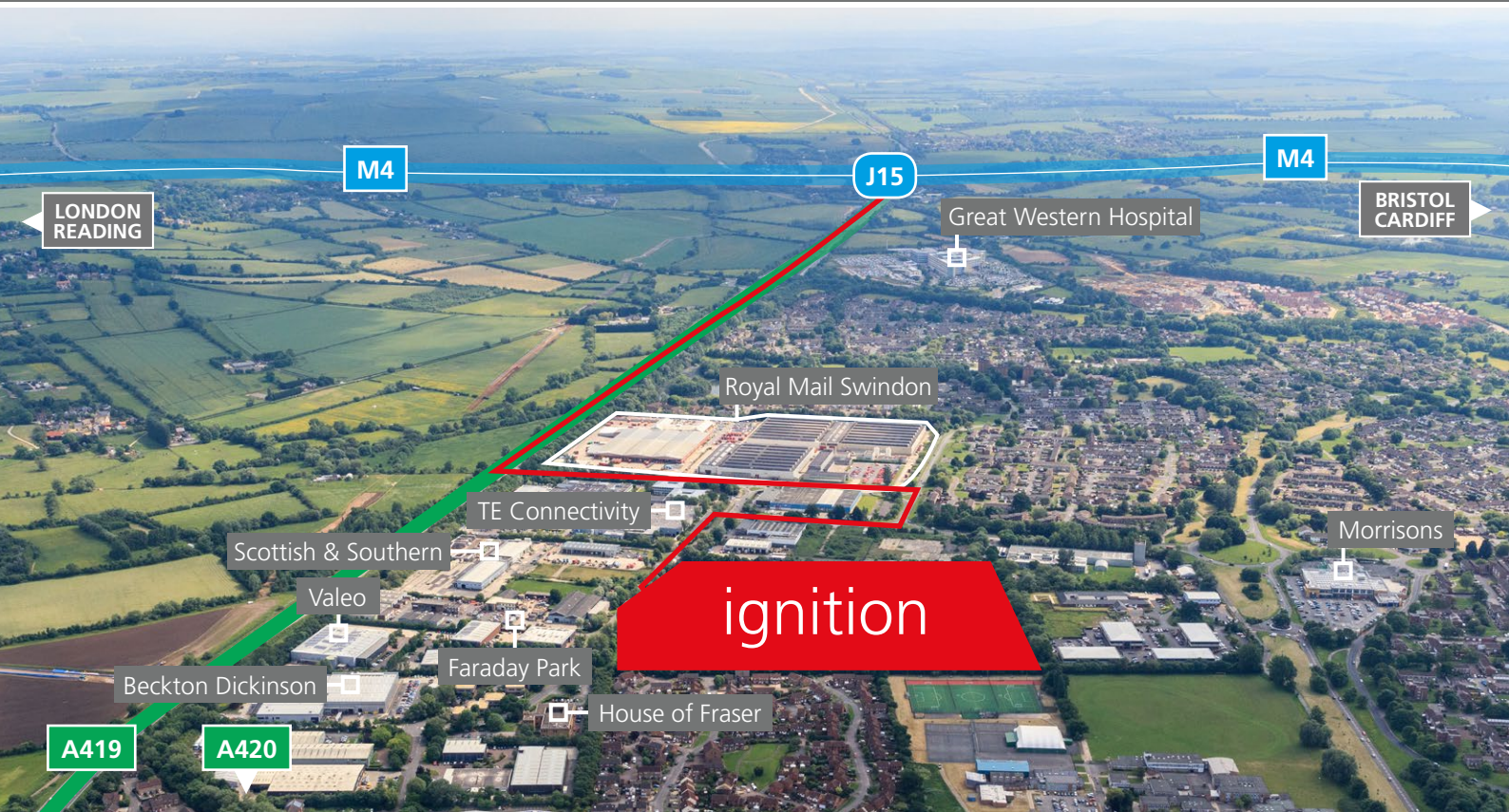




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Prime Warehouse / Industrial Development on J15 of the M4

PHASE 1: Spec Development - Units of 20,000 to 150,000 sq ft

PHASE 2: Pre-let Opportunities - 50,000 to 400,000 sq ft

- New Grade A units
- D&B / speculative opportunities
- Established commercial area
- B1(c), B2 & B8 uses
- Pre-let design flexibility
- Only 2 miles to J15 of the M4

