

# Keypoint 177, Swindon

LOGICOR.EU

Thornhill Road, Swindon, SN3 4RY  
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Fully refurbished distribution warehouse unit  
177,426 sq ft (16,483 sq m)

Available now





# Keypoint 177, Swindon

Keypoint 177 Swindon is a detached modern distribution warehouse strategically located to provide excellent access to the regional and national motorway network.

30,000

30,000 of employee jobs are in manufacturing, transportation & storage – 30% higher than the UK national average

18.2%

18.2% of the workforce in Swindon can be bracketed as “highly-skilled” in Major Group 8-9, which includes Process Plant and Machine Operatives, higher than the national average of 14.8%

79.3%

Swindon enjoys a stronger employment rate (79.3%) than the national average (75.4%)

1.9 MILLION

1.9 million people live within an hour of Swindon

233,713

Swindon has a growing population of 233,713 people

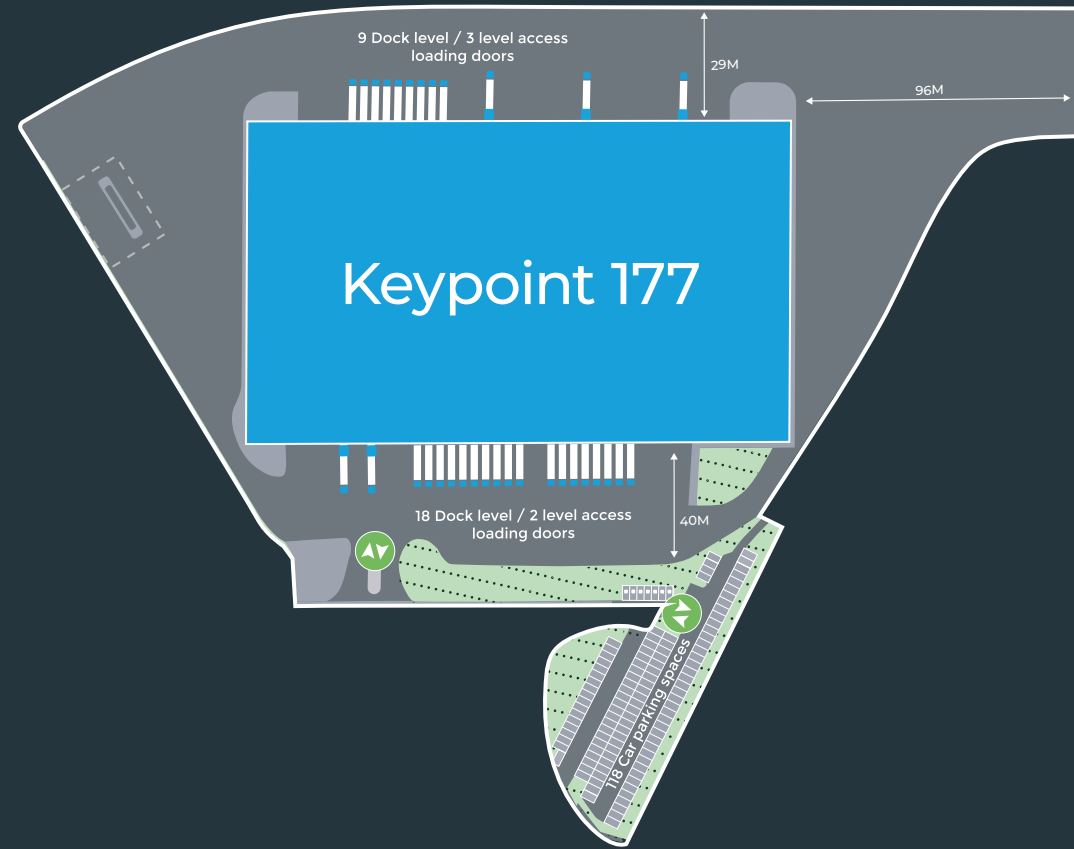
Source: Nomis





# Keypoint 177

Main entrance



## Accommodation

| Keypoint 177 | Warehouse/Production | First Floor Office | Plant Deck | Total    |
|--------------|----------------------|--------------------|------------|----------|
| Sq ft        | 171,410              | 3,078              | 2,938      | 177,426  |
| Sq m         | 15,924.4             | 286                | 272.9      | 16,483.3 |

