

SN3 4TZ

/// ROUND.RELATIONS.CHARTS

 PANATTONI PARK
Swindon

158,013 SQ FT

**SPECULATIVELY BUILT WAREHOUSE / LOGISTICS UNIT
AVAILABLE JUNE 2027**



S160



PURPOSE BUILT FOR GROWTH

◆ DESCRIPTION

Panattoni Park Swindon S160 is one of the South West's most significant speculative logistics developments. Offering 158,013 sq ft of Grade A accommodation, it has been designed to deliver the scale, efficiency and flexibility required by today's occupiers.

Available from June 2027, the building combines market-leading specification with the quality and connectivity synonymous with Panattoni developments, creating a future-ready base for businesses looking to grow.

AVAILABLE JUNE 2027

S160

PANATTONI PARK SWINDON
158,013 SQ FT

S160



MASTERPLAN



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	



LOCATION

THE NEXT GENERATION OF LOGISTICS

S160

AVAILABLE JUNE 2027

S160

158,013 SQ FT

BUILT FOR TODAY'S OCCUPIERS. READY FOR TOMORROW'S DEMANDS.

Positioned immediately off the A419 and just minutes from Junction 15 of the M4, S160 places businesses at the heart of one of the UK's most important logistics corridors. Fast access to London, Bristol, the Midlands and the South Coast enables efficient national distribution, while the established Panattoni Park Swindon environment provides the infrastructure and connectivity modern occupiers demand.

Whether serving regional markets or nationwide supply chains, S160 delivers the location, accessibility and operational efficiency to support long-term business growth.





SPECIFICATION

DESIGNED FOR EFFICIENCY.
BUILT FOR PERFORMANCE.

A market-leading specification, generous operational yard, extensive loading provision and future-ready design combine to deliver a building engineered for efficient, high-performance logistics.

S160	SQ FT	SQ M
Warehouse	149,828	13,919
Offices	7,885	733
Gatehouse	300	28
Total	158,013	14,680