SWINDON



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PHASE I

UNIT 1	sq ft
Warehouse	36,868
Office	3,132
Total	40,000

Car Parking Spaces: 49
 Dock Levellers: 3
 Loading Doors: 2
 Eaves height: 10m

UNIT 2	sq ft
Warehouse	31,720
Office	2,280
Total	34,000

Car Parking Spaces: 22
 Dock Levellers: 2
 Loading Doors: 1
 Eaves height: 10m

UNIT 3	sq ft
Warehouse	17,850
Office	2,150
Total	20,000

Car Parking Spaces: 16
 Loading Doors: 2
 Eaves height: 8m

UNIT 4	sq ft
Warehouse	20,550
Office	1,950
Total	22,500

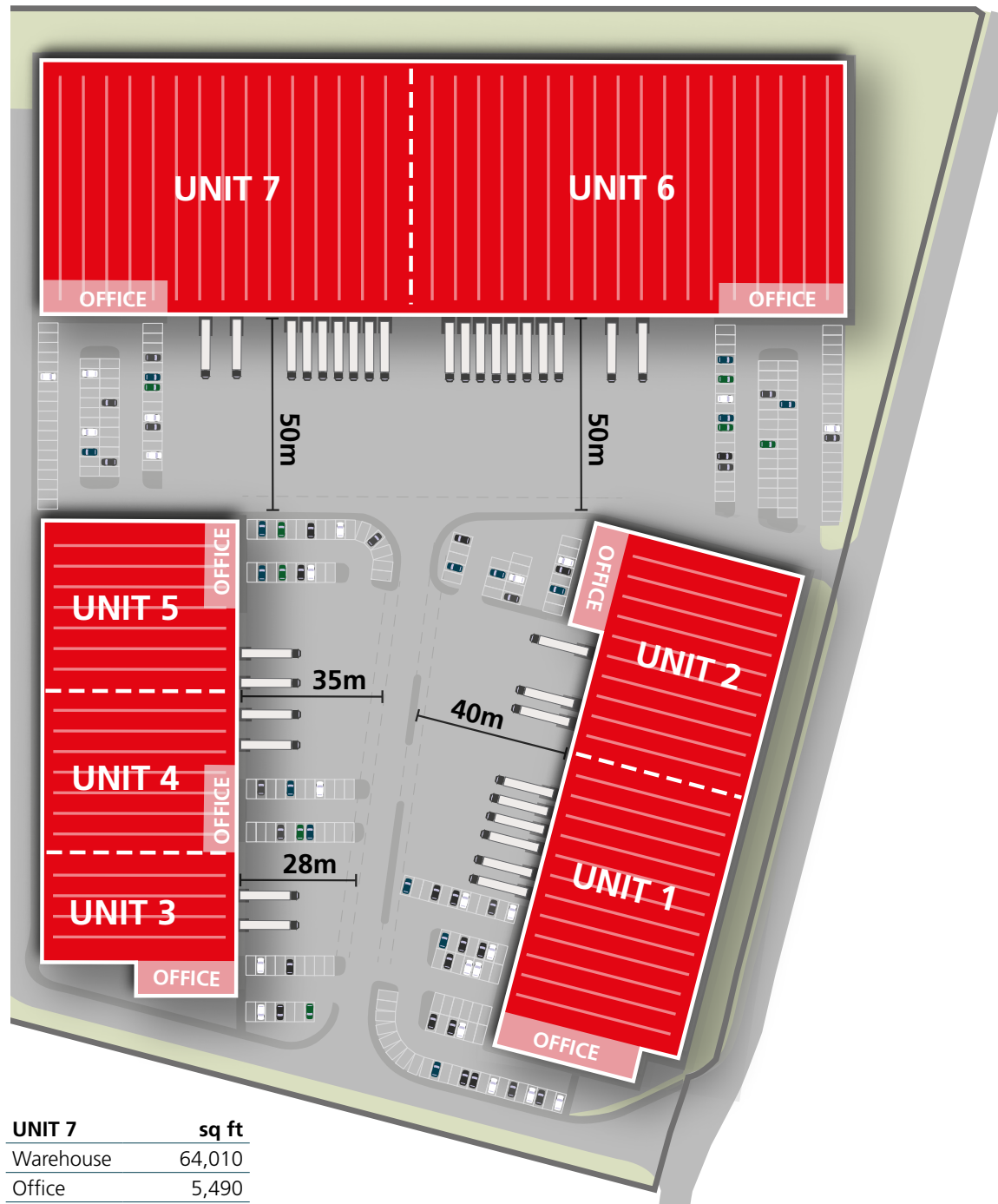
Car Parking Spaces: 22
 Loading Doors: 2
 Eaves height: 8m

