

ST. MODWEN PARK CHIPPENHAM

SN14 6BD



EPC
A+ rated



Additional build
to suit space
available



Located next to
M4, J17

BUILT IN 12 MONTHS FROM AGREEMENT FOR LEASE

UNIT C111: 110,405 SQ FT (10,257 SQ M)

Changing spaces in Chippenham

St. Modwen Park Chippenham comprises a strategically located 78.2 acre (30.1 ha) development site situated at junction 17 of the M4 offering excellent direct access to the national motorway network and in the heart of the South West's established logistics triangle.

Chippenham has a main line rail station approximately 11 minutes from Swindon and public transport provision will include a bus service linking the site to Chippenham town centre and its surrounds. Workforce catchment will include Bristol, Bath and North East Somerset, Wiltshire and Swindon.

C342 and C110 are to be delivered in Q3 2023. C106 was the first unit built on the estate with C88 following in 2022. The remainder of the site has detailed planning consent for further development, available on a build to suit basis. These opportunities provide between 111,000 sq ft to 238,000 sq ft with the ability to build the units in 12 months following signing the agreement for lease and tender award.

<p>Part of a 78.2 acre industrial park</p>	<p>Detailed planning consent for B8</p>	<p>Strategically located adjacent to M4, J17</p>	<p>Under an hour's drive from both Bristol Port and Bristol Airport</p>
<p>Ideally located for national distribution</p>	<p>Targeted for BREEAM EXCELLENT</p>	<p>24 hour access, 365 days of the year</p>	<p>Operationally net zero carbon to offices</p>



ST. MODWEN PARK
CHIPPENHAM

To Bristol via M4

To London via M4

Indicative master plan computer generated image.

Why choose Chippenham?

Chippenham is a major commercial location in North Wiltshire, benefiting from a strong local labour force and excellent transport links.



Strong and diverse labour pool. High proportion of people aged 16-44 (56%)

81%

81% are economically active



Localised workforce with a significant number of residents living and working locally with a self containment rate of 77%

£

Gross weekly pay in Chippenham is 2.06% lower than the national average



Major employment hub



Excellent transport links

TRAVEL DISTANCES



CITIES/TOWNS

Chippenham	5 miles
Swindon	17 miles
Bristol	24 miles
Oxford	50 miles
Reading	55 miles
Cardiff	57 miles
Southampton	78 miles
London	95 miles



PORT/RAIL FREIGHT TERMINALS

Port of Bristol	29 miles
Port of Southampton	64 miles
Birmingham Intermodal Freight Terminal	96 miles
London Gateway Port	148 miles
Port of Dover	173 miles
Port of Liverpool	198 miles
Felixstowe Port	210 miles
Port of Hull	219 miles



AIRPORTS

Bristol	32 miles
London Heathrow	82 miles



MOTORWAYS

M4, Junction 17	1 mile
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Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





← Bristol London →



Schedule of accommodation

**ST. MODWEN
PARK
CHIPPENHAM**



50 KN SQ M floor loading



PV solar panels



EPC A+ rating

EPC A+ rated



500 kVA of power supply



EV car charging



10% roof lights



Up to 12.5m clear internal height

UNIT C111	
WAREHOUSE	98,493 SQ FT (9,150 SQ M)
PLANT DECK/MEZZANINE	5,511 SQ FT (512 SQ M)
OFFICE	6,401 SQ FT (882 SQ M)
CLEAR INTERNAL HEIGHT	12.5 M
LOADING DOCKS	10
LEVEL ACCESS DOORS	2
YARD DEPTH	50 M
CAR PARKING	86
HGV PARKING	21
TOTAL	110,405 SQ FT (10,257 SQ M)
PLOT AREA	4.92 ACRES (1.99 HECTARES)

*All floor areas are approximate gross internal areas.



