

# G-Park Swindon

A state-of-the-art industrial and logistics build-to-suit warehouse spanning up to 80,927 sq ft – coming soon!



Build-to-suit opportunity



80,927 sq ft



High spec



Strategic location



Strong labour pool



SN3 4TZ



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G-Park Swindon is a build-to-suit 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



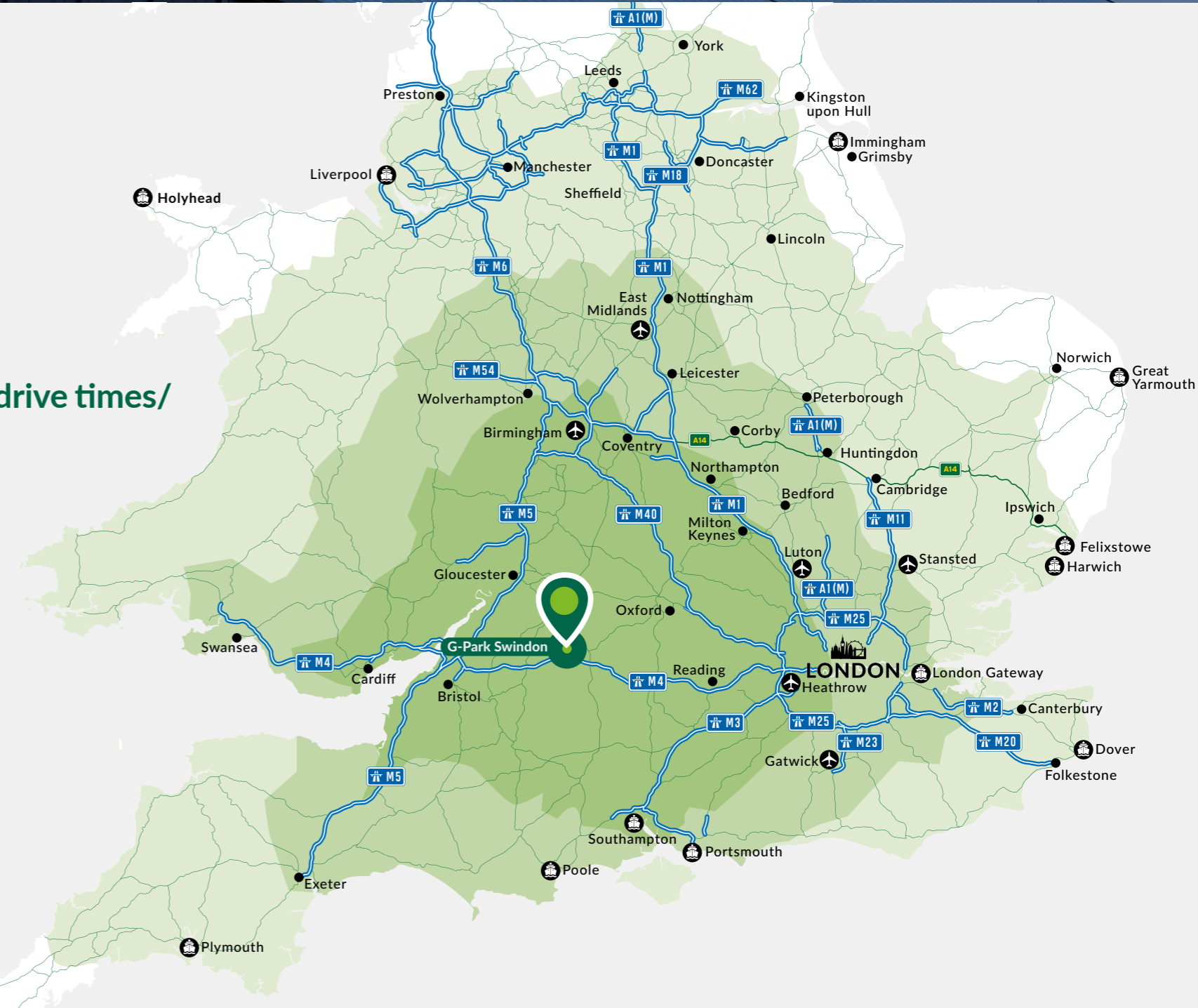
## Location/

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)

