

ST. MODWEN PARK CHIPPENHAM

stmodwenlogistics.co.uk

Ready for Occupation Q3 2020

TO LET

Industrial / Logistics Units

Design & Build options from
100,000 Sq.ft - 1,000,000 Sq.ft



ST.MODWEN



ST. MODWEN PARK CHIPPENHAM

St. Modwen Park Chippenham comprises a strategically located 78.2 acre (30.1 ha) development site situated at Junction 17 of the M4 offering excellent direct access to the national motorway network and in the heart of the South West's established logistics triangle.

ESTATE AND BUILDING SPECIFICATION

EXTERNAL



- Secure site
- Up to 50m deep service yards
- Designated car parking
- Electric vehicle charging points
- Covered cycle shelter

WAREHOUSE



- Up to 18m clear internal height
- FM₂ category floor
- 50 kN sq.m floor loading
- EPC rating A
- 10% roof lights

OFFICE

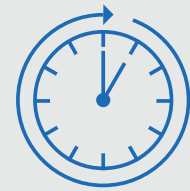


- Two-storey offices
- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Comfort cooling

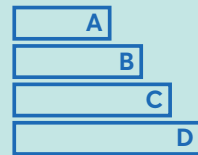
- STRATEGICALLY LOCATED ADJACENT TO THE M4 (JUNCTION 17)
- SHUTTLE SERVICE FROM CHIPPENHAM TOWN CENTRE
- ABILITY TO DELIVER BUILDINGS WITHIN 6 MONTHS FOLLOWING DETAILED CONSENT