15m Clear Internal Height

4 Level Access Doors

12 Dock Loading Doors

1.2 MVA Power From Grid

PV Roof Mounted System

52,043 kWh / Annum PV Power Generation

28 HGV Parking Spaces

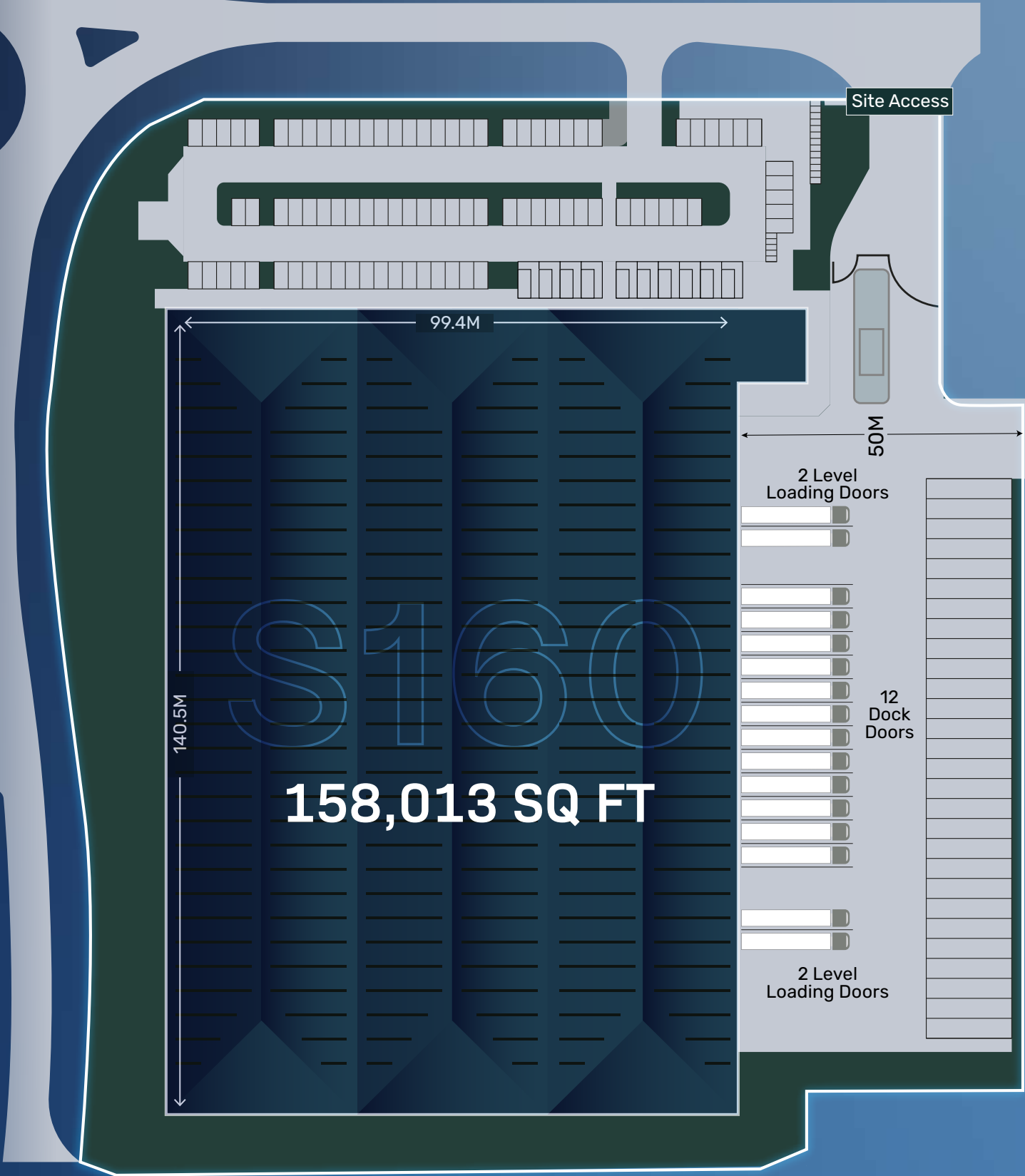
50kN / m2 Flooring

98 Car Parking Spaces

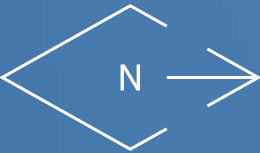
Electric Vehicle Charging Points

15% Rooflights To Warehouse

50m contained Service Yard



 [Download Racking Plans](#)



BUILDING TODAY

S160

FOR TOMORROW

BREEAM

Targeting
BREEAM
'Outstanding'



Net Zero
Carbon in
Development



Targeting
EPC 'A+' to
Offices



Targeting
EPC 'A' to
Warehouse



Roof Mounted
Solar PV



Bus
Service



Sustainably
Sourced
Timber



Sensor
Lights



Water Leak
Detection



Green Travel
Plan



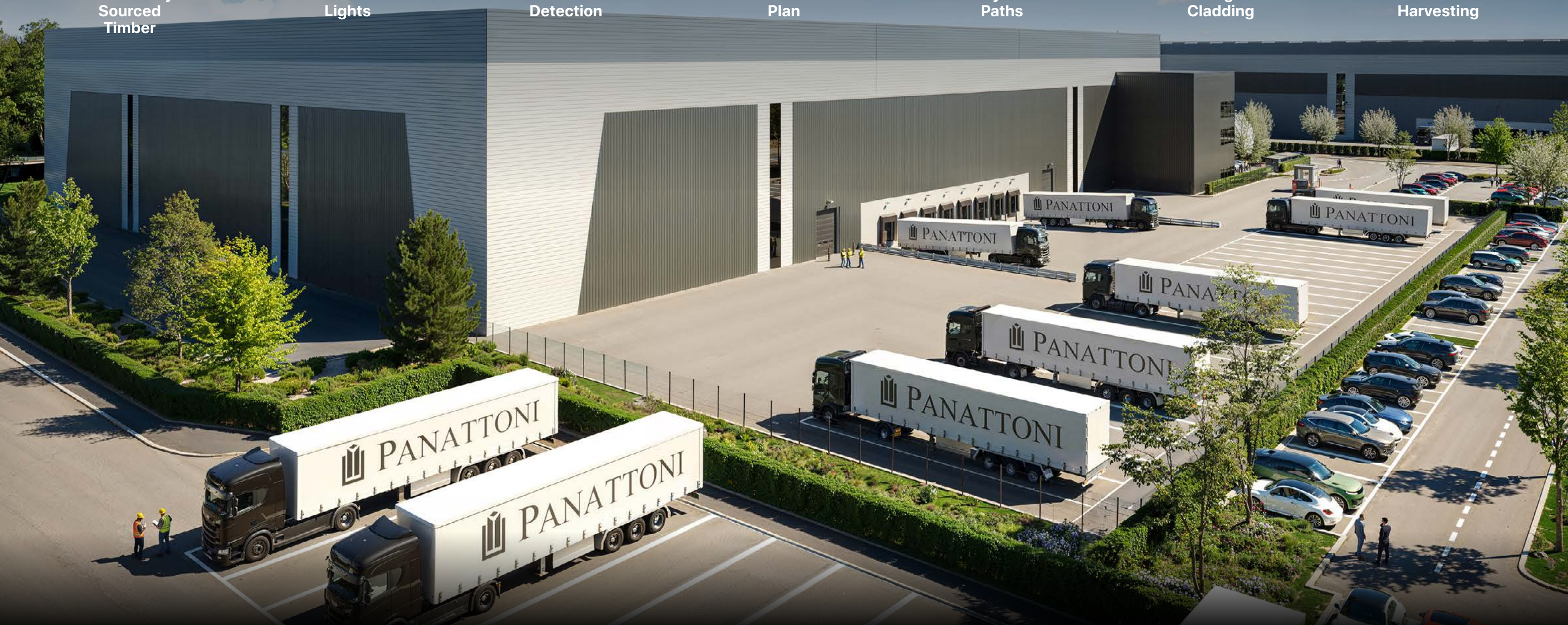
Cycle
Paths



Airtight
Cladding



Rainwater
Harvesting





CONNECTIVITY

THE POWER OF PROXIMITY

70%
OF UK CONSUMERS
REACHED WITHIN
4.5 HRS BY HGV

AIRPORTS	DISTANCE	JOURNEY
Heathrow	66 miles	1hr 10 mins
Bristol	55 miles	1hr 20 mins
Birmingham	75 miles	1hr 30 mins
Gatwick	103 miles	1hr 55 mins
London City	122 miles	1hr 55 mins
Stansted	123 miles	2hr 10 mins
Manchester	153 miles	2hr 55 mins

