v8 ignition

FARADAY ROAD ■ SWINDON ■ SN3 5HS

CANMOOR

New High Quality Distribution Warehouse

200,000 sq ft (18,581 sq m) **TO LET**

- Prime industrial / logistics unit
- Excellent motorway access
- Established employment location
- E, B2 & B8 uses
- 1MVA power supply
- BREEAM ‘excellent’

SWINDON

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INDICATIVE IMAGE

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DESCRIPTION

v8 is a new high quality distribution warehouse with planning consent for E, B2 and B8 uses. Available on a leasehold basis.

v8 ignition	sq ft	sq m
Warehouse	192,200	17,856.0
First Floor Office	3,900	362.3
Second Floor Office	3,900	362.3
Total (GIA)	**200,000**	**18,580.6**

SUSTAINABILITY

- BREEAM rating will be excellent
- EPC rating of B
- Provision for potential photo voltaic panels on the roof
- VRF units to provide heating and cooling for the offices
- LED lighting to offices
- Capped-off gas supply to warehouse for potential future heating
- EV charging for 10 car parking spaces

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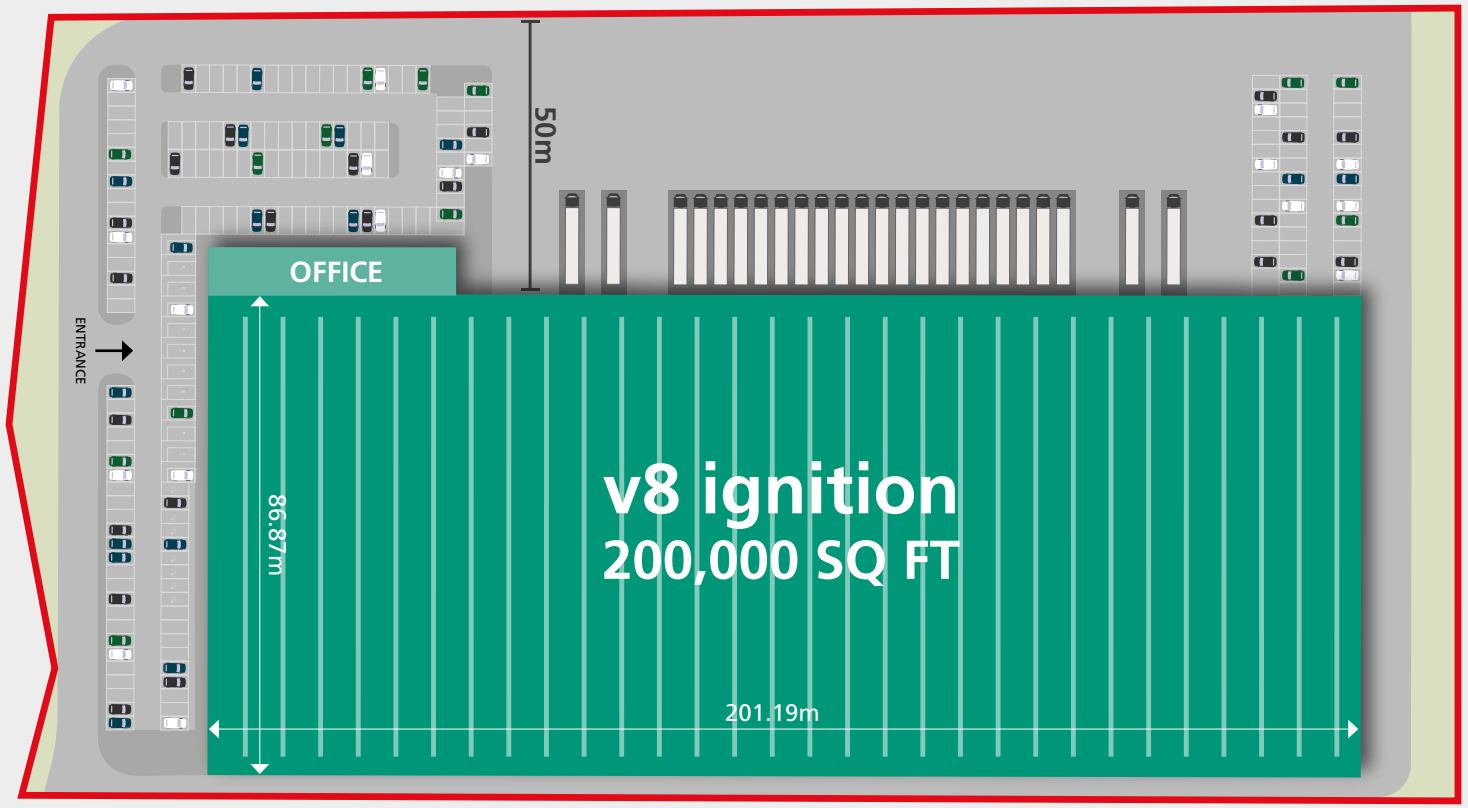
ACCOMMODATION



