A rare opportunity to occupy a single build to suit unit of over 1 million sq ft in the South of the UK

NEW INDUSTRIAL / WAREHOUSE BUILDINGS FROM

200,000 – 1,000,000 SQ FT

(18,580 - 92,903 SQ M)
Symmetry Park, Swindon / M4 J15 provides a premier B8 use location with access to key markets and is strategically positioned between London and Bristol at the heart of the M4 corridor. The development provides a rare opportunity to occupy a single build to suit building of over 1 million sq ft in the South of the UK.

Symmetry Park, Swindon / M4 J15 extends in total to 96 acres and benefits from planning consent for up to 1.3 m sq ft of B8 use space.

The site is strategically located to the east of Swindon, adjacent to the A420 carriageway, and along with the A419 dual carriageway, provides direct access to junction 15 of the M4 which is within 4 miles.
New Industrial / Warehouse Build to Suit Opportunities from 200,000 – 1,000,000 sq ft

**PLANNING**
outline planning permission for 1,300,000 sq ft of B8 use space

**PRIME LOCATION**
alongside the A419 dual carriageway, providing fast access to the M4 (10 minutes)

**LABOUR**
readily available at wage rates that are up to 18.3% cheaper than nearby towns/cities

**LOWER COSTS**
M4 accessible location at rents significantly less than Slough and Reading
Symmetry Park, Swindon / M4 J15 is situated between London and Bristol at the heart of the M4 corridor. The Park is just 4 miles north of Junction 15 of the M4 and accessed off the dual carriageway A419.

Over 87% of UK households can be reached within a 4.5 hour HGV drive time.

**Local occupiers**

Swindon is an established distribution location, and has occupiers such as Honda Logistics UK, BOC, ALDI, Nissin, M&S, BMW, Homebase, Oak Furniture Land, Royal Mail, B&Q, WH Smith, TNT and DHL. This premier B8 use location is also home to many of Honda UK’s major suppliers.
Swindon Borough Council adopted its local plan in March 2015. This sets out a clear agenda for growth with the allocation of over 20,000 new homes up to 2026. The New Eastern Village urban extension which includes and surrounds symmetry park has a total site area of 724 hectares and will provide up to 8,000 new homes, 40 hectares of employment, a new district centre and public realm uses. Local Government funding is in place and allocated to deliver the infrastructure for the wider area. Planning applications for the new houses have been submitted.

Created in 1996 db symmetry has evolved to become one of the leading independent privately owned commercial property development companies in the United Kingdom. Our experienced development team has been involved in some of the most dynamic and successful speculative and client led development schemes throughout the United Kingdom. With an existing portfolio of both ‘ready to go’ consented land and a significant strategic land bank, we have the expertise, the sites and the in-house funding to deliver high quality buildings for our customers.

For more information about db symmetry, visit www.dbsymmetry.com

Swindon is home to over 110,000 jobs and 112,000 employed residents. Large settlements within a 30 minute drive of Swindon include Chippenham, Newbury, Cirencester and Marlborough which provide a further catchment of approximately 105,000 from these settlements.

Skilled labour force

Human resources

Some 300,000 people live within 20 miles of the town centre and forecasts show employment in the Borough is set to grow by nearly 10% over the next 10-12 years. This is significantly higher than the forecast national average of just over 6%.

Average weekly pay

The average weekly pay for a full time worker in Swindon is less than the comparable figures in Bristol and the South East. This equates to a saving of approximately £4,209.6 per employee per annum in comparison with Bristol and would therefore show an annual saving per 100 employees of £420,960.

Source: Nomis 2014
### accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>Net warehouse area</th>
<th>Office (2 storey)</th>
<th>Total area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>185,625 sq ft</td>
<td>16,146 sq ft</td>
<td>201,771 sq ft</td>
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<td></td>
<td>17,245 sq m</td>
<td>1,500 sq m</td>
<td>18,745 sq m</td>
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<tr>
<td>Loading docks</td>
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<td>Level access</td>
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</tr>
<tr>
<td>HGV parking</td>
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<tr>
<td>Car parking</td>
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<tr>
<td>Net site area</td>
<td>9.67 acres</td>
<td>3.91 hectares</td>
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<tr>
<td>Unit 2</td>
<td>961,387 sq ft</td>
<td>48,438 sq ft</td>
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<td>89,315 sq m</td>
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<td>HGV parking</td>
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<tr>
<td>Car parking</td>
<td>761</td>
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<tr>
<td>Net site area</td>
<td>41.12 acres</td>
<td>16.64 hectares</td>
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</tr>
</tbody>
</table>

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**site overview**

The land extends in total to 96 acres (gross) and benefits since February 2015 from a resolution to grant planning consent for up to 1.3 m sq ft of B8 use (Warehouse and Distribution) accommodation. The S.106 agreement has since been signed and the outline planning consent issued. Infrastructure works are underway to include the new signalised junction on the A420 which already has a detailed planning consent and a reserved matters application for the site wide infrastructure has been submitted. Infrastructure works and construction of new building(s) can be carried out concurrently such that new buildings can be available before the end of 2016.
Terms

Units can be built to suit occupiers requirements on either a leasehold or freehold basis. Please contact the joint sole agents for further details.

Further information

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