

Prime Urban Warehousing Unit

To Let

35,335 Sq Ft (3,282.8 Sq M)

Swindon Urban Logistics Park

Gipsy Lane, Swindon

SN2 8DH

Final Unit Remaining

**SWINDON
URBAN
LOGISTICS
PARK**

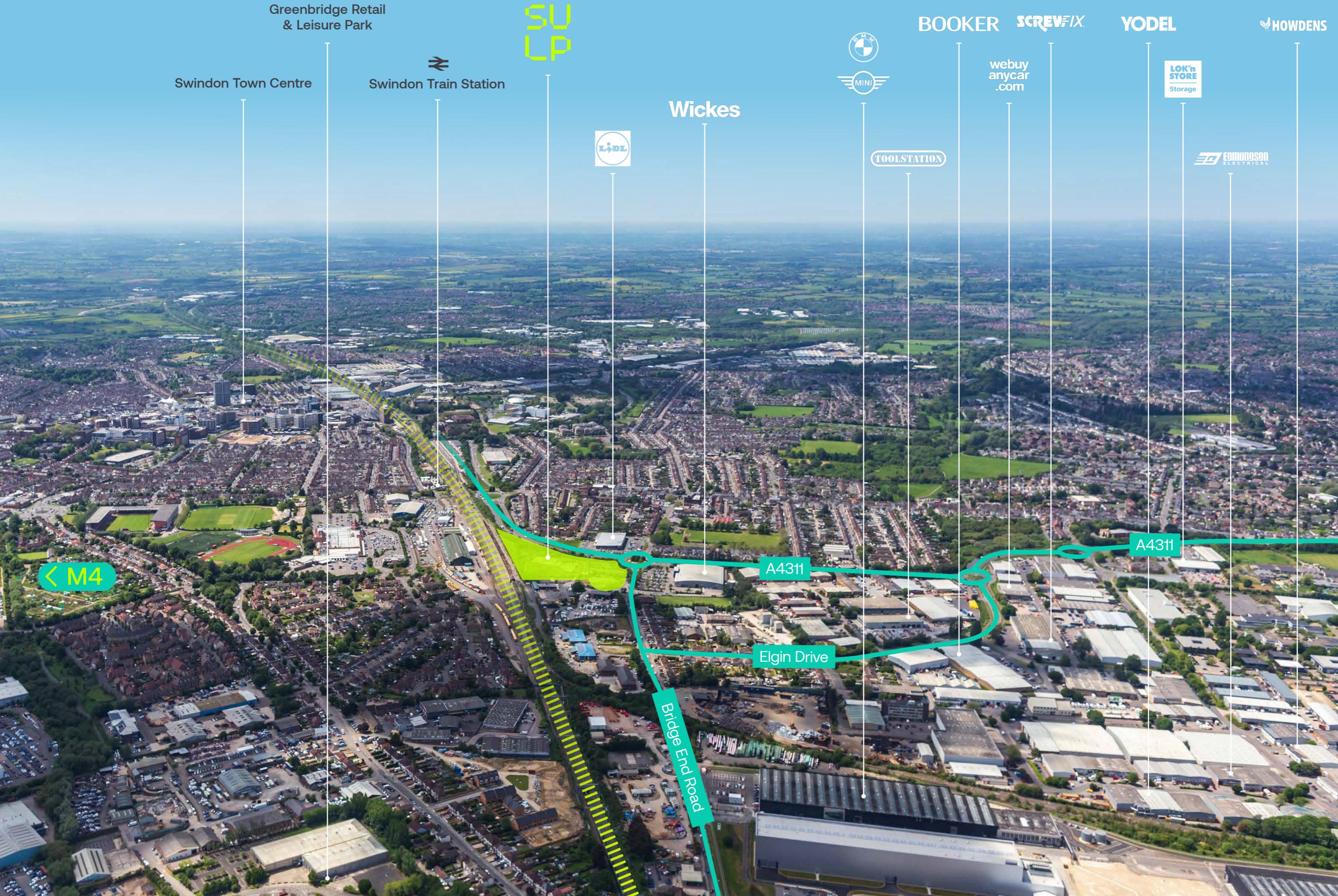
Cubex.

 **FIERA
REAL ESTATE**

FIRST TO CONNECT FIRST TO DELIVER

Swindon Urban Logistics Park is a new development providing a new urban warehouse unit 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.

