



- Dimensions are in millimeters, unless stated otherwise.
 - Scaling of this drawing is not recommended.
 - It is the recipient's responsibility to print this document to the correct scale.
 - All relevant drawings and specifications should be read in conjunction with this drawing.

NORTHERN PARCEL SCHEDULE OF ACCOMMODATION (Gross Internal Area)	
Unit 7 / Plot Area	- 7.45 Acres / 3.02 Hectare
Warehouse Area	- 161,075 sq ft (14,964 m ²)
First Floor Office (Incl. GF Core)	- 9,317 sq ft (866 m ²)
Total Area	- 170,392 sq ft (15,830 m²)
Plant Deck / Mezzanine	- 4,282 sq ft (482m ²)
Total inc. Plant Deck	- 174,674 sq ft (16,228 m²)
Loading Docks	- 17
Level Access	- 2
Car Parking	- 134
Unit 8 / Plot Area	- 3.18 Acres / 1.29 Hectare
Warehouse Area	- 63,535 sq ft (5,903 m ²)
First Floor Office (Incl. GF Core)	- 3,989 sq ft (371 m ²)
Total Area	- 67,524 sq ft (6,273 m²)
Plant Deck / Mezzanine	- 3,378 sq ft (314m ²)
Total inc. Plant Deck	- 70,902 sq ft (6,587 m²)
Loading Docks	- 7
Level Access	- 2
Car Parking	- 60
Total GIA	- 245,576 sq ft (22,815 m²)
Total Plot Area	- 10.63 Acres (4.30 Hectares)
Total Infrastructure Area	- 4.04 Acres (1.63 Hectares)
Total Area	- 15.43 Acres (6.24 Hectares)

SOUTHERN PARCEL SCHEDULE OF ACCOMMODATION (Gross Internal Area)	
Unit 1 / Plot Area	- 6.16 Acres / 2.49 Hectare
Warehouse Area	- 101,200 sq ft (9,402 m ²)
First Floor Office (Incl. GF Core)	- 5,000 sq ft (464 m ²)
Total Area	- 106,200 sq ft (9,866 m²)
Loading Docks	- 10
Level Access	- 2
Car Parking	- 86
Unit 2 / Plot Area	- 4.45 Acres / 1.80 Hectare
Warehouse Area	- 99,944 sq ft (9,285 m ²)
First Floor Office (Incl. GF Core)	- 5,292 sq ft (492 m ²)
Total Area	- 105,236 sq ft (9,777 m²)
Plant Deck / Mezzanine	- 5,184 sq ft (482m ²)
Total inc. Plant Deck	- 110,420 sq ft (10,258 m²)
Loading Docks	- 10
Level Access	- 2
Car Parking	- 75
Unit 3 / Plot Area	- 4.92 Acres / 1.99 Hectares
Warehouse Area	- 98,493 sq ft (9,150 m ²)
Ground Floor Core	- 844 sq ft (78m ²)
Escape Core	- 261 (24m ²)
First Floor Office	- 5,298 sq ft (780m ²)
Total Area	- 104,894 sq ft (9,745 m²)
Plant Deck / Mezzanine	- 5,511 sq ft (512m ²)
Total inc. Plant Deck	- 110,405 sq ft (10,257 m²)
Loading Docks	- 10
Level Access	- 2
Car Parking	- 72
Unit 4A Warehouse Area	- 20,964 sq ft (1,948 m ²)
First Floor Office (Incl. GF Core)	- 1,749 sq ft (162m ²)
Total Area	- 22,713 sq ft (2,110 m²)
Plant Deck / Mezzanine	- 1,115 sq ft (104m ²)
Total inc. Plant Deck	- 23,828 sq ft (2,214 m²)
Unit 4B Warehouse Area	- 61,185 sq ft (5,684 m ²)
First Floor Office (Incl. GF Core)	- 3,866 sq ft (359m ²)
Total Area	- 65,051 sq ft (6,043 m²)
Plant Deck / Mezzanine	- 3,253 sq ft (302m ²)
Total inc. Plant Deck	- 68,304 sq ft (6,346 m²)
Unit 4C Warehouse Area	- 35,325 sq ft (3,282 m ²)
First Floor Office (Incl. GF Core)	- 2,505 sq ft (233m ²)
Total Area	- 37,830 sq ft (3,514 m²)
Plant Deck / Mezzanine	- 1,878 sq ft (174m ²)
Total inc. Plant Deck	- 40,245 sq ft (3,739 m²)
Unit 4D Warehouse Area	- 73,962 sq ft (6,871 m ²)
First Floor Office (Incl. GF Core)	- 4,538 sq ft (422m ²)
Total Area	- 78,500 sq ft (7,293 m²)
Plant Deck / Mezzanine	- 3,932 sq ft (365m ²)
Total inc. Plant Deck	- 82,432 sq ft (7,658 m²)
Unit 5 / Plot Area	- 19.93 Acres / 8.06 Hectares
Warehouse Area	- 312,858 sq ft (29,065 m ²)
Ground Floor Core	- 844 sq ft (78m ²)
Escape Core	- 261 (24m ²)
First Floor Office	- 8,392 sq ft (780m ²)
Second Floor Office	- 8,392 sq ft (780m ²)
Trans. Office	- 3,000 sq ft (279 m ²)
Total Area	- 333,747 sq ft (31,006 m²)
Plant Deck / Mezzanine	- 8,711 sq ft (809m ²)
Total inc. Plant Deck	- 342,458 sq ft (31,815 m²)
Loading Docks	- 34
Level Access	- 4
Car Parking	- 321
Unit 6 / Plot Area	- 5.09 Acres / 2.06 Hectares
Warehouse Area	- 81,807 sq ft (7,600 m ²)
First Floor Office (Incl. GF Core)	- 5,346 sq ft (496 m ²)
Second Floor Plant Deck	- 1,674 sq ft (156 m ²)
Total Area	- 88,827 sq ft (8,252 m²)
Loading Docks	- 10
Level Access	- 2
HGV Parking	- 20
Car Parking	- 67
Total GIA	- 973,118 sq ft (90,405 m²)
Total Plot Area	- 49.07 Acres (19.86 Hectares)
Total Infrastructure Area	- 17.74 Acres (7.18 Hectares)
Total Area	- 66.81 Acres (27.03 Hectares)

rev	amendments	by	ckd	date

Chippenham Gateway,
 M4 Junction 17
 Overall Site Layout - Plot 4 alternative



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D	Unit 4A increased to 12.5m CIH.	RS	AJL	15.04.24
C	Unit 4C rotated.	RS	AJL	09.04.24
B	Unit 4B rotated.	RS	AJL	04.04.24
A	First Issue	RS	AJL	03.04.24

25m SCALE 1:1250

Site Layout