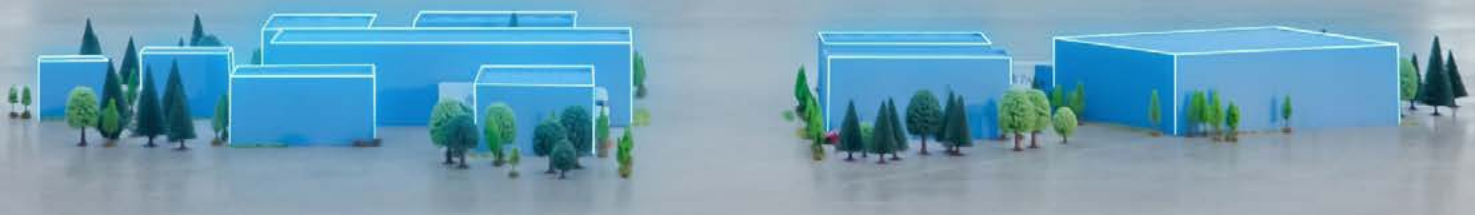
PANATTONI.CO.UK/SWINDON

SN3 4TZ

/// ROUND.RELATIONS.CHARTS ///

PANATTONI PARK Swindon

BUILDING FOR A NEW GENERATION



7.2 Million Sq Ft World-Class Industrial & Logistics Development

920,000 Sq Ft Single Unit – Available Now

1.2M Sq Ft Across 4 Units from 160,000 Sq Ft to 520,000 Sq Ft
Under Construction

Further 6 Units Ranging from SME Units to Large-Scale
Available to Pre-Let

Play Film

01 Film

02 Overview

03 Masterplan

07 ESG

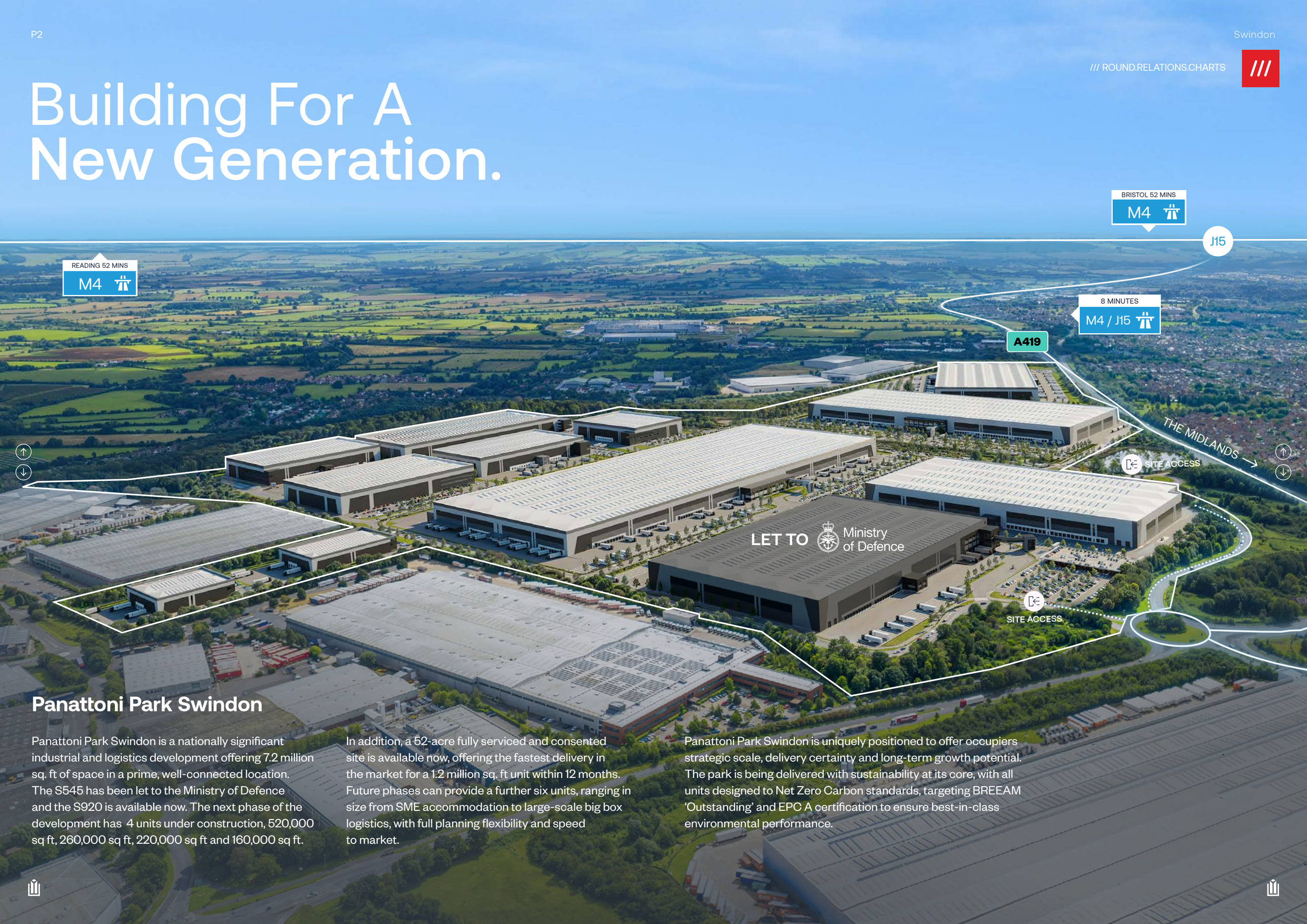
08 Biodiversity

10 Location

14 Demographics

17 About Panattoni

Building For A New Generation.



Panattoni Park Swindon

Panattoni Park Swindon is a nationally significant industrial and logistics development offering 7.2 million sq. ft of space in a prime, well-connected location. The S545 has been let to the Ministry of Defence and the S920 is available now. The next phase of the development has 4 units under construction, 520,000 sq ft, 260,000 sq ft, 220,000 sq ft and 160,000 sq ft.

In addition, a 52-acre fully serviced and consented site is available now, offering the fastest delivery in the market for a 1.2 million sq. ft unit within 12 months. Future phases can provide a further six units, ranging in size from SME accommodation to large-scale big box logistics, with full planning flexibility and speed to market.