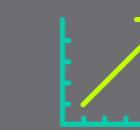




URBAN LOGISTICS

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



35m Yards
Depth



15%
PV



3 Level Loading Doors



30 Parking
Spaces



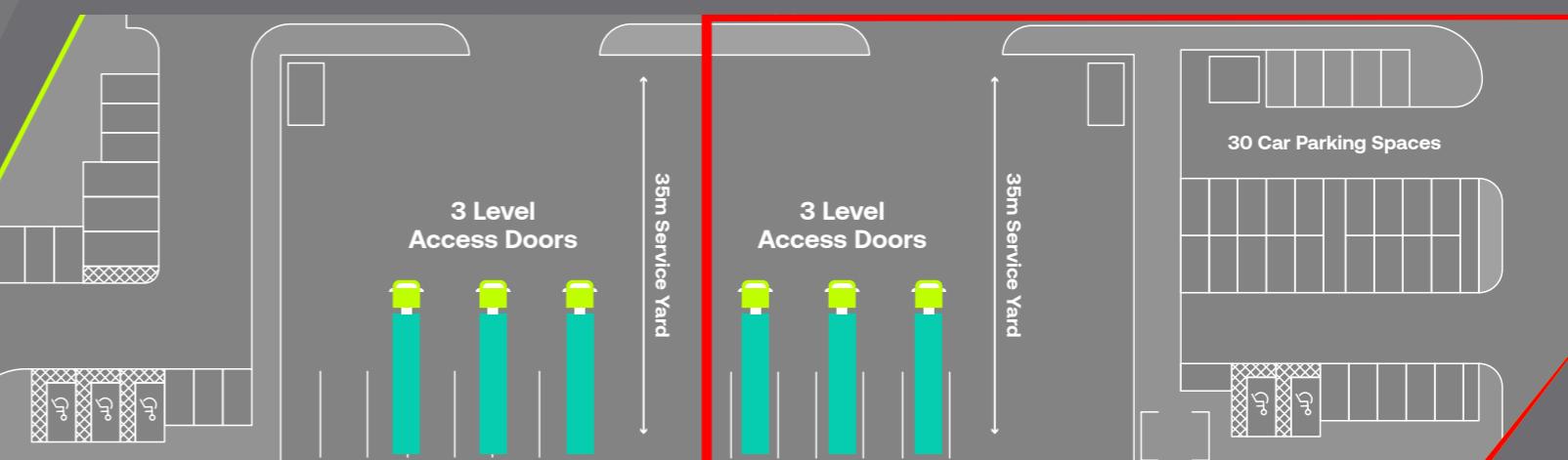
Unit 1 can provide
3,145 pallet
racking spaces