CITIES	DISTANCE	JOURNEY
Oxford	32 miles	49 mins
Bristol	40 miles	55 mins
Reading	45 miles	55 mins

PORTS	DISTANCE	JOURNEY
Bristol	52 miles	1hr 5 mins
Southampton	68 miles	1hr 15 mins
London Gateway	133 miles	2hr 5 mins
Dover	165 miles	2hr 55 mins
Felixstowe	179 miles	3hr 5 mins
Merseyside	180 miles	3hr 10 mins
Humber Ports	220 miles	3hr 40 mins

CITIES	DISTANCE	JOURNEY
Southampton	68 miles	1hr 15 mins
Birmingham	85 miles	1hr 30 mins
London	90 miles	1hr 50 mins

BY CAR (MINS)

15	MINUTE DISTANCE POPULATION 224,852
45	MINUTE DISTANCE POPULATION 1,244,838
90	MINUTE DISTANCE POPULATION 9,786,720

BY HGV (HRS)

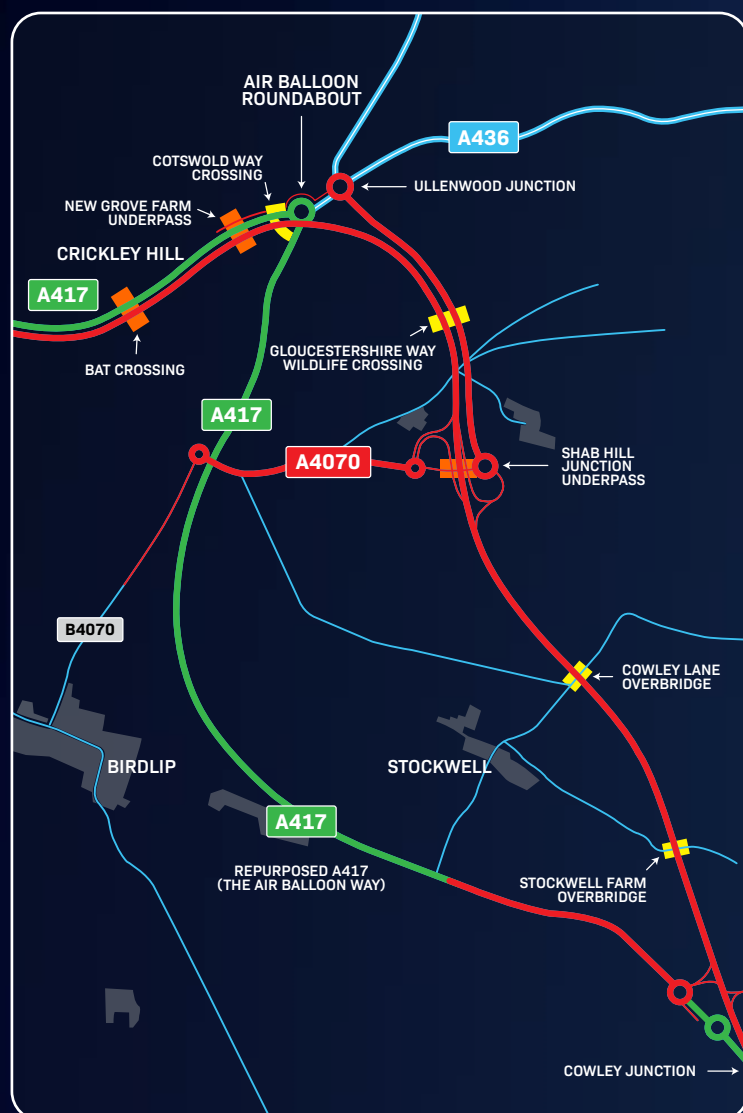
1.5	HOURS DISTANCE POPULATION 7,830,000
3.0	HOURS DISTANCE POPULATION 30,106,200
4.5	HOURS DISTANCE POPULATION 45,881,000

ENHANCING CONNECTIVITY

CONNECTING THE M4 & M5

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

ROAD IMPROVEMENTS
EXPECTED COMPLETION

2027

ONE CONNECTION, SO MANY BENEFITS

REDUCED CONGESTION

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

FASTER & MORE RELIABLE JOURNEYS

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

GREATER NETWORK RESILIENCE

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

IMPROVED REGIONAL CONNECTIVITY

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



£250 - £500M

INVESTMENT IN REGIONAL
INFRASTRUCTURE

PANATTONI S160: CONNECTED FOR SUCCESS

S160**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**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