Panattoni Park Swindon is uniquely positioned to offer occupiers strategic scale, delivery certainty and long-term growth potential. The park is being delivered with sustainability at its core, with all units designed to Net Zero Carbon standards, targeting BREEAM ‘Outstanding’ and EPC A certification to ensure best-in-class environmental performance.

Masterplan

7.2
MILLION SQ FT

- **Available Now**
  S920
- **Under Construction - Available Q2 2027**
  S520, S160, S220 & S260
- **Available to Pre-Let**
  S1240, S715, S395, S195, S60 & S45



The development is set within a high-quality landscaped environment that will be image enhancing for businesses whilst providing a wonderful amenity for their staff.

Panattoni Park Swindon Includes:

- Heritage Garden
- Miles Of Trim Trails
- Bus Stops
- Cycle Routes
- Community Park
- Relaxation Areas
- Community Hub
- Linear Park
- Wild Flower Meadows
- Advanced Landscaping

LET - S545

- **S920** 919,765 SQ FT
- **S520** 521,745 SQ FT
- **S260** 260,318 SQ FT
- **S220** 217,476 SQ FT
- **S160** 158,013 SQ FT
- **S1240** 1,237,555 SQ FT
- **S715** 714,847 SQ FT
- **S395** 393,918 SQ FT
- **S195** 197,603 SQ FT
- **S60** 57,035 SQ FT
- **S45** 42,700 SQ FT







S545 | LET Ministry of Defence



919,765 SQ FT



S920 | Available Now







Under Construction | Available Q2 2027





Net Zero
Carbon In Construction

BREEAM
‘Outstanding’

EPC A+
to Offices

EPC A
to Warehouse

45 MVA
Power Across Site

EV
Charging Points

Sustainably
Sourced Timber

Roof Mounted
Solar PV

Bus
Service

Sensor
Lights

Water Leak
Detection

Rainwater
Harvesting

Airtight
Cladding

Building For Tomorrow.
Sustainable Today.