Fronting The A4311 Cirencester Way and Gipsy Lane

CIRENCESTER WAY

111



LET

UNIT 2 | UNIT 1

OFFICE

OFFICE

3 Level Access Door

3 Level Access Doo

35m Service Yard

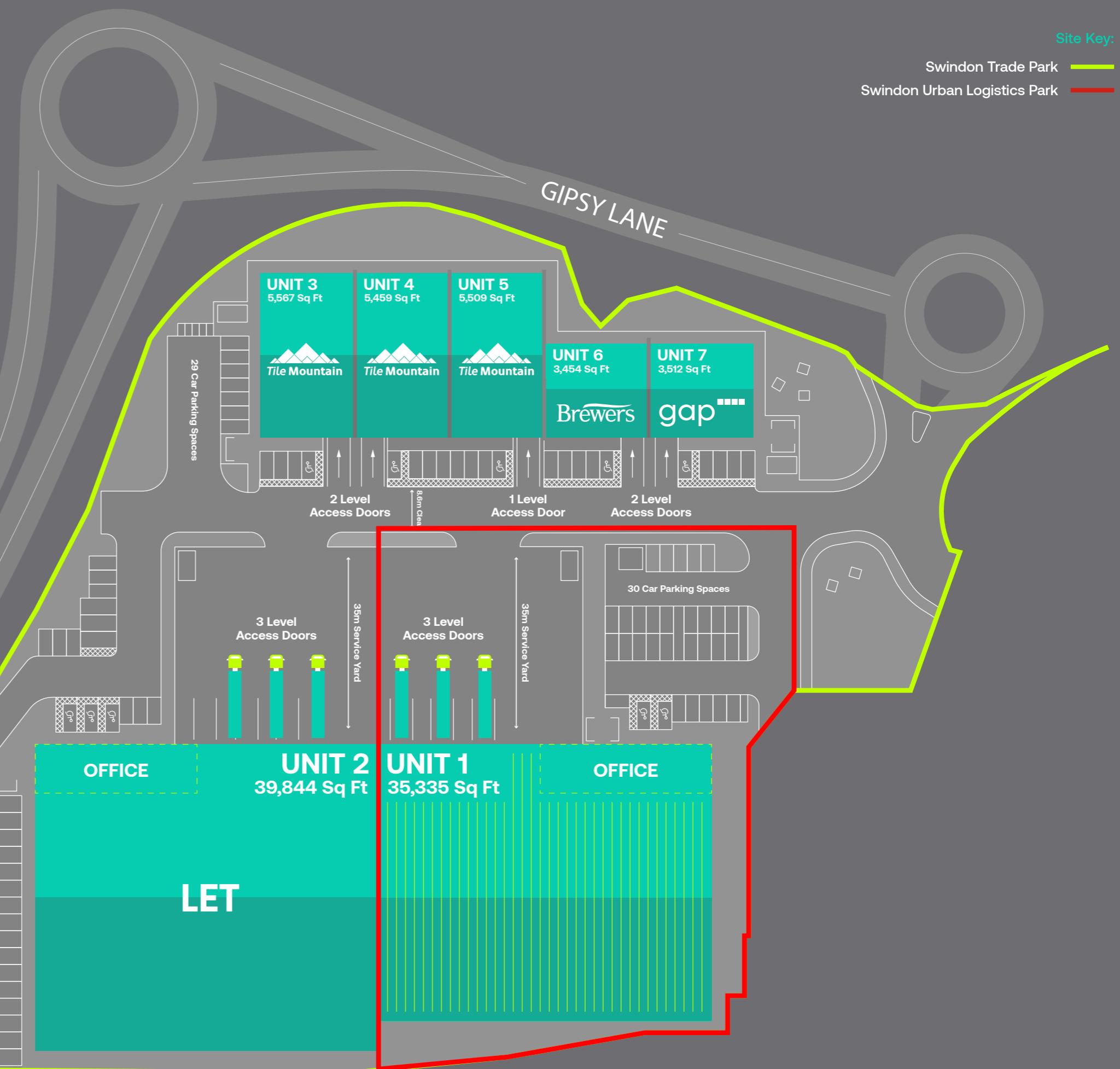
30 Car Parking Spaces

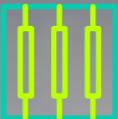
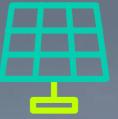
Grp

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	LET			
3	LET - TILE MOUNTAIN			
4	LET - TILE MOUNTAIN			
5	LET - TILE MOUNTAIN			
6	LET - BREWERS			
7	LET - GAP			
TOTAL	35,335	3,282.8	30	



EPC
A15% Roof
LightsTarget >10% BNG
Biodiversity Net GainBREEAM
Excellent6no. / 20% EV
Charging Bays15% 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



