



 **PANATTONI PARK SWINDON**
BUILDING FOR A NEW GENERATION



**A NEW WORLD-CLASS
LOGISTICS DEVELOPMENT**

7.2
MILLION SQ FT
DEVELOPMENT • 7.2M SQ FT CONSENTED LOGISTICS



Panattoni Park Swindon is one of Panattoni's significant new global developments. Spanning to an impressive 360 acres and with planning consent in place, the site will deliver 7.2 million sq ft of best-in-class logistics, industrial and data centre real estate.

Construction is now underway to enable the first phase of development.

BIGGER.
BETTER.
FASTER.
SMARTER.
SWINDON





BUILDING FOR A NEW GENERATION.

7.2
MILLION SQ FT
DEVELOPMENT • 7.2M SQ FT CONSENTED LOGISTICS

BRISTOL 52 MINS
M4

LONDON 1.5 HR
M4

J15

8 MINUTES
M4/J15

A419

THE MIDLANDS

SITE ACCESS

SITE ACCESS

Panattoni Park Swindon will total 7.2 million sq ft, with a range of unit sizes available on both a speculative and build-to-suit basis.

The site uniquely benefits from detailed planning consent for a 1.2 million sq ft unit, with outline consent on the rest of the park.

Speculative development on the first phase will commence Q4 2024.

Detailed masterplans and layouts are available on request.

/// ROUND.RELATIONS.CHARTS

INDICATIVE IMAGE

MASTERPLAN

7.2

MILLION SQ FT

CURRENT SPECULATIVE PHASES

DETAILED PLANNING CONSENT FOR 1.2 MILLION SQ FT

FUTURE PHASES



- S925**
926,476 SQ FT 1
- S520**
519,579 SQ FT 2
- S535**
535,301 SQ FT 3
- S1240**
1,237,555 SQ FT 4
- S60**
57,035 SQ FT 5
- S395**
393,918 SQ FT 6

- S525**
524,937 SQ FT 7
- S715**
714,847 SQ FT 8
- S45**
42,700 SQ FT 9
- S200**
200,348 SQ FT 10
- S145**
142,290 SQ FT 11

AT THE FOREFRONT.

INDICATIVE SPECIFICATIONS



INDICATIVE SPECIFICATION

INDICATIVE SPECIFICATION



EV Charging Points

BREEAM®

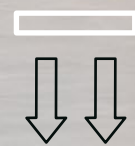
Targeting BREEAM 'Excellent'



Net Zero Carbon In Construction



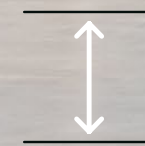
45 MVA Power Across Site



50KN/M2 Warehouse Floor Loading



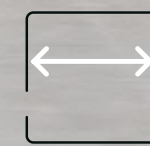
Low Energy High Frequency Lighting



Up To 25m Max Building Height



Euro Dock Level Doors



Bespoke Yard Depth



Intelligent Lighting Controls To Offices



RAINWATER HARVESTING

A+

TARGETING EPC A+ TO OFFICES



SUSTAINABLY SOURCED TIMBER



ROOF MOUNTED SOLAR PV



BUS SERVICE



CAR SHARING

A

TARGETING EPC A TO WAREHOUSE



SENSOR LIGHTS



WATER LEAK DETECTION



GREEN TRAVEL PLAN



CYCLE PATHS



AIR TIGHT CLADDING

BUILDING FOR TOMORROW. SUSTAINABLE TODAY.