Wildlife Corridors Throughout The Site

Significantly Enhanced Green Infrastructure

10% Net Gain To Biodiversity

Green Travel Plan

Cycle Paths

Woodland Mixed Planting

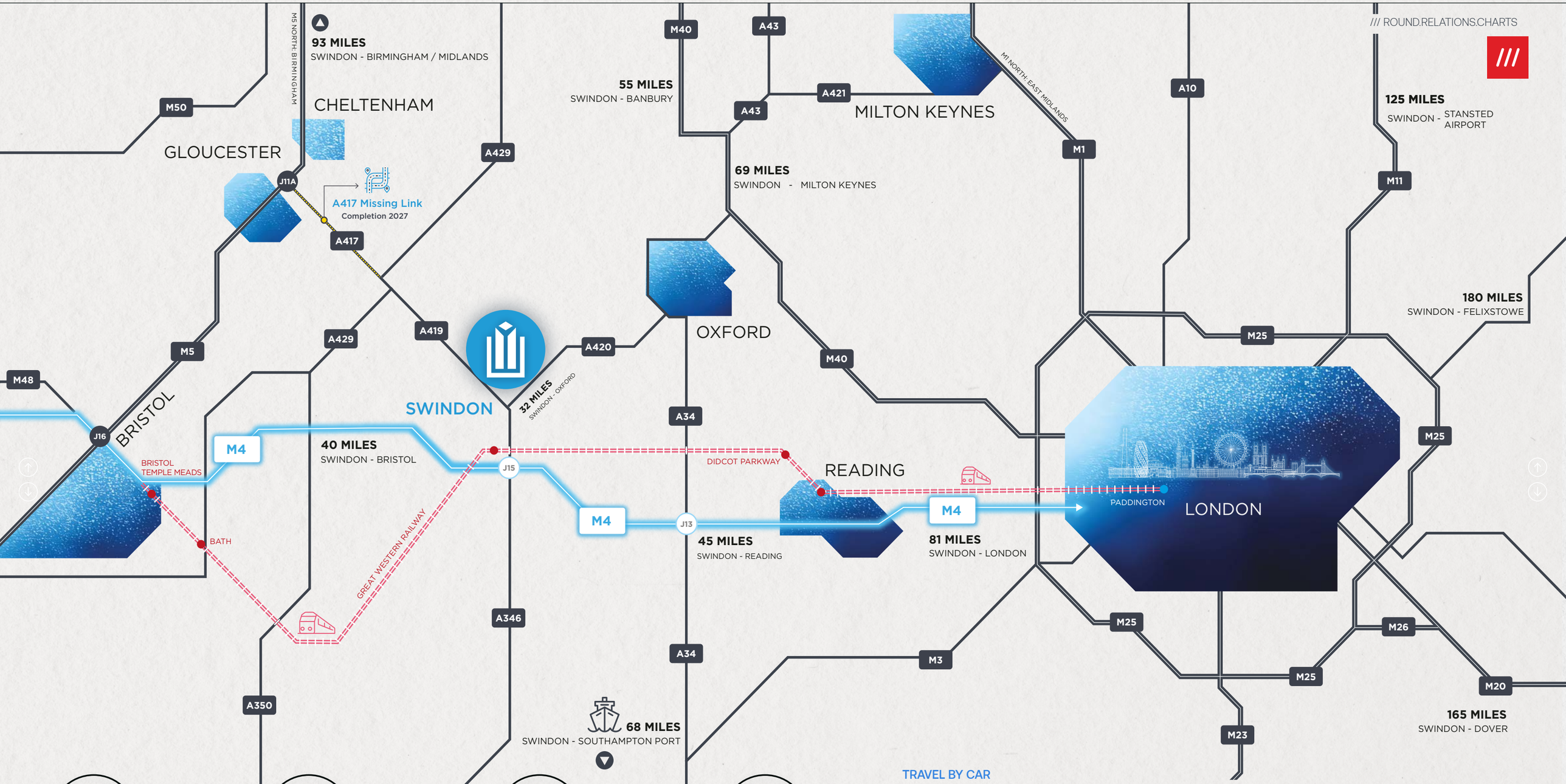
Green Amenity Space

Heritage Gardens

Revolutionising The Landscape.

Strategically Placed.

Nationally Powered.



TRAVEL BY CAR

M4 Junction 15	5 miles	8 mins
M4 Junction 16	11 miles	14 mins
Oxford	32 miles	49 mins
M5 Junction 12	37 miles	40 mins
Reading	45 miles	53 mins
Bristol	40 miles	55 mins

M25 Junction 15	70 miles	66 mins
Heathrow Airport	66 miles	67 mins
Milton Keynes	69 miles	90 mins
Central London	81 miles	90 mins
Birmingham	90 miles	84 mins

BY CAR

15 MINUTE POPULATION 224,852

45 MINUTE POPULATION 1,224,838

90 MINUTE POPULATION 9,786,720

CONNECT SEAMLESSLY GLOBALLY

70% OF UK CONSUMERS REACHED WITHIN 4.5 HOURS BY HGV

H 1.5 HOUR DRIVE TIME REACHABLE POPULATION 7,830,000

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

V 4.5 HOUR DRIVE TIME REACHABLE POPULATION 45,881,000



Enhancing Connectivity.