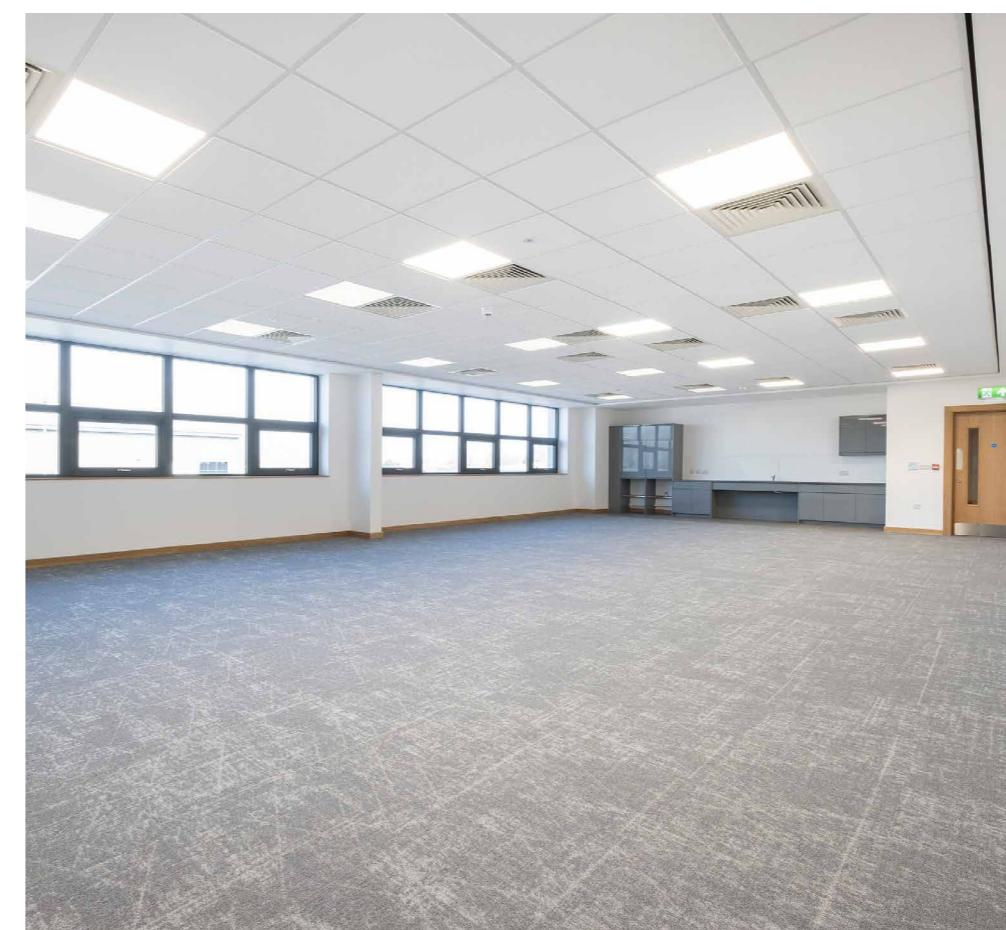
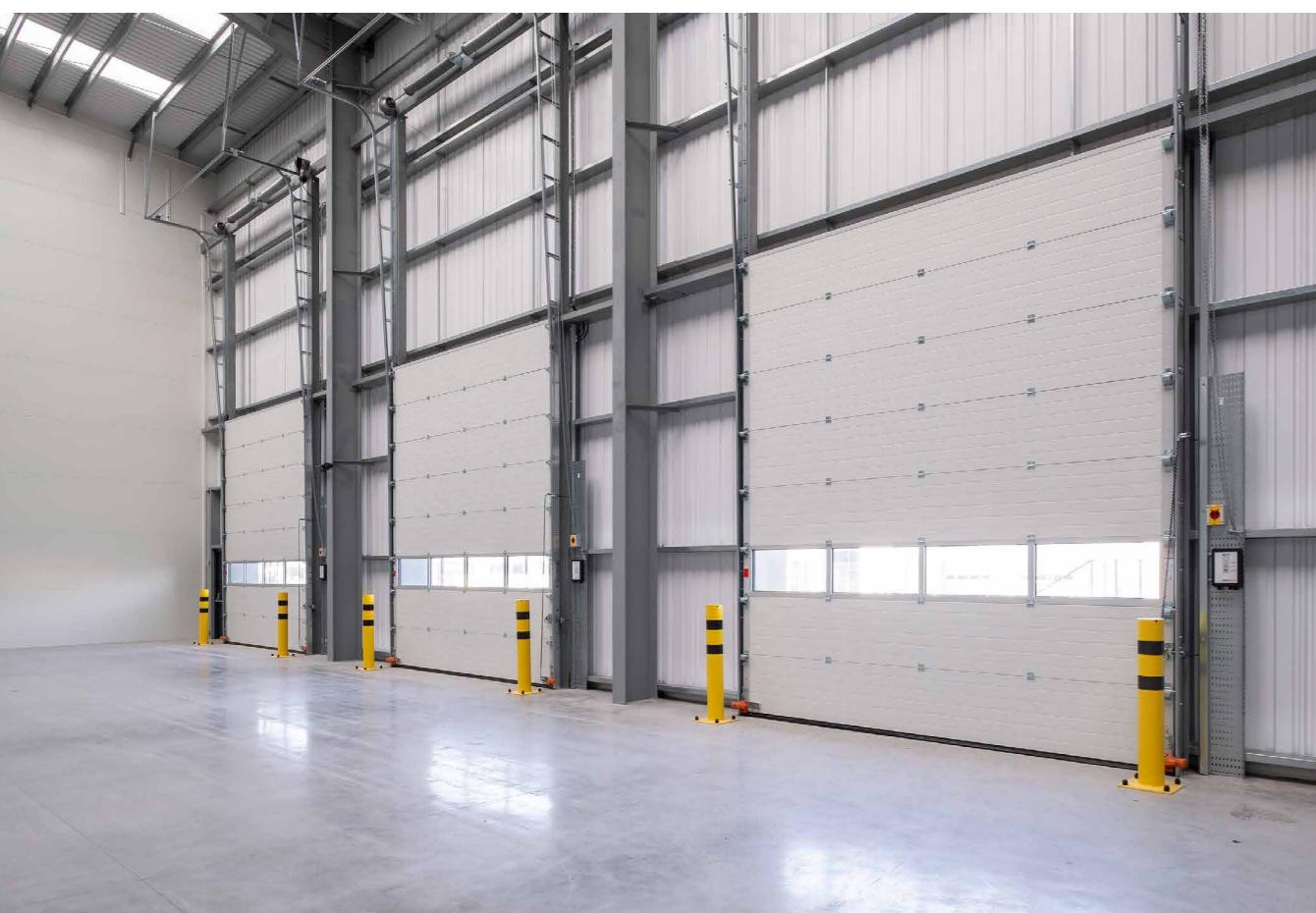