Up to
1,000,000
Sq.ft
Build to Suit



**Unrestricted 24
Hour Access / Use**



EPC-A
Energy Performance
Certificate

**Dock Level
Loading Doors**
1 Per 10,000 Sq.ft

**EURO
DOCKS**

Up to
18m
Clear height



50 kN / Sq.m
floor loading

5%
office content



Computer generated image



Indicative warehouse image



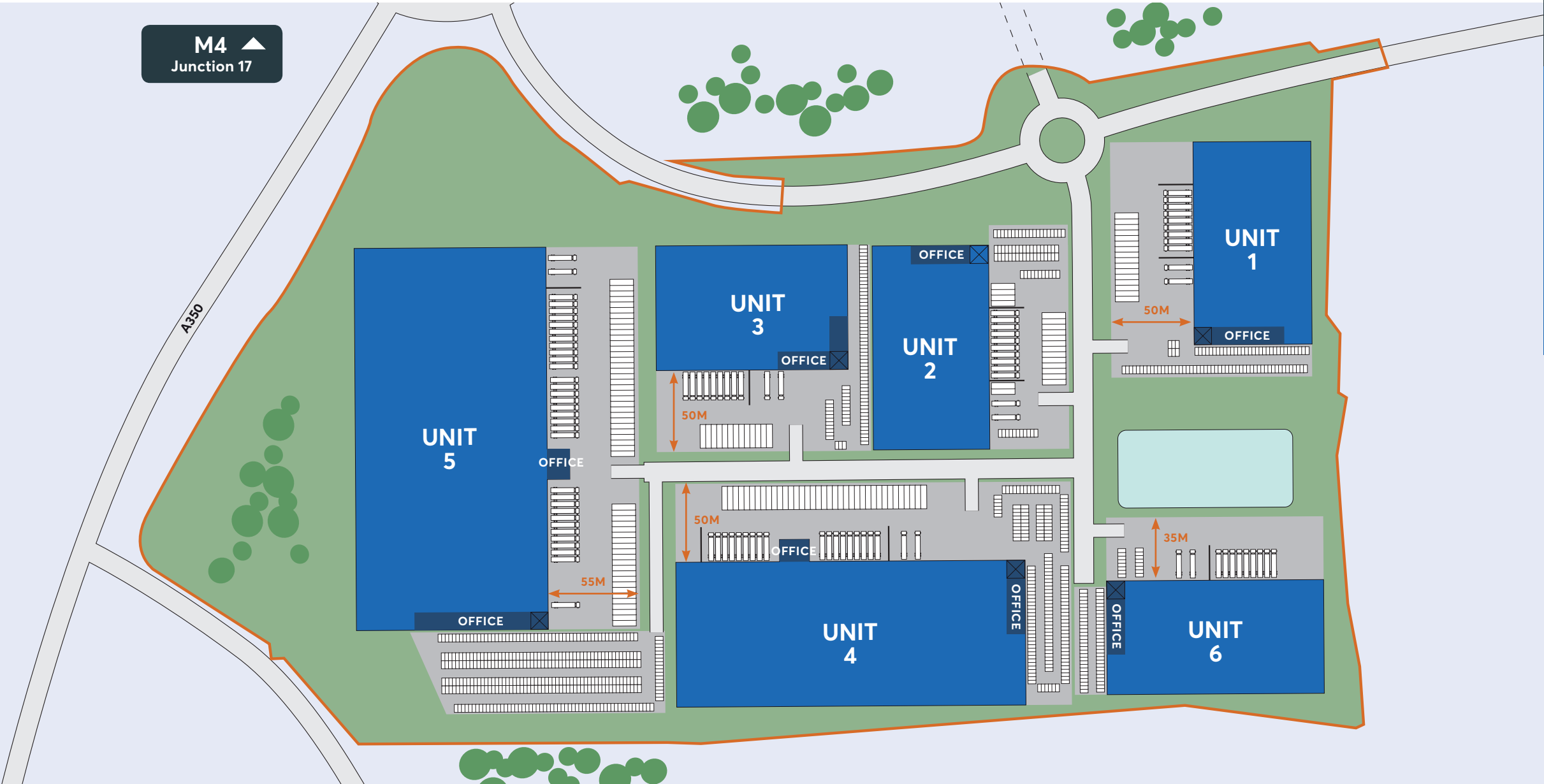
Indicative docking image



Indicative office image

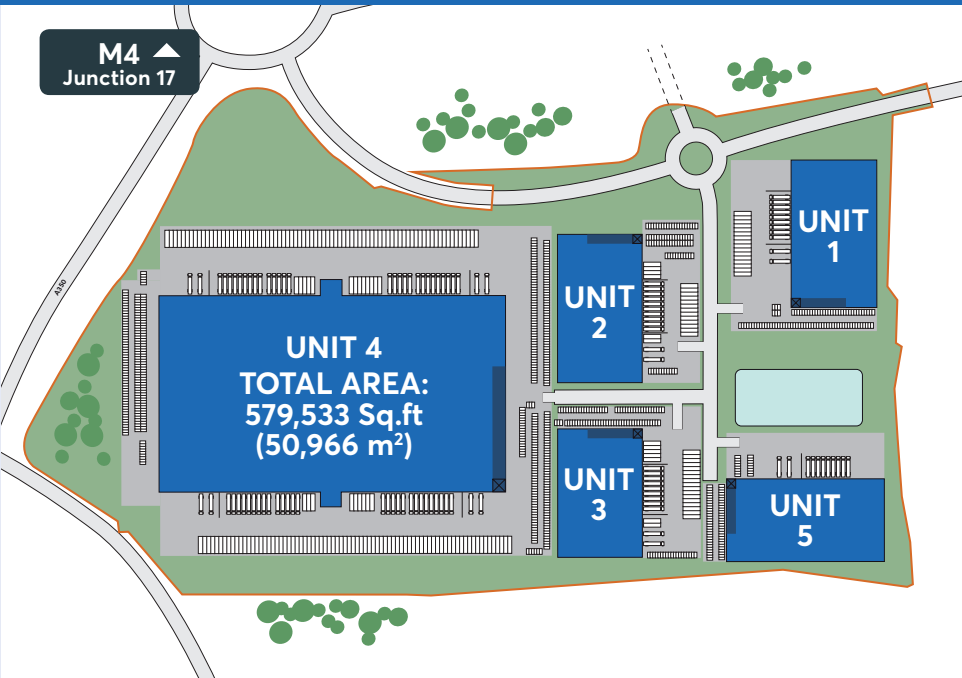
UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		UNIT 6	
Total Area	106,200 Sq.ft (9,866 m²)	Total Area	105,000 Sq.ft (9,754 m²)	Total Area	105,000 Sq.ft (9,754 m²)	Total Area	232,325 Sq.ft (21,583 m²)	Total Area	335,125 Sq.ft (31,134 m²)	Total Area	100,025 Sq.ft (9,292 m²)
Clear Height	12.5 m	Clear Height	12.5 m	Clear Height	12.5 m	Clear Height	15 m	Clear Height	15 m	Clear Height	12.5 m
Dock Level Doors	10	Dock Level Doors	10	Dock Level Doors	10	Dock Level Doors	20	Dock Level Doors	34	Dock Level Doors	10
Car Parking	86	Car Parking	85	Car Parking	77	Car Parking	169	Car Parking	321	Car Parking	73

All sizes are indicative and measured on a gross internal area basis



Up to
1,000,000 Sq.ft
Build to Suit

Alternative Option Layout Cross Dock Unit

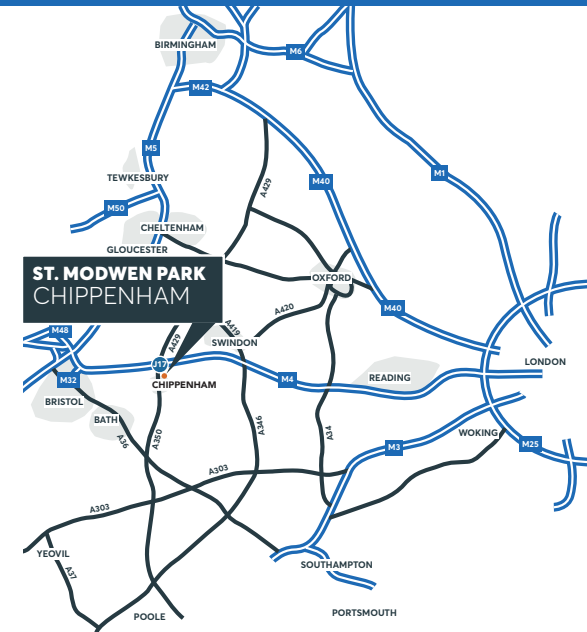


ST. MODWEN PARK CHIPPENHAM

LOCATION

Chippenham is situated on the M4 corridor midway between Bristol (24 miles to the West) and Swindon (17 miles to the East). Chippenham is the major commercial location in North Wiltshire and benefits from excellent motorway access together with a mainline rail station providing access to London Paddington in 1hr 15 mins.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2018.



- St. Modwen Park Chippenham
- 3 hours HGV Drive-Time
- 1 hour HGV Drive-Time
- 4.5 hours HGV Drive-Time
- 2 hours HGV Drive-Time
- Ports / Rail Freight Terminals

DISTANCES AND DRIVE TIMES

M4 (Junction 17)	0.5 miles	1 min
Chippenham	4.3 miles	8 mins
Swindon	17 miles	23 mins
Bristol	24.3 miles	29 mins
Cardiff	56.7 miles	61 mins
Reading	54.5 miles	61 mins
Oxford	50.1 miles	65 mins
Heathrow Airport	82.2 miles	80 mins
Southampton	78.1 miles	88 mins
London	95.1 miles	114 mins

FOR FURTHER INFORMATION

Please contact the joint sole agents:



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IMPORTANT NOTICE These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

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 **ST.MODWEN**