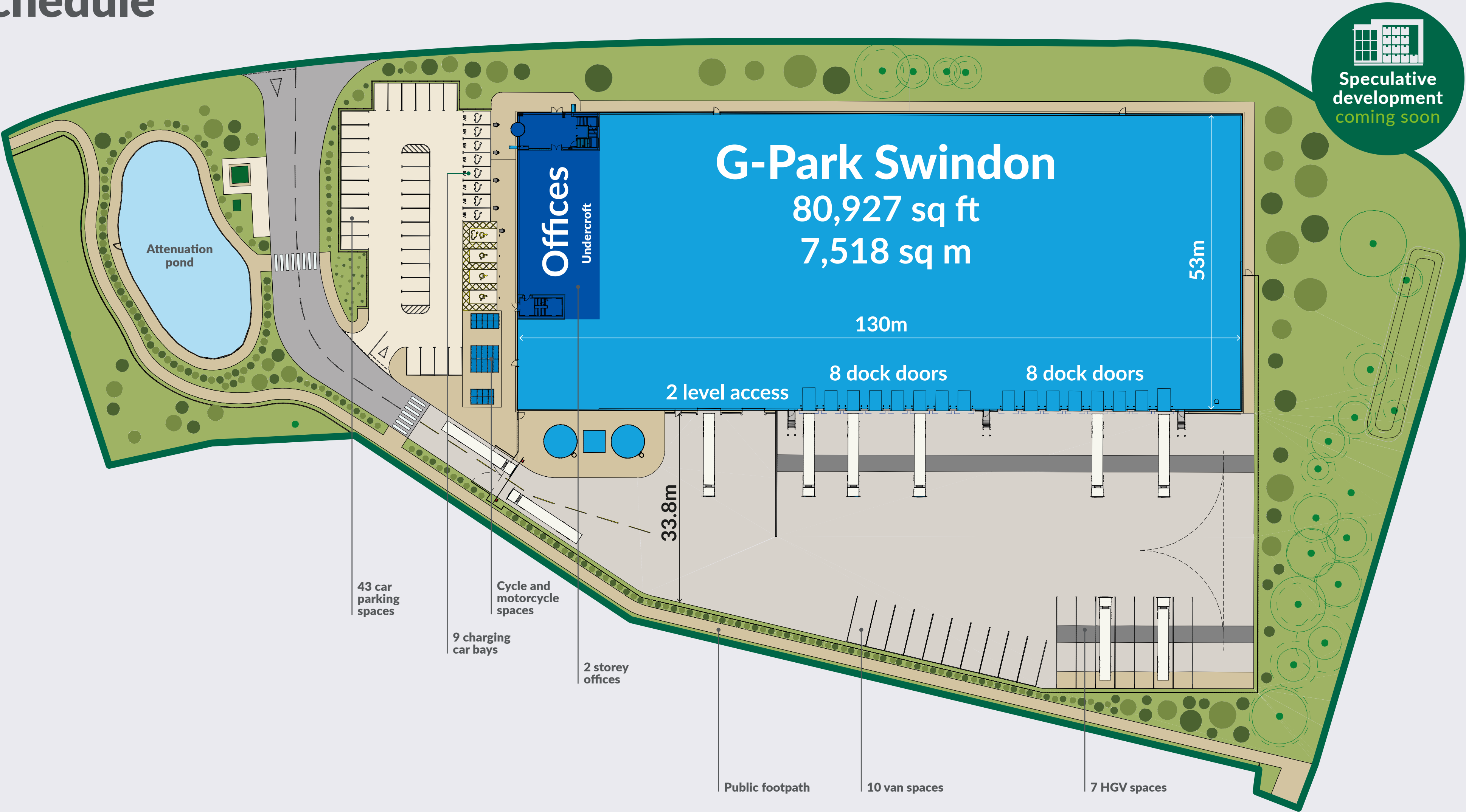
BREEAM® UK New
Construction 2018:
Industrial (Shell and Core)



Rating: Excellent

SCHEDULE

Warehouse	Warehouse (reduced height)	Office undercroft (GF)	Office 1st floor	Office 2nd floor meeting	Total GIA	Car parking	Clear height	Dock doors	Level access
68,516 sq ft 6,365 sq m	4,338 sq ft 403 sq m	1,269 sq ft 118 sq m	5,565 sq ft 517 sq m	1,238 sq ft 115 sq m	80,927 sq ft 7,518 sq m	43	12.5m	16	2



Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. May 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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