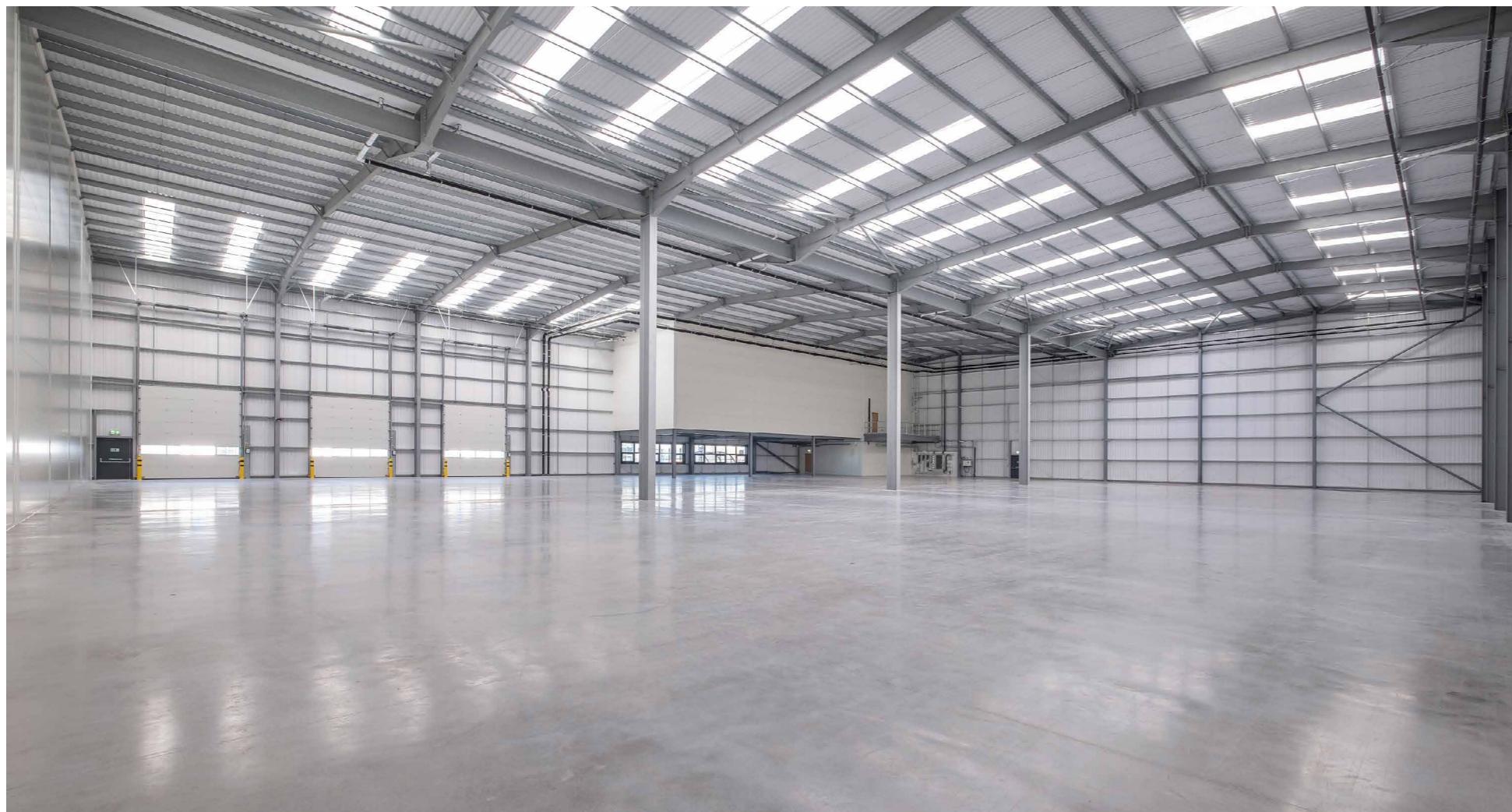
0.8 miles to
Swindon Train Station