SUSTAINABILITY

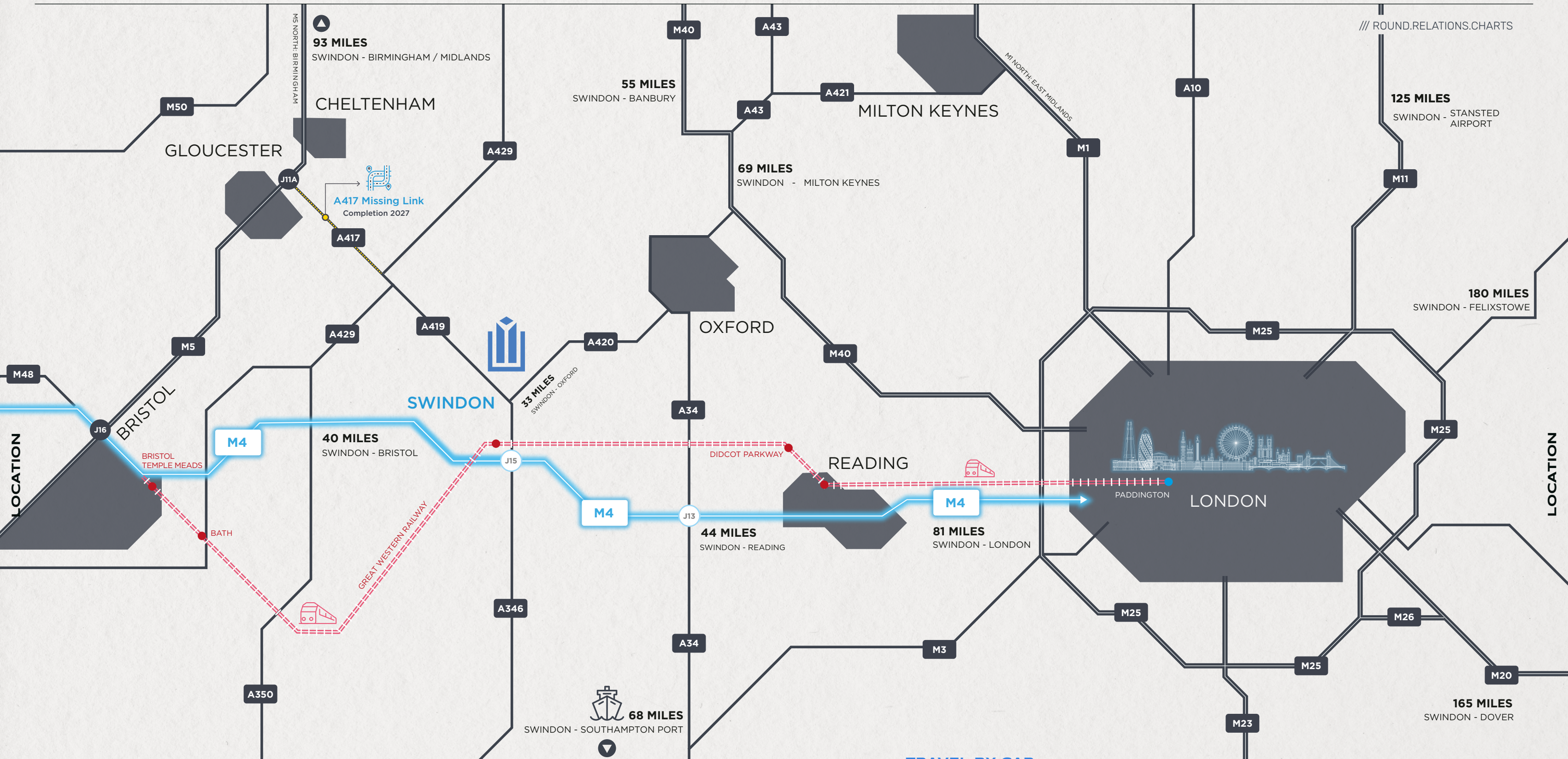
SUSTAINABILITY

LOCATION

LOCATION



CONNECTING TO THE CAPITAL



London in 80 Mins Direct access to the A419 M4 J15 within 10 Mins Heathrow within 70 Mins

TRAVEL BY CAR

M4 Junction 15	5 miles	8 minutes	M25 (J15)	70 miles	66 minutes
M4 Junction 16	11 miles	14 minutes	Heathrow Airport	66 miles	67 minutes
Oxford	31 miles	50 minutes	Milton Keynes	68 miles	90 minutes
M5 (J12)	37 miles	40 minutes	Central London	81 miles	90 minutes
Bristol	47 miles	52 minutes	Birmingham	90 miles	84 minutes
Reading	45 miles	53 minutes			

