Prime Urban Warehousing Unit
To Let
35,335 Sq Ft (3,282 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.

Greenbridge Retail & Leisure Park

Swindon Town Centre

Swindon Train Station

SU LP

LIDL

Wickes

BMW

MINI

TOOLSTATION

BOOKER

webuy anycar .com

SCREWFIX

YODEL

LOK'n STORE Storage

EDMUNDSON ELECTRICAL

HOWDENS

M4

A4311

A4311

Elgin Drive

Bridge End Road

URBAN LOGISTICS

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

UNIT 1	SQ FT GEA	SQ M GEA
GROUND FLOOR WAREHOUSE	32,172	2,989
FIRST FLOOR OFFICES	3,155	293
TOTAL	35,335	3,282

Unit 1 can provide 3,145 pallet racking spaces

Fronting The A4311 Cirencester Way and Gipsy Lane

UNIT 1

35m Secure Yard

15% PV

3 Level Loading Doors

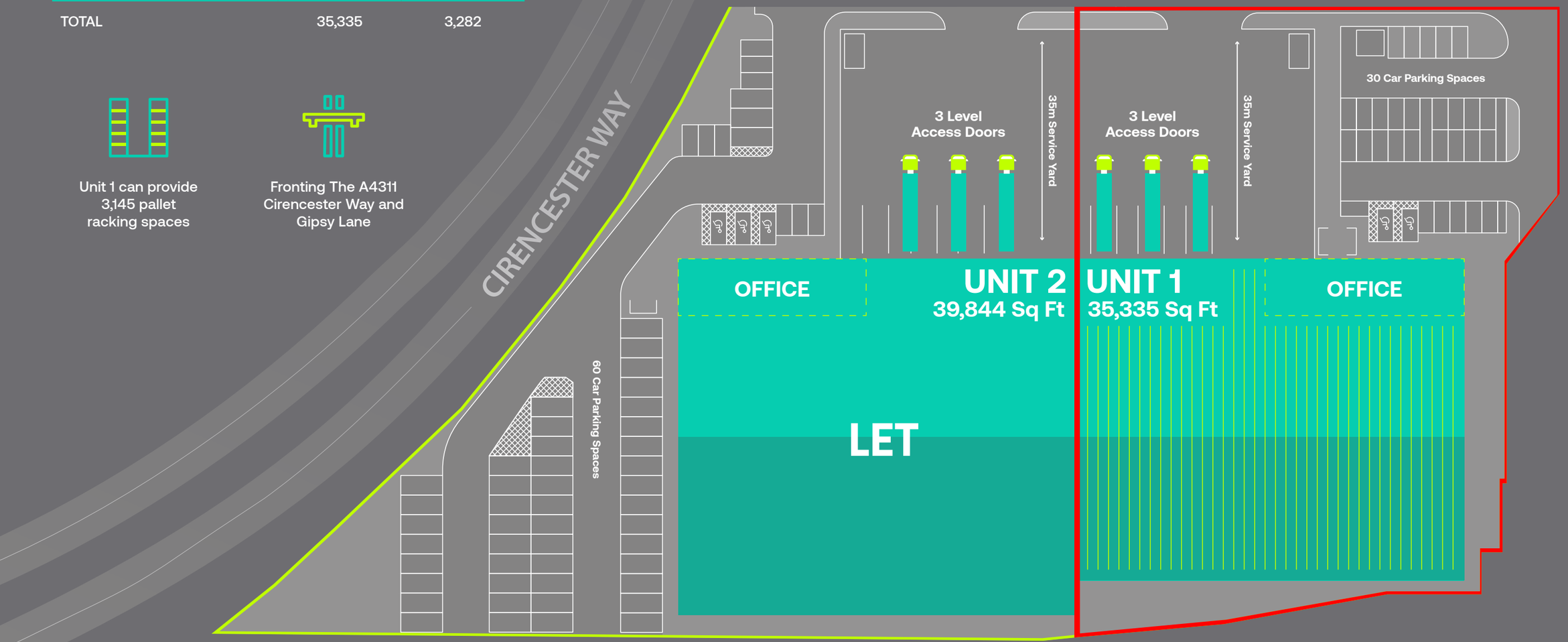
Cycle Shelter

10m Clear Internal Height

50kN/m2 Floor Loading

30 Parking Spaces (6 EV)

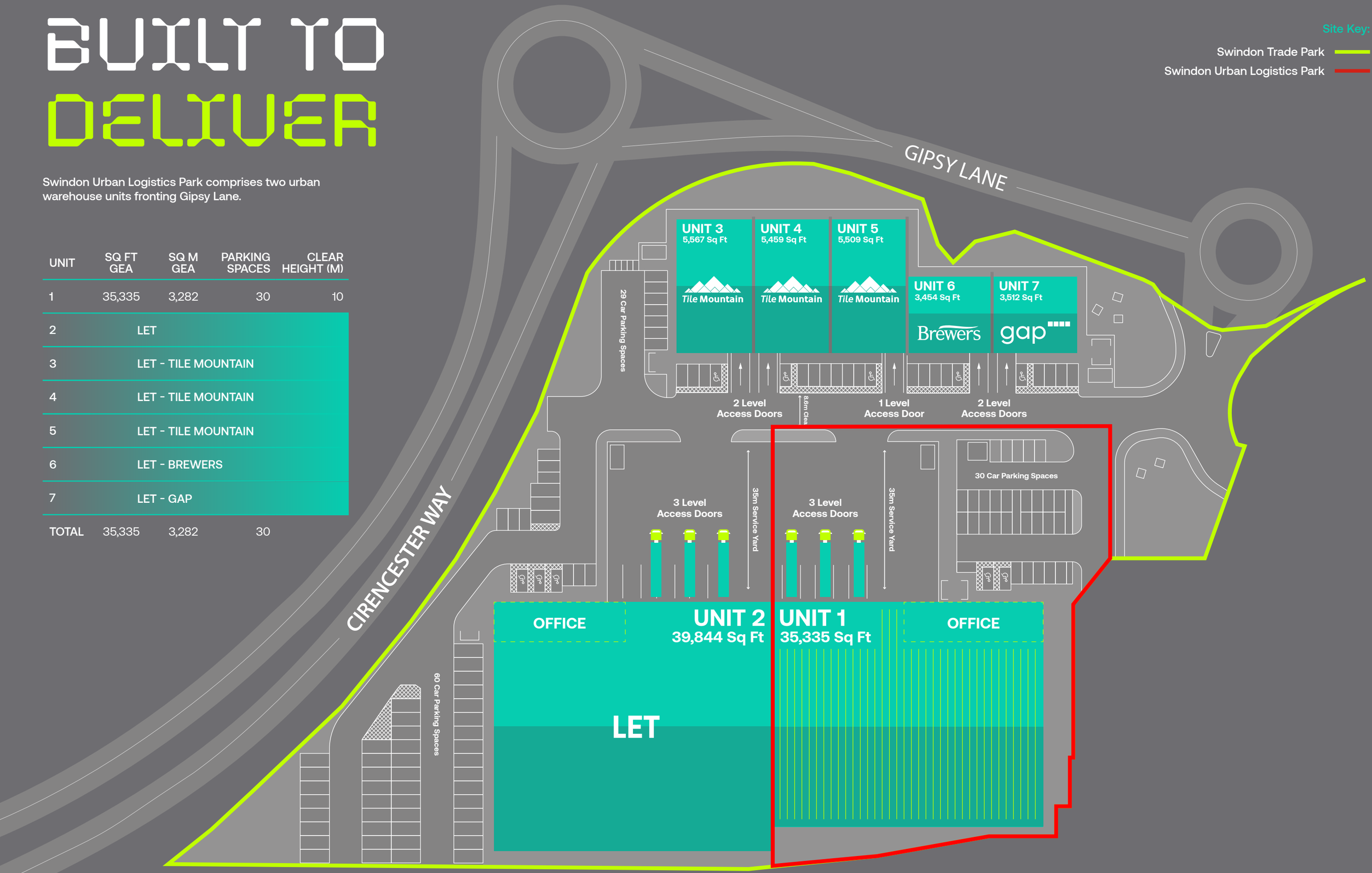
High Quality First Floor Office



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	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	30	



EPC
A

15% Roof
Lights

Target >10% BNG
Biodiversity Net Gain

BREEAM
Excellent

6no. / 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.

Drive Time 0-30 Mins

Drive Time 30-60 Mins

Drive Time 60-90 Mins

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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