

Prime Urban Warehousing Units

To Let

34,794 – 74,580 Sq Ft

Swindon Urban Logistics Park

Gipsy Lane, Swindon

SN2 8DH

SWINDON URBAN LOGISTICS PARK

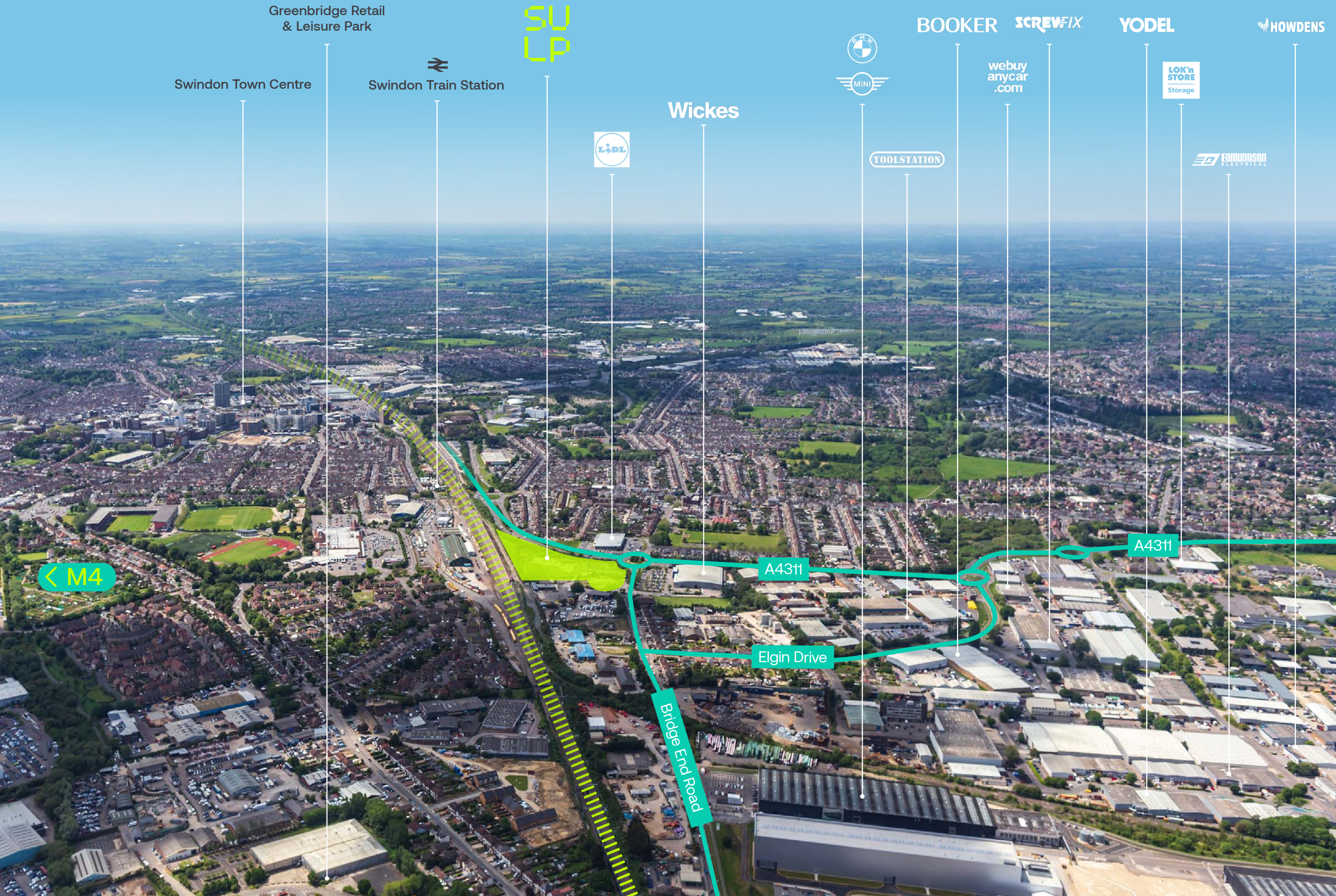
Cubex.