15 MINUTE

DISTANCE

POPULATION

82,683

30 MINUTE

DISTANCE

POPULATION

248,087

45 MINUTE

DISTANCE

POPULATION

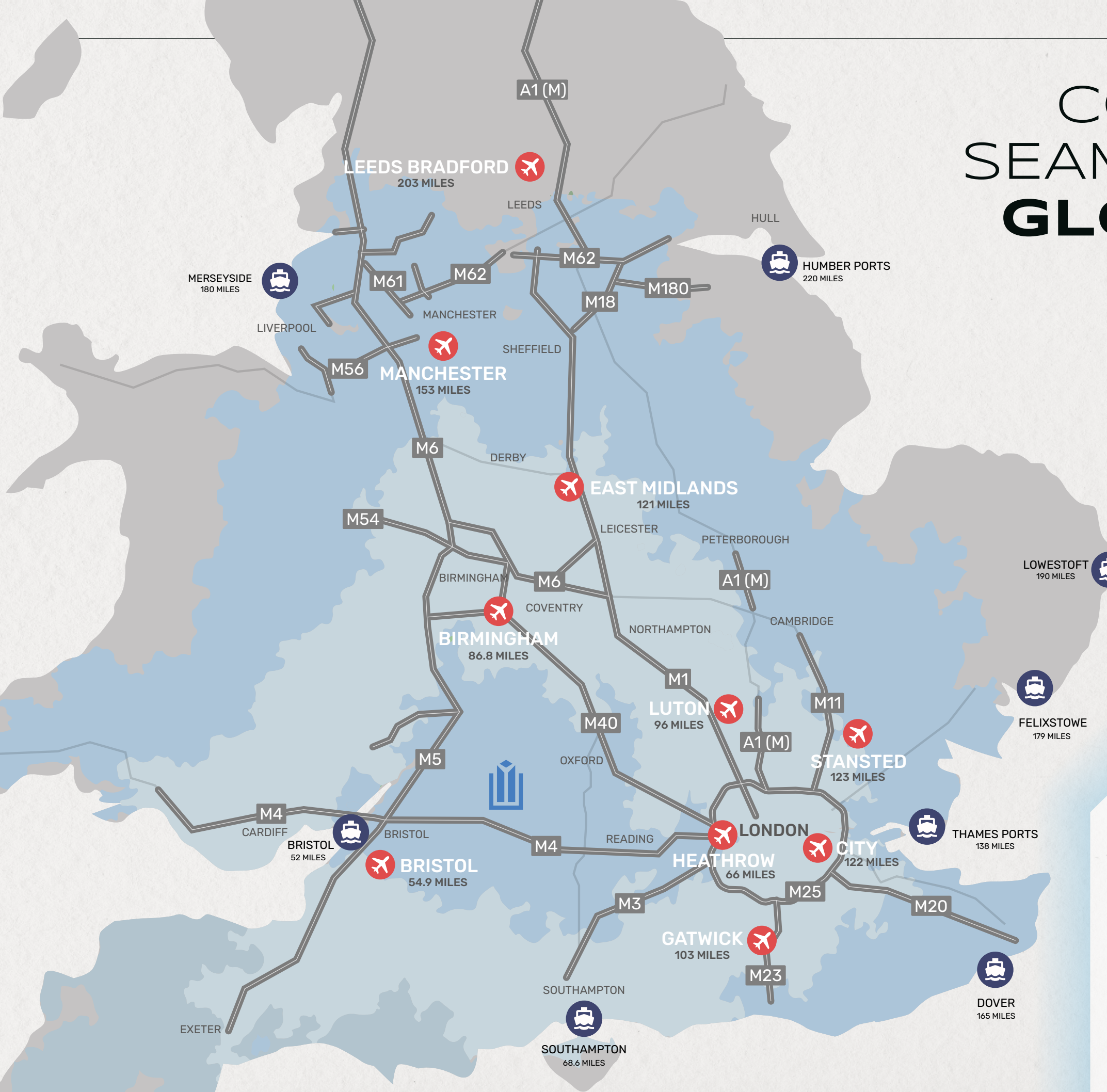
378,274

CONNECT SEAMLESSLY GLOBALLY

70%

OF UK CONSUMERS REACHED WITHIN 4.5 HOURS by HGV

DEMOGRAPHICS



1.5 HOUR DRIVE TIME
REACHABLE POPULATION
3,949,000

3 HOUR DRIVE TIME
REACHABLE POPULATION
30,106,200

4.5 HOUR DRIVE TIME
REACHABLE POPULATION
47,881,000

7.2

Million
SQ FT

SWINDON Population 233,700 (Nomis)

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.

The employment rate is

78.1%

for ages 16 to 64, an increase on previous years
(ONS)

OVER

450

DIGITAL TECHNOLOGY BUSINESSES
(Swindon Borough Council)

A NEW ERA IN SWINDON

OVER

30,000

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

1.9

Million people within 1 hours drive
(Swindon Borough Council)

Swindon's population increased by

11.6%

In comparison to South-West (7.8%)
(ONS)

15,100

(Swindon Borough Council)

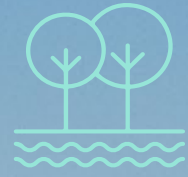
Economically active in Swindon



**WILDLIFE CORRIDORS
THROUGHOUT
THE SITE**



**SIGNIFICANTLY
ENHANCED GREEN
INFRASTRUCTURE**



**10% NET
GAIN TO
BIODIVERSITY**



**WOODLAND
MIXED
PLANTING**



**GREEN
AMENITY
SPACE**



**HERITAGE
GARDENS**

BIODIVERSITY

BIODIVERSITY

REVOLUTIONISING THE LANDSCAPE



PANATTONI PARK SWINDON





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

Panattoni has developed 610 million sq ft to date, with 59 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.

Clients/customers include:



218 MILLION

SQ FT DEVELOPED
 BY PANATTONI
 EUROPE

59 OFFICES

WORLDWIDE

2,500

CUSTOMERS
 WORLDWIDE

610 MILLION

SQ FT DEVELOPED
 BY PANATTONI
 WORLDWIDE

ABOUT PANATTONI

ABOUT PANATTONI

GET IN TOUCH

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

ALICE HAMPDEN-SMITH

M: + 44 (0) 7508 371 884

E: Alice.Hampden-Smith@dtre.com

AVISON YOUNG

ANDREW JACKSON

M: +44 (0) 7747 774 201

E: Andrew.Jackson@avisonyoung.com

DAVID TEW

M: +44 (0) 7920 005 081

E: David.Tew@avisonyoung.com

PAUL HOBBS

M: + 44 (0) 7767 613 489

E: Paul.Hobbs@avisonyoung.com