\*Gross internal areas

## Specification

- EPC rating 'A'
- EV charging
- BREEAM in-use 'very good'
- Fully refurbished
- 27 dock and 5 level access doors
- 750kVA of power
- Secure yard
- 360 degree circulation
- 40m yard depth
- 118 car parking spaces
- Fully fitted offices
- 12.5m eaves height







SAT NAV: SN3 4RY WHAT3WORDS: IMPORTERS.ADMIRE.HOTSPOT

# Logicor

Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.

## Network

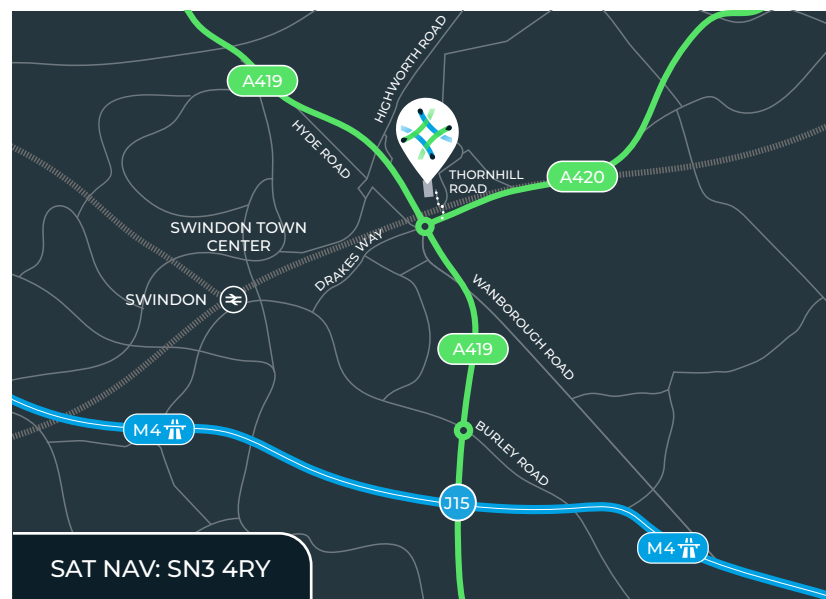
We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

## Flexible real estate


We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

# Prime logistics location

Keypoint 177 Swindon is situated off Thornhill Road, which leads to the A419 via the A420 and is 4 miles east of Swindon town centre. The A419, M4/M5 link road is within 1 mile and M4 J15 is 5 miles to the south.




SAT NAV: SN3 4RY

|  | miles | mins   |
|---|-------|--------|
| A419  | 1     | 2      |
| M4 (J15)  | 4     | 7      |
| M5 (J11A)   | 30    | 31     |
| M25 (J15)   | 64    | 1 hr 3 |

|  | miles | mins    |
|---|-------|---------|
| London Heathrow   | 67    | 1 hr 16 |

|  | miles | mins |
|---|-------|------|
| Bristol Port  | 51.2  | 54   |

|  | miles | mins |
|---|-------|------|
| Swindon Town Centre   | 4     | 15   |
| Newbury   | 29    | 40   |
| Oxford  | 30    | 46   |
| Gloucester  | 34    | 46   |
| Reading   | 40    | 48   |
| Bristol   | 47    | 51   |



Jack Garret - Logicor

“Keypoint 177 in Swindon provides 177,426 sq ft of EPC A rated, modern distribution space in a prime logistics location with excellent motorway connections.”



Toby Green - Savills

“A prime M4 location with a significant local labour pool which is growing through the Eastern Villages expansion of 6,000 plus new homes for Eastern Swindon.”

Please contact us for further information:

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