 **FIERA
REAL ESTATE**

FIRST TO CONNECT FIRST TO DELIVER

Swindon Urban Logistics Park is a new development providing two new urban warehouse units to Swindon Town Centre. The opportunity to move to a new business location in the heart of the town with efficient connectivity across the South of England.





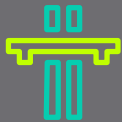
URBAN LOGISTICS

Swindon Urban Logistics Park comprises two urban warehouse units fronting Gipsy Lane.

| UNIT | SQ FT GEA | SQ M GEA |
|------|--------------|-------------|
| 1 | 35,335 | 3,282.8 |
| 2 | 39,844 | 3,701.7 |



Units 1 & 2 combined
can provide 6,685 pallet
racking spaces

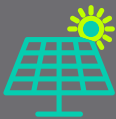


Fronting The A4311
Cirencester Way and
Gipsy Lane

UNIT 1



35m Yard
Depth



15%
PV



3 Level
Loading Doors



10M Eaves
Height



50kN/m2
Floor Loading



30 Parking
Spaces

UNIT 2



35m Yard
Depth



15%
PV



3 Level
Loading Doors



10M Eaves
Height



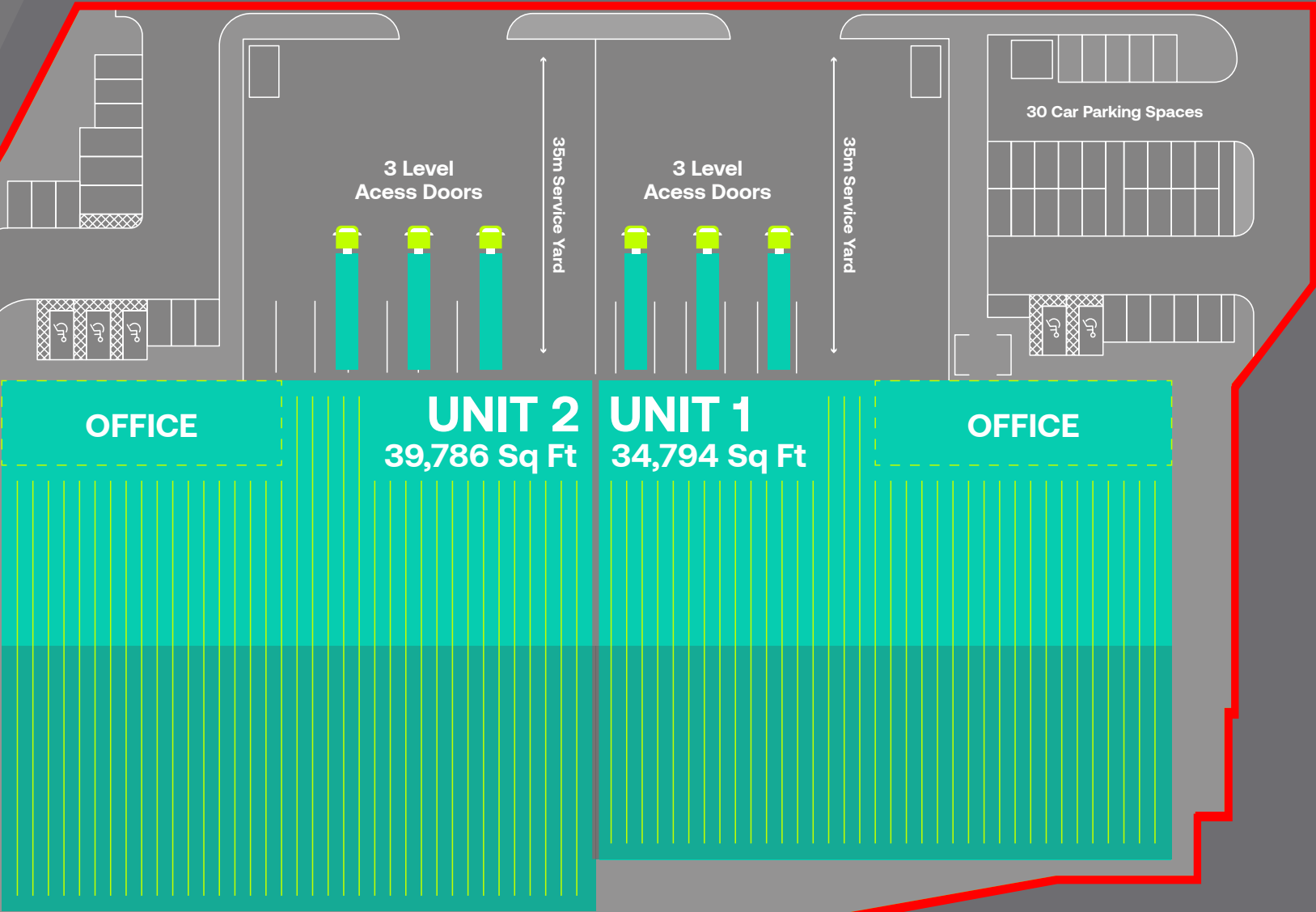
50kN/m2
Floor Loading



60 Parking
Spaces

CIRENCESTER WAY

GIPSY LANE



BUILT TO DELIVER

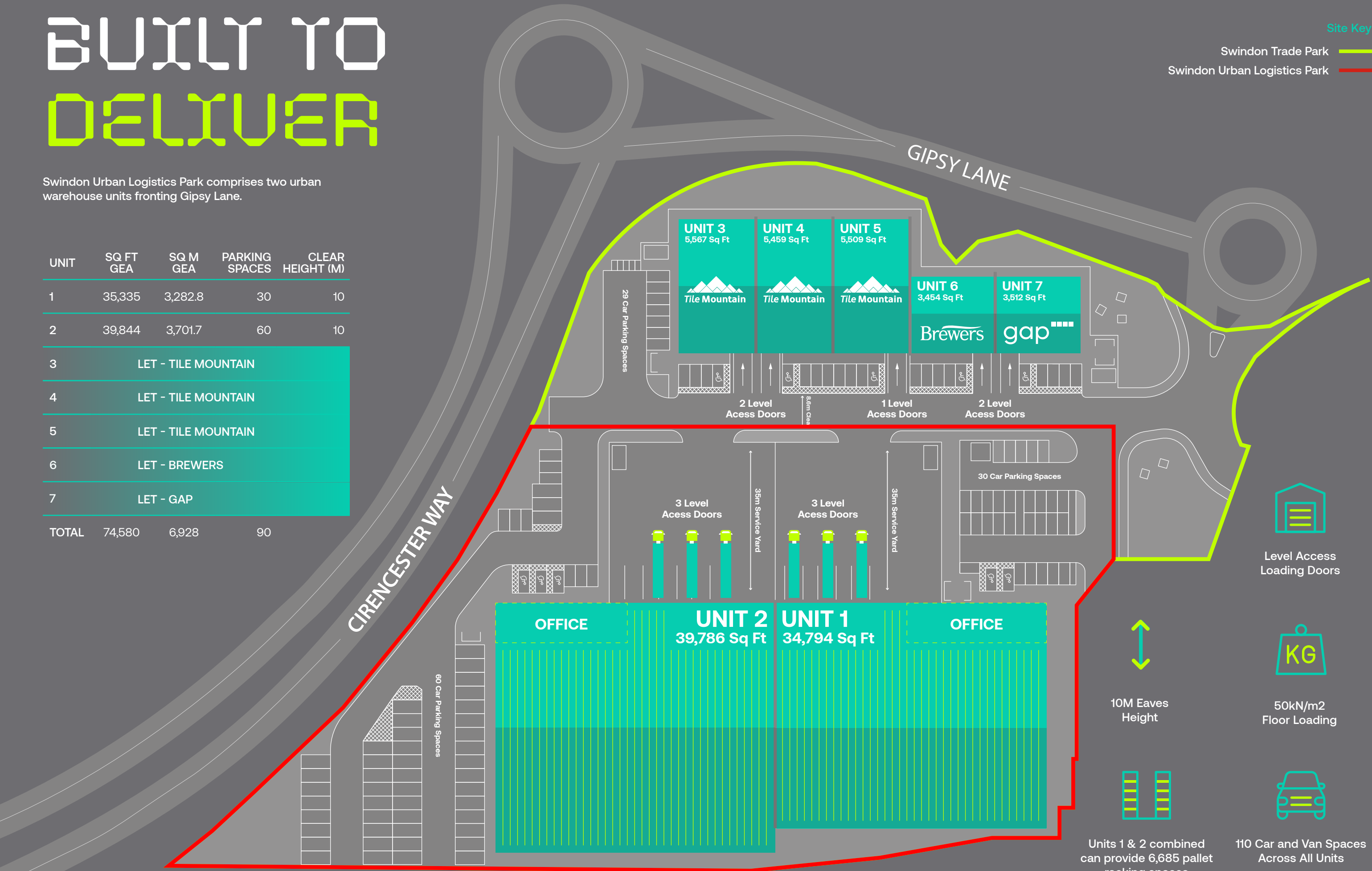
Swindon Urban Logistics Park comprises two urban warehouse units fronting Gipsy Lane.

