



/NDURENT

PARK CHIPPENHAM

SN15 5BD
///DEBIT.BREEZE.SPICY

FOUR HIGH QUALITY UNITS

C24: 23,828 SQ FT

C40: 39,708 SQ FT

C68: 68,314 SQ FT

C82: 82,432 SQ FT

Available from Q1 2026



Strategically located
adjacent to Junction 17, M4.



Targeting BREEAM
Excellent and Very Good.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. The units at Indurent Park Chippenham are highly sustainable warehouses that will deliver benefits for your business, your people and the environment.

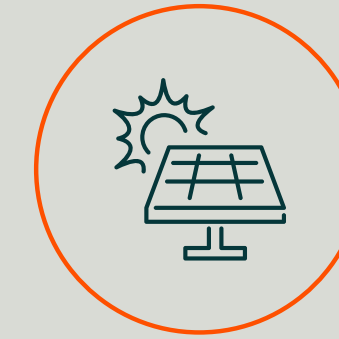
An ideal location for the South West.

Indurent Park Chippenham is a strategically located 78.2 acre development site at junction 17 of the M4.

Offering excellent direct access to the national motorway network, these units offer occupiers an ideal opportunity in the heart of the South West's established logistics triangle.



Warehousing that Works.



PV panels fitted to the roof and included at no extra cost.



Smart LED lighting helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating targeted for largest three units (C40, C68, C82) with C24 targeting BREEAM Very Good.



With the largest three units (C40, C68, C82) targeting EPC A+ rating, and C24 targeting EPC A, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose Chippenham?



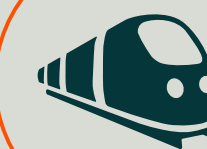
Ideally located to distribute to the South East and South West regions.



Workforce catchment includes Bristol, Bath, Cirencester, Melksham, Swindon and Trowbridge.



Strategically located adjacent to M4, J17 with approximate drive times to Swindon in 25 minutes, Bristol in 35 minutes and London in 110 minutes.



Chippenham main line rail station is just 11 minutes from Swindon and 22 minutes from Bristol.



Warehousing that Works.

Travel times from Google maps.



LOCALISED WORKFORCE.

There are a significant number of residents living and working locally with a self containment rate of 77%.



STRONG AND DIVERSE LABOUR POOL.

There are a high proportion of people aged 16-44 (56%), of which 81% are economically active.



WELL CONNECTED TO LOCAL TRANSPORT.

With Chippenham rail station approximately 11 minutes from Swindon and public transport provision will include a bus service linking the site to Chippenham town centre and its surrounds.

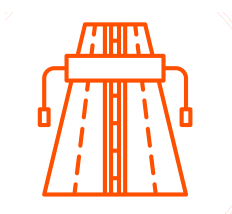


Source: ONS



Warehousing that Works.

You're well-connected.