INDICATIVE LAYOUT

SPECIFICATION

- 15M CLEAR INTERNAL HEIGHT
- SECURE SELF CONTAINED SITE
- 20 DOCK LEVEL LOADING DOORS
- 4 LEVEL ACCESS LOADING DOORS
- 50KN/M² FLOOR LOADING
- HIGH QUALITY OFFICES
- UP TO 50M DEEP YARDS
- 1MVA + POWER SUPPLY
- 196 CAR PARKING SPACES

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LOCAL OCCUPIERS

v8 ignition

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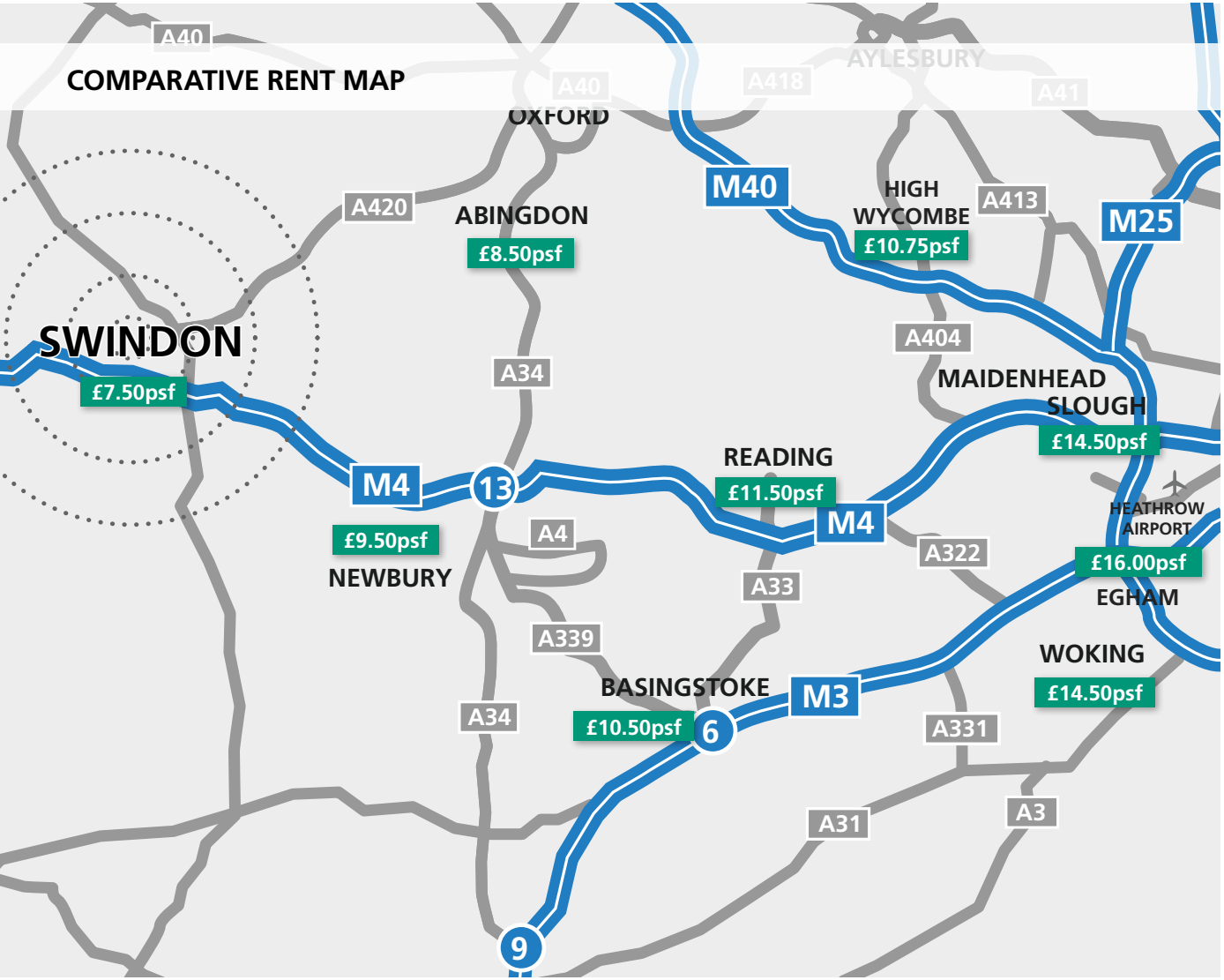

