



ignition

FARADAY ROAD ■ SWINDON ■ SN3 5HS

CANMOOR



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

- Only 2 miles from J15
- Established warehouse / industrial location
- 8-12m eaves height
- B1(c), B2 & B8 uses
- Option to secure yards

# SWINDON

# ignition

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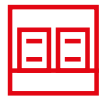


## DESCRIPTION

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/M<sup>2</sup>  
FLOOR LOADING



UP TO 50M  
DEEP YARDS

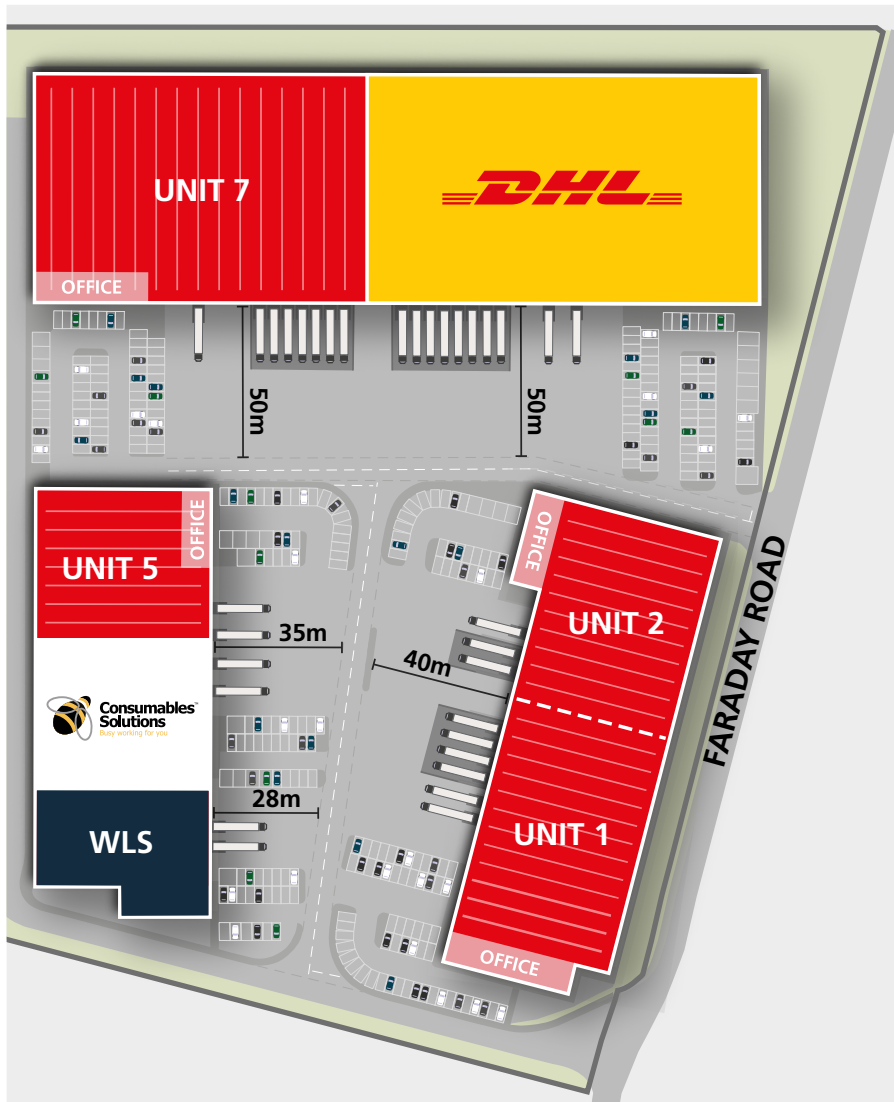


150 - 500 KVA  
POWER



HIGH QUALITY  
OFFICES

# SWINDON



## ACCOMMODATION(GIA)

UNIT 1	SQ FT
Warehouse	36,110
Office	3,960
<b>Total</b>	<b>40,070</b>

UNIT 2	SQ FT
Warehouse	31,042
Office	3,136
<b>Total</b>	<b>34,178</b>
<b>Combined Total*</b>	<b>74,248</b>

UNIT 5	SQ FT
Warehouse	23,457
Office	2,650
<b>Total</b>	<b>26,107</b>

UNIT 7	SQ FT
Warehouse	59,158
Office	6,183
<b>Total</b>	<b>65,341</b>

- Car Parking Spaces: 48
- Dock Level Doors: 4
- Level Access Doors: 2

- Eaves height: 10m
- Power: 200 kVA (3 Phase Power)

- Car Parking Spaces: 31
- Dock Level Doors: 2
- Level Access Doors: 1

- Eaves height: 10m
- Power: 200 kVA (3 Phase Power)

\*Unit 1 and 2 can be combined

- Car Parking Spaces: 31
- Level Access Doors: 2

- Eaves height: 8m
- Power: 150 kVA (3 Phase Power)

- Car Parking Spaces: 68
- Dock Level Doors: 7
- Level Access Doors: 1

- Eaves height: 12m
- Power: 299 kVA (3 Phase Power)

## LOCATION

Swindon is Wiltshire's main commercial centre and benefits from excellent communication links, being situated directly off the M4 motorway at junctions 15 and 16. Swindon is well positioned to service the South West and South East markets, utilising the M4 with interconnects with the M5 and A34.

Ignition is excellently positioned to the east of Swindon, being situated off the A419 dual carriageway which provides direct access to the M4 at junction 15.

M4 J15	2 miles
M4 / A34	23 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

The units are available on new FRI leases. 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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