UNDER 0.5 MILES

from junction 17 of the M4



5 MILES

from Chippenham Town Centre



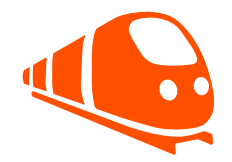
21 MILES

from the M4/M5 Interchange



29 MILES

from Port of Bristol



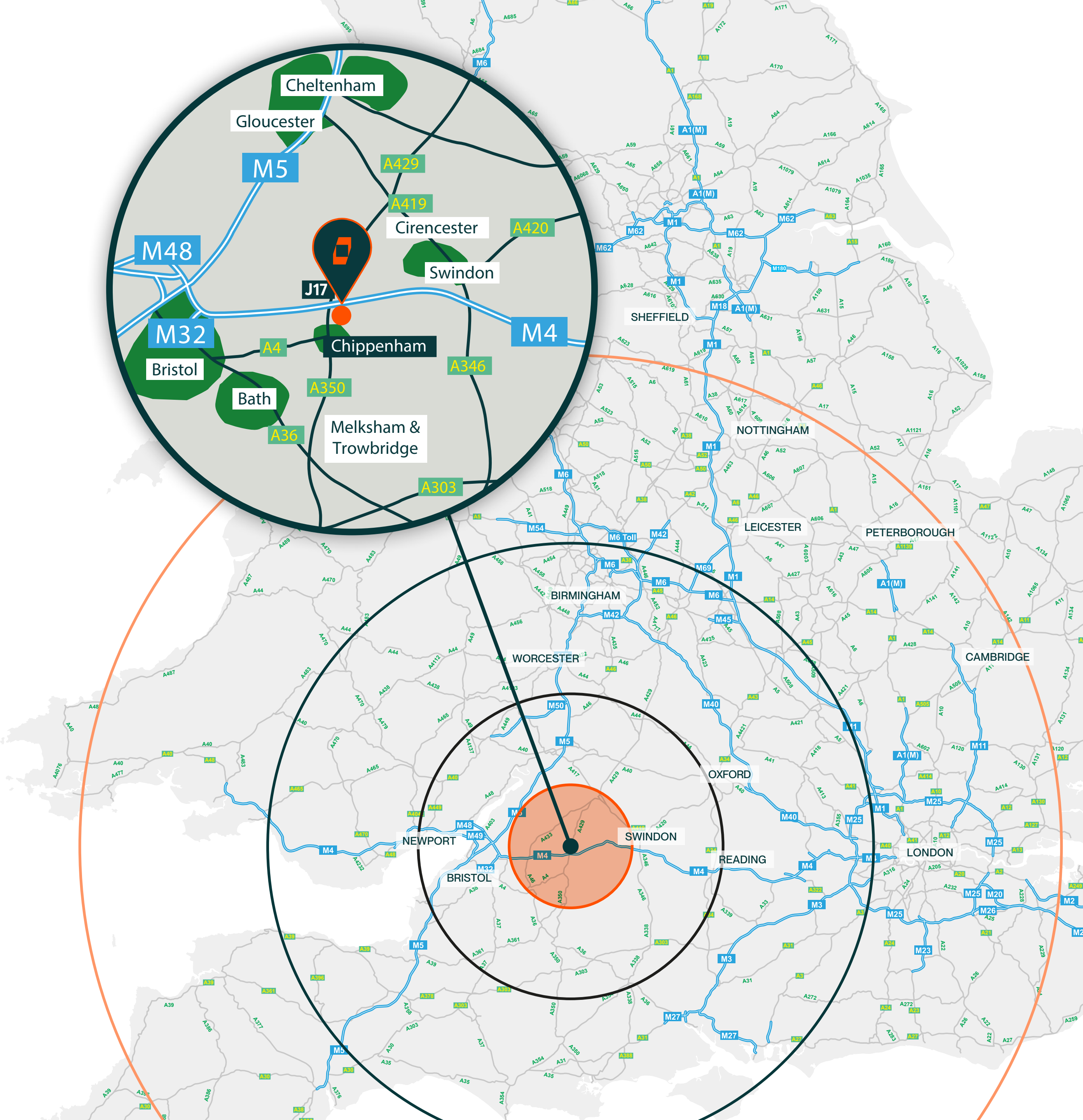
1 HOUR 15 MINS

via train to London Paddington

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.




Warehousing that Works.


Schedule of accommodation.

| | UNIT C24 | UNIT C40 | UNIT C68 | UNIT C82 |
|--------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| WAREHOUSE | 20,964 SQ FT (1,948 SQ M) | 35,325 SQ FT (3,282 SQ M) | 61,185 SQ FT (5,684 SQ M) | 73,962 SQ FT (6,871 SQ M) |
| OFFICES | 1,749 SQ FT (162 SQ M) | 2,505 SQ FT (233 SQ M) | 3,866 SQ FT (359 SQ M) | 4,538 SQ FT (422 SQ M) |
| AMENITY DECK | 1,115 SQ FT (104 SQ M) | 1,878 SQ FT (174 SQ M) | 3,253 SQ FT (302 SQ M) | 3,932 SQ FT (365 SQ M) |
| TOTAL | 23,828 SQ FT (2,214 SQ M) | 39,708 SQ FT (3,688 SQ M) | 68,314 SQ FT (6,345 SQ M) | 82,432 SQ FT (7,658 SQ M) |
| YARD DEPTH | 35M | 35M | 35M | 50M |
| CLEAR INTERNAL HEIGHT | 10M | 10M | 10M | 12.5M |
| LOADING DOCKS | - | - | 6 | 7 |
| DOCK LEVEL LOADING DOORS | 2 | 4 | 2 | 2 |
| CAR PARKING | 18 | 42 | 46 | 56 |
| POWER SUPPLY | 155 kVA | 235 kVA | 370 kVA | 460 kVA |
| EPC RATING TARGET | A | A+ | A+ | A+ |
| BREEAM RATING TARGET | VERY GOOD | EXCELLENT | EXCELLENT | EXCELLENT |

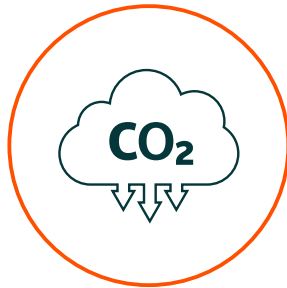
All floor areas are approximate gross internal areas.
*Subject to final plan / measurement.




50 kN sq/m floor loading



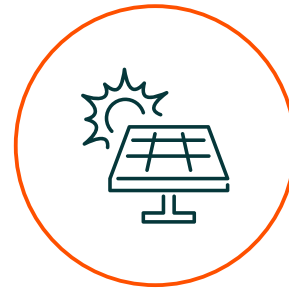
15% roof lights



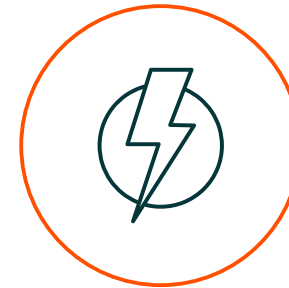
Operationally net zero carbon to offices




EV car charging



Includes PV panels as standard



Up to 1.22 MVA of power supply



On-site amenities include showers and cycle stores



Masterplan.