The A417 Missing Link project completes the final single-carriageway section between the M4 at Swindon and the M5 at Gloucester, creating a continuous high-quality route through the South West. This major investment significantly improves freight movements, strengthens regional connectivity and provides faster, more reliable access to the national motorway network.



A417 MISSING LINK ROAD

Key:

- New roundabouts and junctions
- New, retained or reconfigured roads
- New crossings
- New underpasses
- Old A417

REDUCED CONGESTION

Replacing the existing single carriageway with dual carriageway infrastructure will improve traffic flow and reduce pressure on surrounding local roads.

GREATER NETWORK RESILIENCE

A modern, continuous strategic route will provide a more reliable alternative during incidents and periods of high traffic demand.

2027 expected completion



CONNECTING THE M4 & M5



£250 – £500m

Investment in regional infrastructure

IMPROVED REGIONAL CONNECTIVITY

Providing faster, more direct access to the Midlands, South West, South Wales and the wider UK motorway network.

FASTER & MORE RELIABLE JOURNEYS

Removing a long-standing bottleneck will reduce delays and deliver more predictable journey times for commuters and freight traffic.



Chasing Opportunity, **Driving Growth.**



7.2 Million Sq Ft

Swindon Population 243,875

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.

(ONS)

A strong, active talent pool: employment rate for ages 16 to 64

80.3%

Nomis

OVER 450

Digital technology businesses

(Swindon Borough Council)

113%

Growth in logistics businesses in South West & Wales between 2014-2024

(ONS)

c.16%

Of employment in Swindon is in manufacturing and logistics, c.33% above national average

(Nomis)

5.0

Million people within 1 hour drive

(Swindon Borough Council)

Swindon's population increased by

5.2%

between 2019-2024 (4.4% South West)

(ONS)

121,300

Economically active in Swindon

(Swindon Borough Council)

5,100

unemployed workers seeking employment in Swindon

(Swindon Borough Council)

79.3%

of the population is economically active

(Swindon Borough Council)

Top Roles

Engineers, Technicians, IT Professionals, Skilled Trades in Manufacturing, Managers, Logistics Coordinators

(Swindon Borough Council)

Output per hour

48% Higher

Than the national average, making Swindon the most productive district in the south of England

(Swindon Borough Council)

A NEW ERA IN SWINDON

Key Skilled Sectors

Advanced Engineering & Manufacturing, Digital, Electronics, Sustainable Tech, Life Sciences, Defence, Cyber Security

(Swindon Borough Council)

53%

of jobs in Swindon are highly skilled (above national average)

(Swindon Borough Council)

approx. new homes being built in the next 10 years

48,000

(Swindon Borough Council)

3.1 Million

People within an hour in the labour pool

(Swindon Borough Council)

LABOUR MARKET

7.2 Million Sq Ft World-Class Industrial & Logistics Development.

PANATTONI PARK

Swindon

PANATTONI

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER.

Panattoni has developed 650 million sq ft to date, with 70 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 clients' expectations.

www.panattoni.co.uk

275+ MILLION
SQ FT DEVELOPED BY PANATTONI EU/ASIA

70 OFFICES
WORLDWIDE

2,500 CUSTOMERS
WORLDWIDE

650 MILLION
SQ FT DEVELOPED BY PANATTONI WORLDWIDE

Clients/customers include:

amazon DHL Sainsbury's H&M Ocado XPOLogistics dpd TESCO KUEHNE+NAGEL

Panattoni Park Swindon

www.panattoni.co.uk



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

MAX DOWLEY
M: +44 (0) 7548 773 999
E: max.dowley@dtre.com

savills

ANDREW JACKSON
M: +44 (0) 7747 774 201
E: aljackson@savills.com

DAVID TEW
M: +44 (0) 7779 860 176
E: david.tew@savills.com

JACK DAVIES
M: +44 (0) 7901 853 503
E: jack.davies@savills.com

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. August 2026.