UNIT 5	sq ft
Warehouse	24,040
Office	1,960
Total	26,000

Car Parking Spaces: 24
 Loading Doors: 2
 Eaves height: 8m

UNIT 6	sq ft
Warehouse	75,010
Office	5,490
Total	80,500

Car Parking Spaces: 69
 Dock Levellers: 8
 Loading Doors: 2
 Eaves height: 12.5m

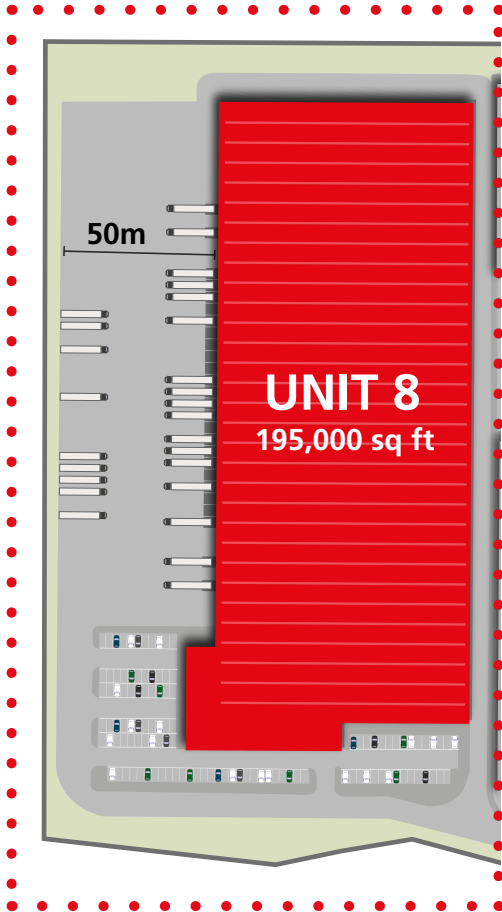


UNIT 7	sq ft
Warehouse	64,010
Office	5,490
Total	69,500

Car Parking Spaces: 58
 Dock Levellers: 7
 Loading Doors: 2
 Eaves height: 12.5m

PHASE II - DESIGN & BUILD

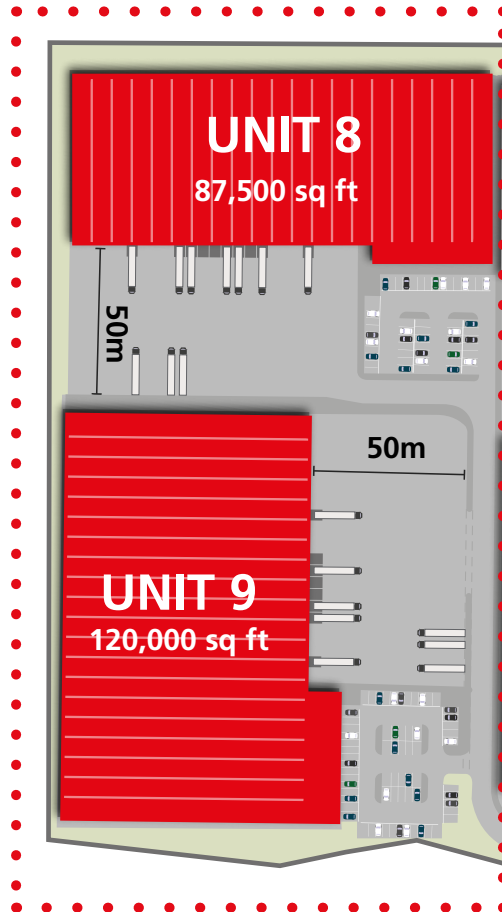
OPTION A



UNIT 8	sq ft
Total	195,000

Car Parking Spaces: 104
 Dock Levellers: 26
 Loading Doors: 4

OPTION B



UNIT 8	sq ft	UNIT 9	sq ft
Total	87,500	Total	120,000

Car Parking Spaces: 53
 Dock Levellers: 10
 Loading Doors: 2

Car Parking Spaces: 67
 Dock Levellers: 8
 Loading Doors: 2

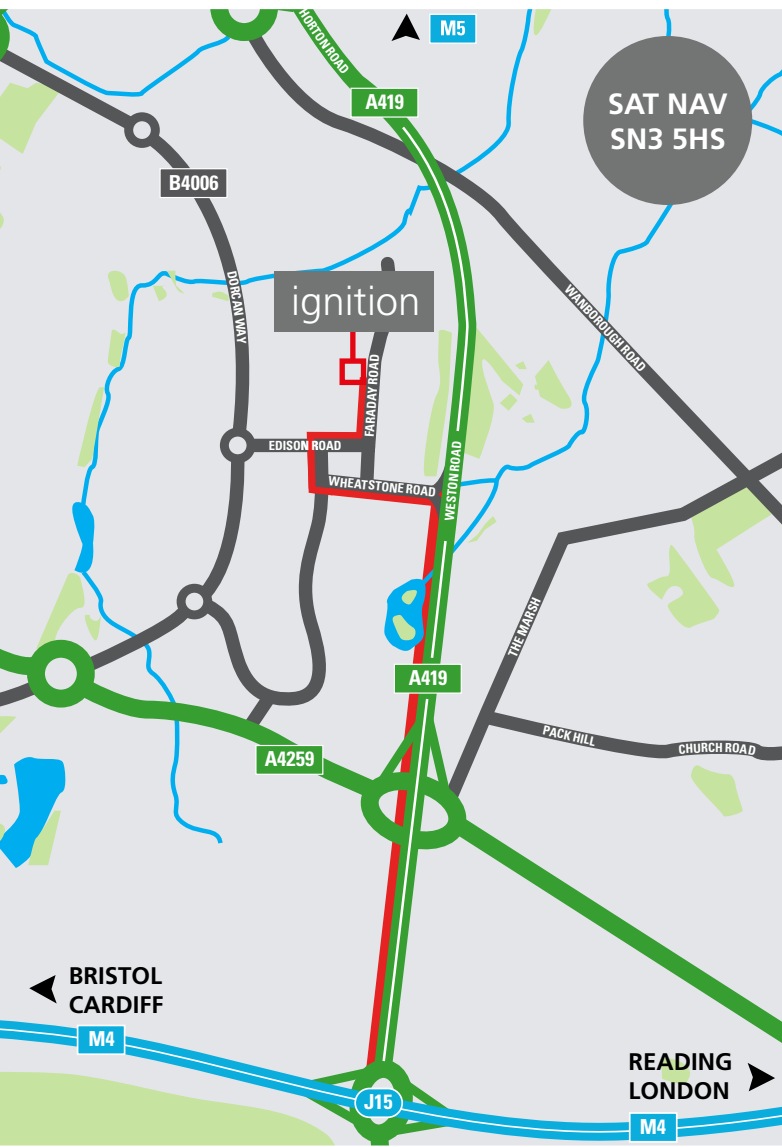


INDICATIVE IMAGE



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FARADAY ROAD ■ SWINDON ■ SN3 5HS



LOCATION

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 30 miles south west of Oxford. The town is located just north of the M4 motorway with excellent access from both Junctions 15 and 16. Faraday Road is accessed via Wheatstone Road which links directly into the A419 dual carriageway which bypasses Swindon on the town's eastern side.

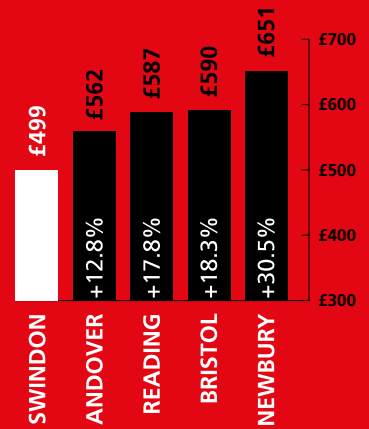