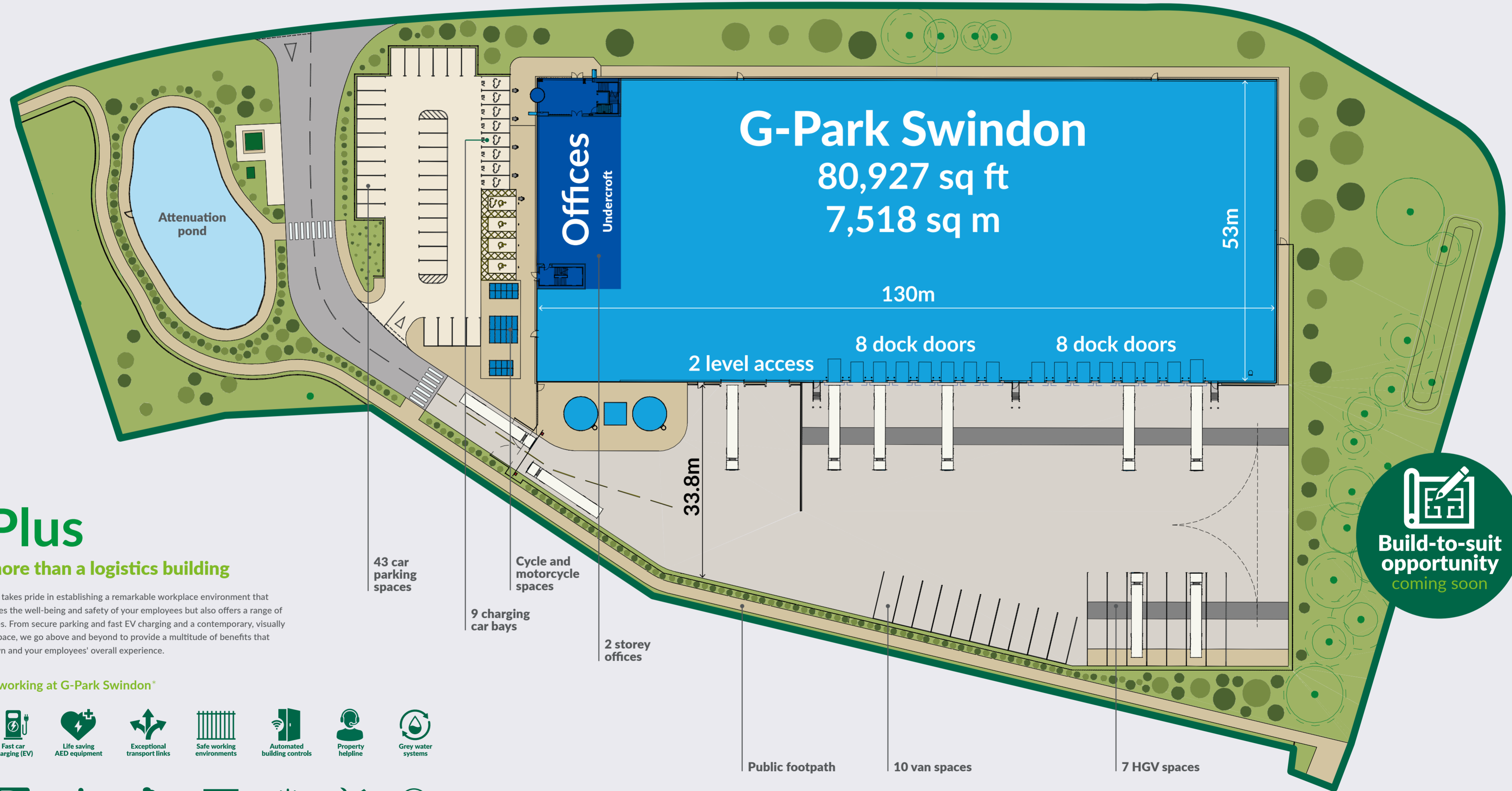


Rating: Excellent



### 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



## G+Plus

### We're more than a logistics building

G-Park Swindon takes pride in establishing a remarkable workplace environment that not only prioritises the well-being and safety of your employees but also offers a range of added advantages. From secure parking and fast EV charging and a contemporary, visually appealing workspace, we go above and beyond to provide a multitude of benefits that enhance your own and your employees' overall experience.

#### Benefits of working at G-Park Swindon\*

- Staff and building security
- Fast car charging (EV)
- Life saving AED equipment
- Exceptional transport links
- Safe working environments
- Automated building controls
- Property helpline
- Grey water systems
- Bike shelters
- Parking spaces
- Pedestrian safe walking
- Tree planting
- Attractive work environment
- Natural lighting
- Well maintained buildings
- Smart metering

\*All of the G-Plus facilities and amenities will be project dependent and agreed with each customer.

**Build-to-suit opportunity**  
coming soon

## Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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