| UNIT | SQ FT GEA | SQ M GEA | PARKING SPACES | CLEAR HEIGHT (M) |
|-------|---------------------|-------------|-------------------|---------------------|
| 1 | 35,335 | 3,282.8 | 30 | 10 |
| 2 | 39,844 | 3,701.7 | 60 | 10 |
| 3 | LET - TILE MOUNTAIN | | | |
| 4 | LET - TILE MOUNTAIN | | | |
| 5 | LET - TILE MOUNTAIN | | | |
| 6 | LET - BREWERS | | | |
| 7 | LET - GAP | | | |
| TOTAL | 74,580 | 6,928 | 90 | |

Site Key:

Swindon Trade Park

Swindon Urban Logistics Park

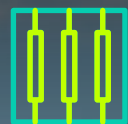


Units 1 & 2 combined
can provide 6,685 pallet
racking spaces

110 Car and Van Spaces
Across All Units



Target
EPC A



15% Roof
Lights



Target >10% BNG
Biodiversity Net Gain



Target BREEAM
Excellent



15no. / 20% EV
Charging Bays



15% Photovoltaic
Panels

FOR A
GREENER
FUTURE





PERFECTLY CONNECTED

Swindon is located at the junction of the A419 and the M4 motorway approximately 80 miles west of London, 40 miles east of Bristol and 29 miles south-west of Oxford.

Swindon Urban Logistics Park is prominently located in Central Swindon and fronts both Cirencester Way and Gipsy Lane.

The site is accessed via the A419 junction which is located 4 miles to the north of Junction 15 of the M4. Swindon Train Station is located 0.8 mile to the south-west, with services from Paddington to Bristol Temple Meads, Cheltenham Spa via Gloucester, Cardiff Central, and the rest of South Wales.



Swindon has a population of 233,400



30% cheaper than Reading, 20% cheaper than Oxford and Theale, 12% cheaper than Basingstoke
**for space of comparable size / specification*



15% of the UK's entire population within one hour's drive



0.8 miles to Swindon Train Station





0.3 miles to nearest bus stop (Gorse Hill South)



20,000 vehicles (daily average traffic count) passing site



LOCATION

| | SWINDON TOWN | M4 J16 | M4 J15 | OXFORD | READING | BRISTOL | HEATHROW AIRPORT | CENTRAL LONDON |
|--|--------------|---------|-----------|----------|----------|----------|------------------|----------------|
|  | 5 Mins | 10 Mins | 10 Mins | 40 Mins | 45 Mins | 45 Mins | 1 Hour | 1 Hr 30 Mins |
|  | 1.5 Miles | 4 Miles | 4.5 Miles | 29 Miles | 40 Miles | 40 Miles | 64 Miles | 80 Miles |

FURTHER INFORMATION

Further information, plans, specification, and detailed terms are available on request through the agents.

PLANNING

Consent granted for E (g) (i), (ii) & (iii), B2 & B8 uses.

TERMS

All units are available on a new FRI leases.

BUSINESS RATES

To be assessed.



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