M4 Junction 15	2 miles
Oxford	30 miles
Newbury	27 miles
Bristol	46 miles
Southampton Port	66 miles
M25 Junction 15	64 miles
Heathrow Airport	67 miles
Central London	80 miles

Source: www.theaa.com

DEMOGRAPHICS

COST EFFECTIVE LABOUR

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 £4,209.60 per employee per annum in comparison with Bristol and would therefore show an annual saving per 100 employees of £420,960.



KEY CHARACTERISTICS

OF THE 30-MINUTE CATCHMENT OF IGNITION, SWINDON



GROWING WORKFORCE

Supply of labour is estimated to grow by 36,000 people (subject to meeting 20 year housing target)



SKILLED LABOUR

It is estimated that almost 150,000 people within the catchment have appropriate skills to work within the sector.



RAPID RECRUITMENT

Compared to other locations, Swindon has a good record of being able to recruit quickly into logistics and distribution jobs. The latest data suggests that more candidates are successfully matched to logistics and distribution jobs in the town within 13 weeks than in Milton Keynes and Bristol.

Source: Nomis 2014 and Regeneris Consulting 2016

FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our sole joint agent.

Giles Weir
giles.weir@eu.jll.com

Ed Cole
ed.cole@eu.jll.com

Paul Whitmarsh
paul@whitmarshlockhart.com

Chris Brooks
chris@whitmarshlockhart.com