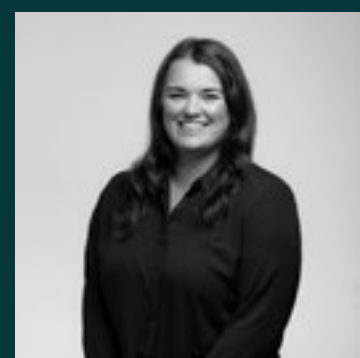


We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



CARYS ALLEN

Development Director

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Warehousing that Works.



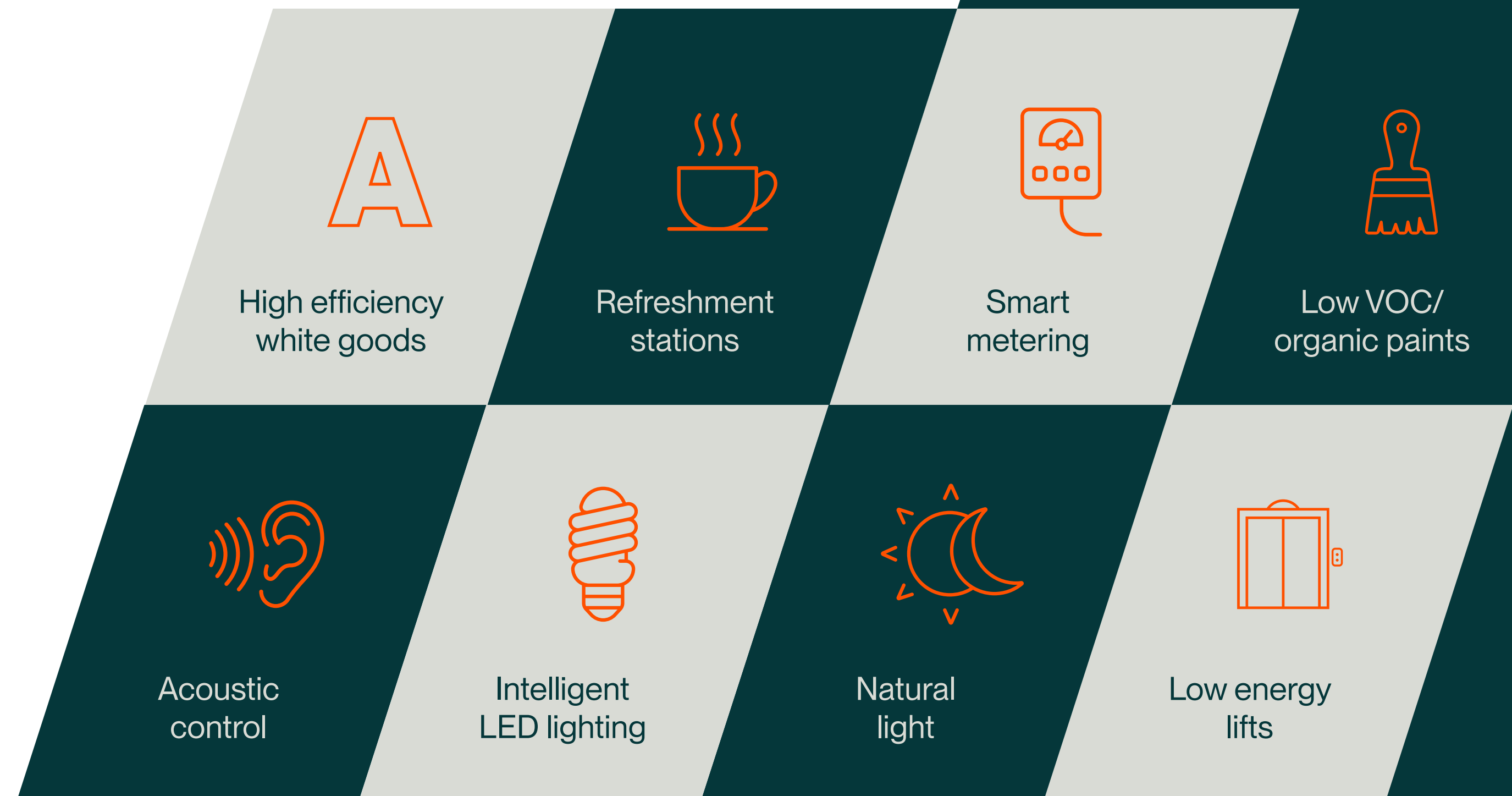
The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



Warehousing that Works.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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Warehousing that Works.



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