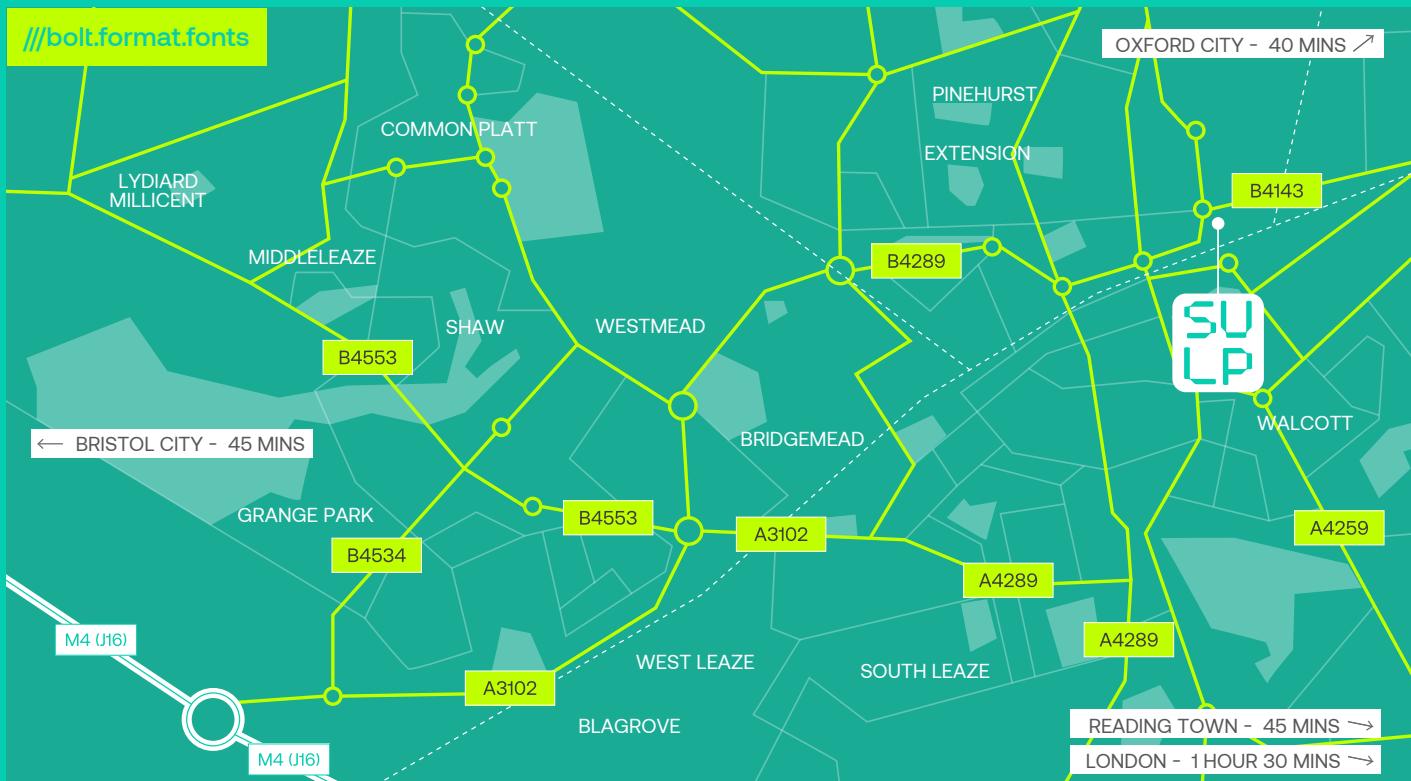


0.3 miles to nearest bus stop
(Gorse Hill South)



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

The unit is available on a new FRI lease.

BUSINESS RATES

To be assessed.



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