



ignition

FARADAY ROAD ■ SWINDON ■ SN3 5HS



Phase 2 Design & Build Opportunity on J15 of M4 50,000 sq ft - 200,000 sq ft **TO LET**

PRE-LET OPPORTUNITIES

- 9 acre site
- Only 2 mins to M4 J15
- Established industrial location
- B1(c), B2 & B8 uses
- D&B / speculative opportunities
- Option to secure yards

SWINDON

ignition

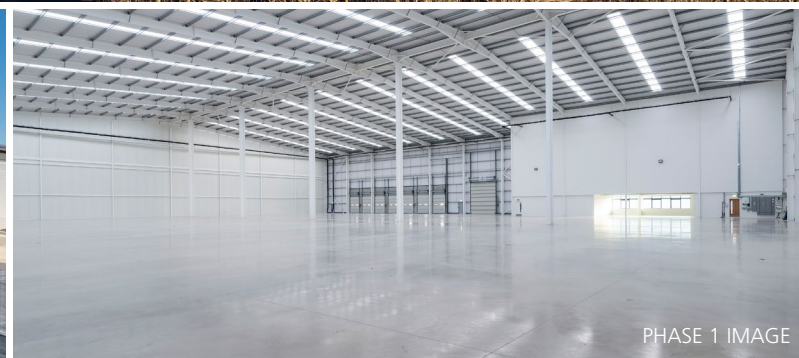
FARADAY ROAD ■ SWINDON ■ SN3 5HS



PHASE 1 IMAGE



PHASE 1 IMAGE



PHASE 1 IMAGE

DESCRIPTION

Ignition is a brand new prime industrial/warehouse development with design & build pre-let opportunities of 50,000 sq ft - 200,000 sq ft, with outline planning consent for B1(c), B2 and B8 uses.

The specification can be designed to suit the tenants requirements.



AMPLE CLEAR
INTERNAL HEIGHT



DOCK LEVEL
LOADING DOORS



LEVEL ACCESS
LOADING DOORS



ALLOCATED
PARKING SPACES



50KN/M²
FLOOR LOADING



UP TO 50M
DEEP YARDS



1MVA +
POWER SUPPLY

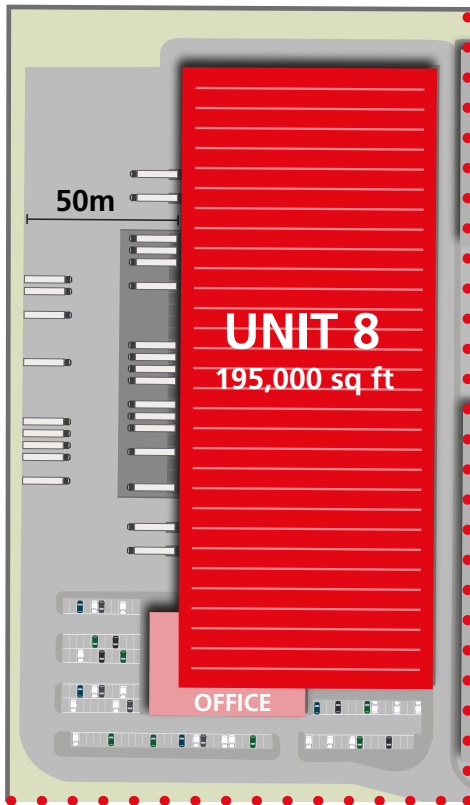


HIGH QUALITY
OFFICES

SWINDON

ACCOMMODATION

OPTION A

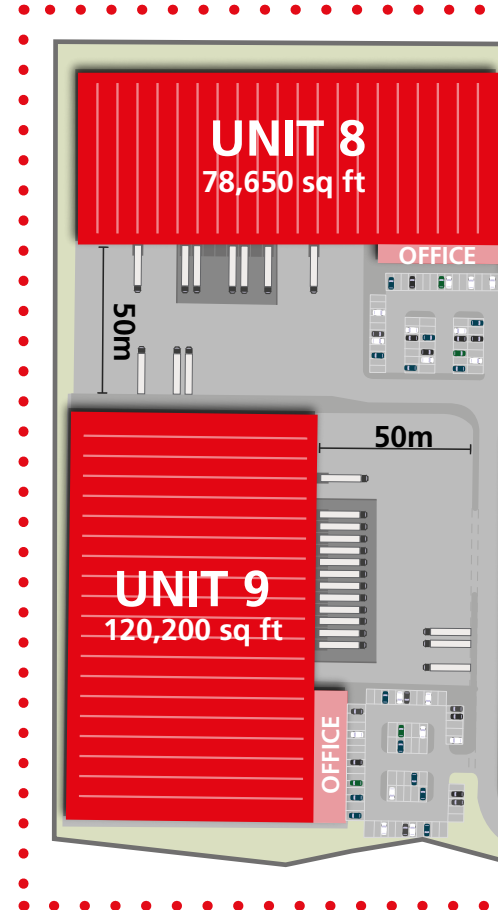


UNIT 8	sq ft
Warehouse	182,000
Office	13,000
Total	195,000

Car Parking Spaces: 104
 Dock Level Doors: 22
 Level Access Doors: 4

*Indicative Layout

OPTION B



UNIT 8	sq ft
Warehouse	72,300
Office	6,350
Total	78,650

Car Parking Spaces: 52
 Dock Level Doors: 8
 Level Access Doors: 2

UNIT 9	sq ft
Warehouse	113,400
Office	6,800
Total	120,200

Car Parking Spaces: 68
 Dock Level Doors: 12
 Level Access Doors: 1

*Indicative Layout

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.

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 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	39 miles
Bristol	45 miles
M25 J15	64 miles
Southampton Port	66 miles
Heathrow Airport	67 miles
Central London	80 miles



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

FURTHER INFORMATION

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

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