



 **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



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**

MASTERPLAN

- \$925**  
926,476 SQ FT 1
- \$520**  
519,579 SQ FT 2
- \$535**  
535,301 SQ FT 3
- \$1240**  
1,237,555 SQ FT 4
- \$60**  
57,035 SQ FT 5
- \$395**  
393,918 SQ FT 6



- \$525**  
524,937 SQ FT 7
- \$715**  
714,847 SQ FT 8
- \$45**  
42,700 SQ FT 9
- \$200**  
200,348 SQ FT 10
- \$145**  
142,290 SQ FT 11

MASTERPLAN

# AT THE FOREFRONT.

INDICATIVE SPECIFICATIONS



INDICATIVE SPECIFICATION

INDICATIVE SPECIFICATION



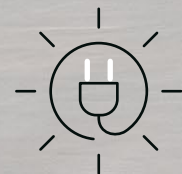
**EV**  
Charging Points

**BREEAM®**

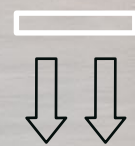
Targeting BREEAM  
**'Excellent'**



**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



TARGETING EPC A+ TO OFFICES



SUSTAINABLY SOURCED TIMBER



ROOF MOUNTED SOLAR PV



BUS SERVICE



CAR SHARING



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

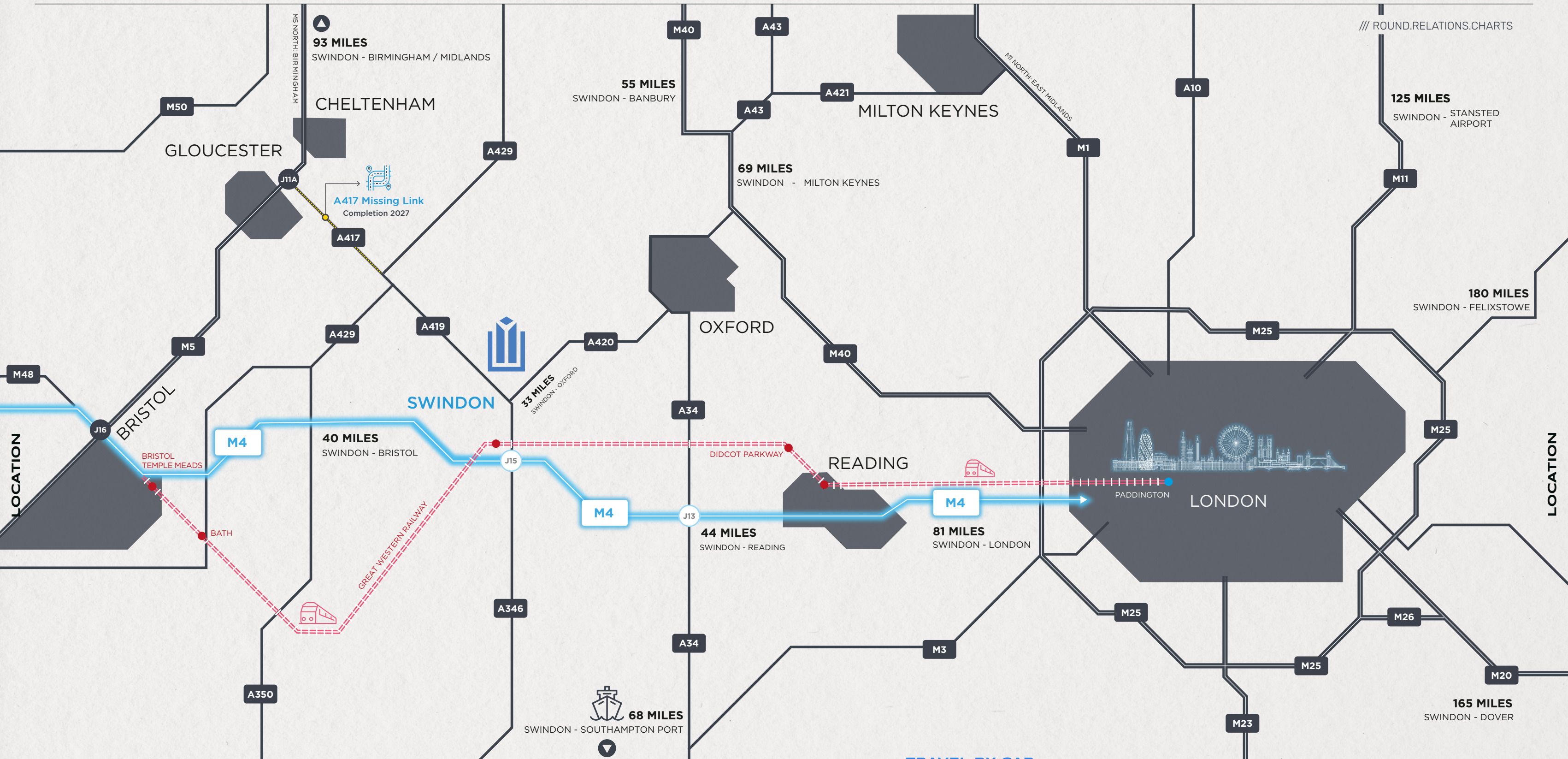
LOCATION

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

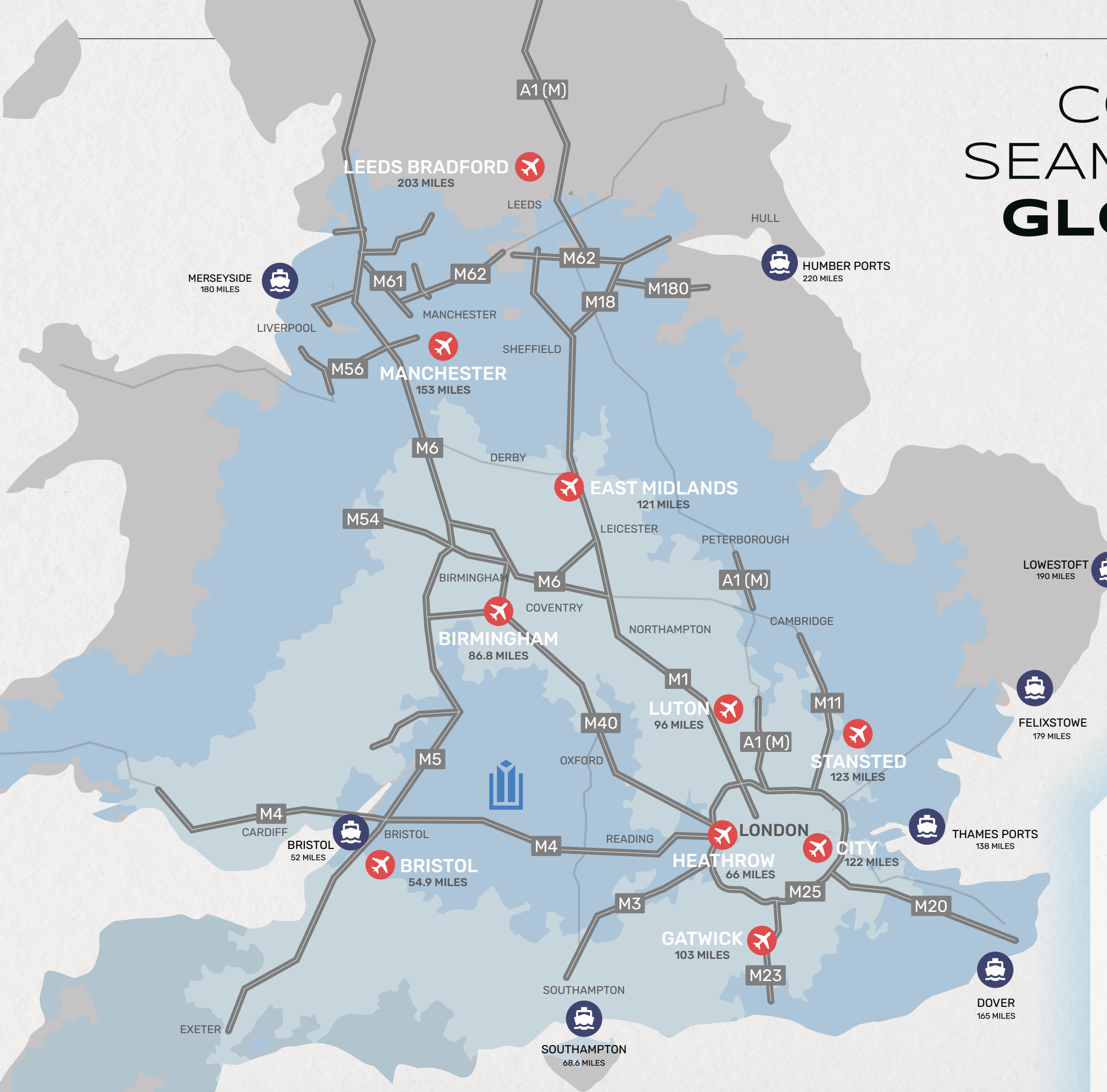
POPULATION  
378,274

# CONNECT SEAMLESSLY GLOBALLY

70%

OF UK CONSUMERS REACHED WITHIN 4.5 HOURS by HGV

DEMOGRAPHICS



H  
1.5 HOUR DRIVE TIME  
REACHABLE POPULATION  
3,949,000

G  
3 HOUR DRIVE TIME  
REACHABLE POPULATION  
30,106,200

V  
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

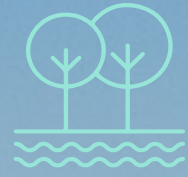
(Swindon Borough Council) Economically active in Swindon



**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

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