DEMOGRAPHICS

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)

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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LOCATION

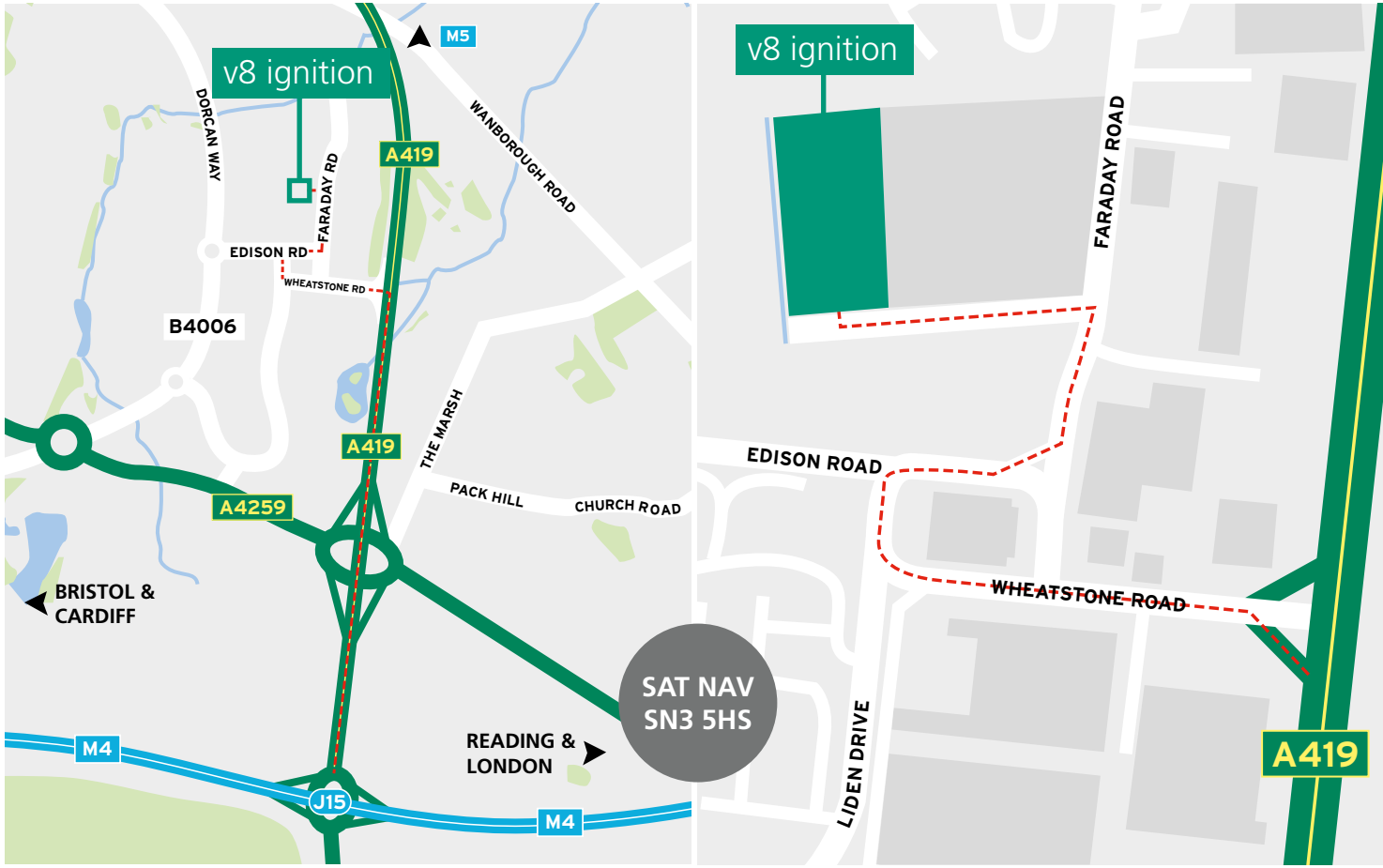
Swindon is Wiltshire's main commercial centre and benefits from excellent communication links, being situated directly off the M4 motorway at junctions 15 and 16. Swindon is well positioned to service the South West and South East markets, utilising the M4 which interconnects with the M5 and A34.

v8 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
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

FURTHER INFORMATION

The opportunity is available on a new FRI lease. Further information, plans and specifications are available on a bespoke basis through our joint sole agents.



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