



ignition

FARADAY ROAD ■ SWINDON ■ SN3 5HS

CANMOOR



7 New Warehouse/Industrial Units on J15 of M4 26,000 sq ft - 74,000 sq ft **TO LET**

- Only 2 mins from J15
- Established industrial location
- 8-12m eaves height
- B1(c), B2 & B8 uses
- D&B / speculative opportunities
- Option to secure yards

SWINDON



DESCRIPTION

Ignition is a brand new development consisting of seven industrial/warehouse units with planning consent for B1(c), B2 and B8 uses. The units are available on a leasehold basis.



8-12M CLEAR
INTERNAL HEIGHT



DOCK LEVEL
LOADING DOORS



LEVEL ACCESS
LOADING DOORS



ALLOCATED PARKING
SPACES



50KN/M²
FLOOR LOADING



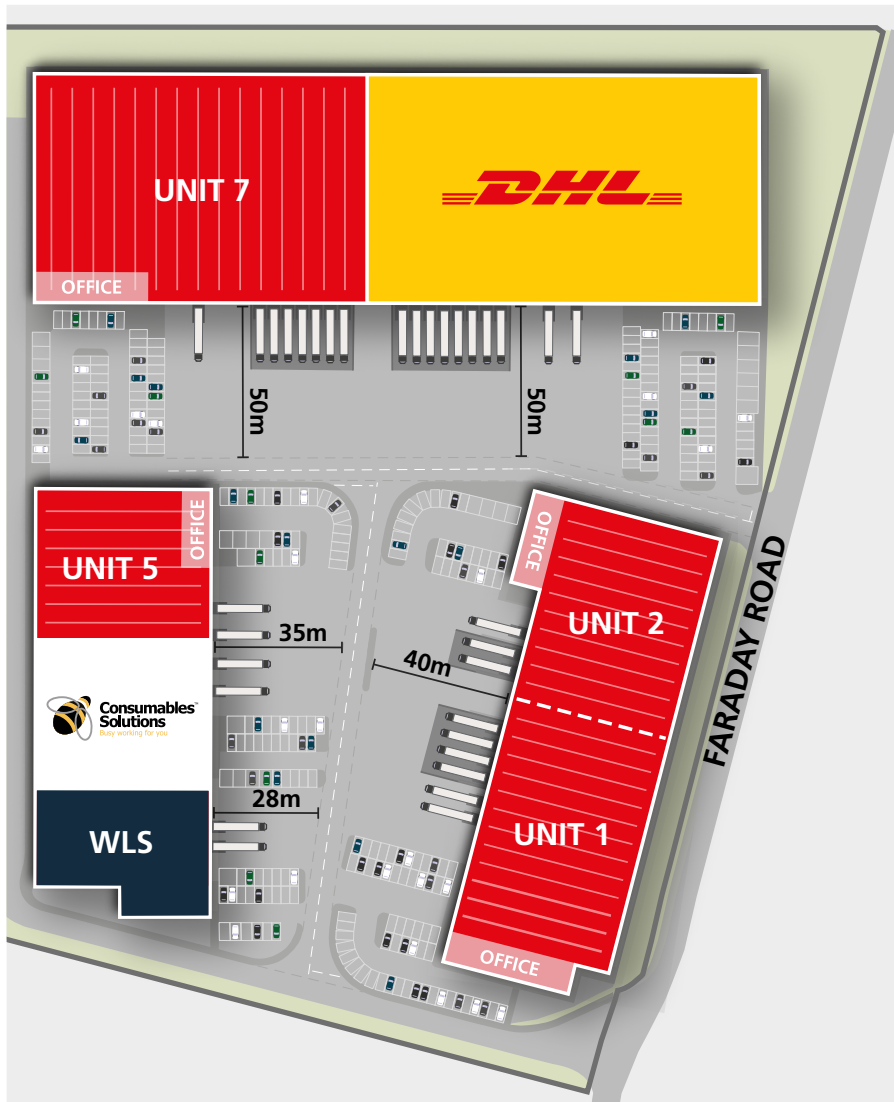
UP TO 50M
DEEP YARDS



150 - 500 KVA
POWER



HIGH QUALITY
OFFICES



ACCOMMODATION

UNIT 1	SQ FT
Warehouse	36,110
Office	3,960
Total	40,070

Car Parking Spaces: 48 Eaves height: 10m
 Dock Level Doors: 4 Power: 200 kVA
 Level Access Doors: 2 (3 Phase Power)

UNIT 2	SQ FT
Warehouse	31,042
Office	3,136
Total	34,178

Car Parking Spaces: 31 Eaves height: 10m
 Dock Level Doors: 2 Power: 200 kVA
 Level Access Doors: 1 (3 Phase Power)

UNIT 3	SQ FT
Warehouse	17,270
Office	2,874
Total	20,144

Car Parking Spaces: 22 Eaves height: 8m
 Level Access Doors: 2 Power: 150 kVA
 (3 Phase Power)

UNIT 4	SQ FT
Warehouse	19,998
Office	2,676
Total	22,674

Car Parking Spaces: 28 Eaves height: 8m
 Level Access Doors: 2 Power: 150 kVA
 (3 Phase Power)

UNIT 5	SQ FT
Warehouse	23,457
Office	2,650
Total	26,107

Car Parking Spaces: 31 Eaves height: 8m
 Level Access Doors: 2 Power: 150 kVA
 (3 Phase Power)

UNIT 6	SQ FT
Warehouse	79,448
Office	5,502
Total	84,950

Car Parking Spaces: 77 Level Access Doors: 2
 Dock Level Doors: 8 Eaves height: 12.5m

UNIT 7	SQ FT
Warehouse	59,158
Office	6,183
Total	65,341

Car Parking Spaces: 68 Eaves height: 12m
 Dock Level Doors: 7 Power: 299 kVA
 Level Access Doors: 1 (3 Phase Power)

LOCATION

Swindon is located at the junction of the A419 and the M4 motorway approximately 80 miles west of London, 45 miles east of Bristol and 30 miles south west of Oxford.

Ignition 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 onto the A419 dual carriageway which bypasses Swindon on the town's eastern side.

M4 J15	2 miles
Newbury	27 miles
Oxford	30 miles
Reading	38 miles
Bristol	45 miles
M25 J15	64 miles
Heathrow Airport	67 miles
Central London	80 miles

FURTHER INFORMATION

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



DEMOGRAPHICS

Average weekly pay for a full time worker in Swindon is less than the comparable figures in Bristol and the South West.

Average hourly pay (male)

SWINDON	£14.32
BRISTOL	£14.41
BATH	£15.61
CHELTENHAM	£15.73
READING	£16.88

KEY CHARACTERISTICS



GROWING WORKFORCE

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



SKILLED LABOUR

Almost 150,000 people have appropriate skills to work within this sector.



RAPID RECRUITMENT

Swindon has a good record of being able to recruit quickly into logistics and distribution jobs.

Source: Nomis 2018 and Regeneris Consulting 2016

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