The Swan standard

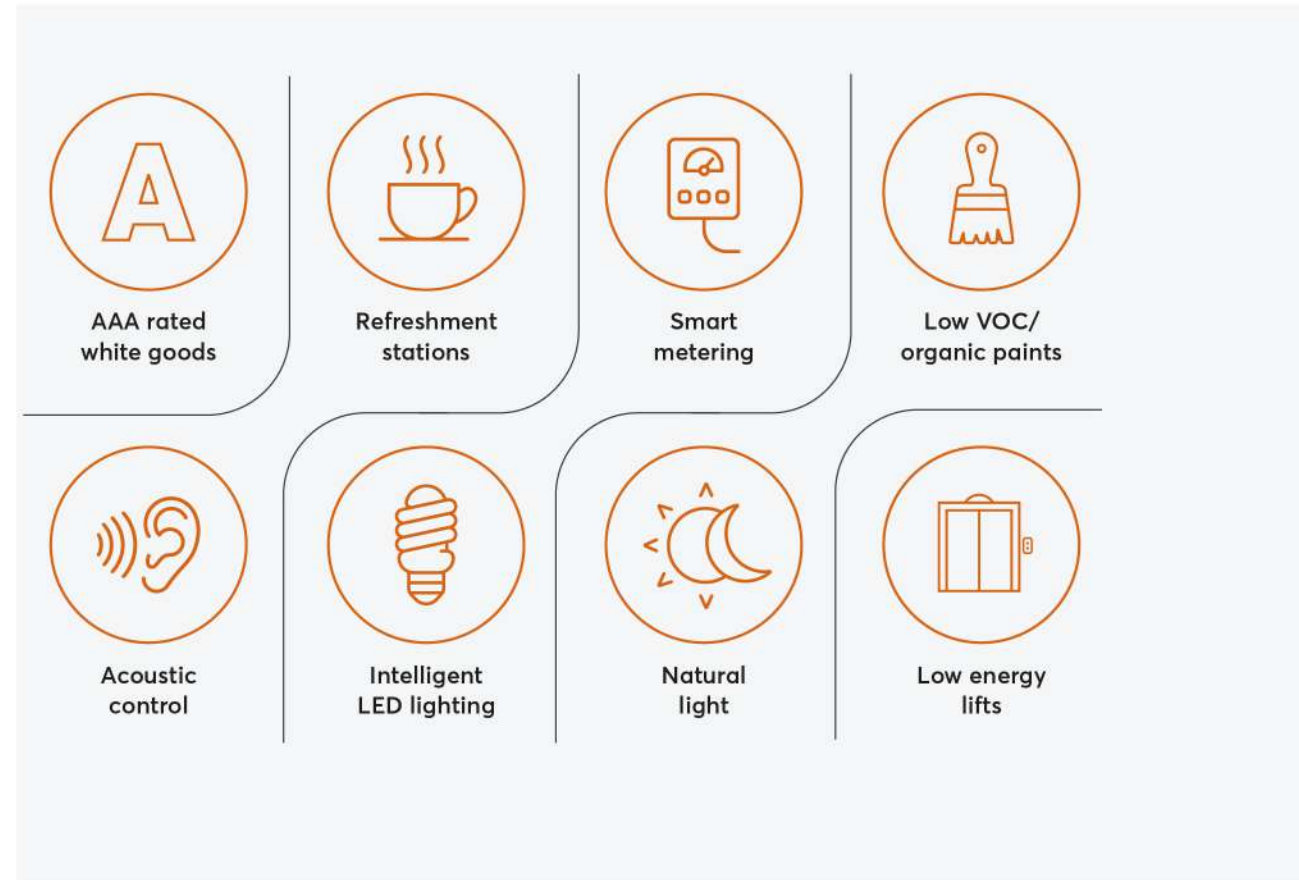
St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our sustainability commitment.



All new strategic land projects will achieve **Net Biodiversity Gain of no less than 10%**



We aim to **divert 95% of all construction waste** away from land fill



All new buildings will be fitted with **SMART Automated Energy Readers**



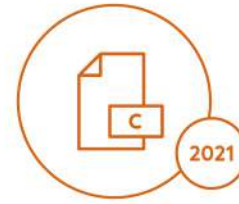
New buildings over 100k will be fitted with PV panelling to ensure the building achieves an **EPC A+ rating and an operationally Net Zero Carbon office**



All new buildings will be served via **'Green Tariff' energy**



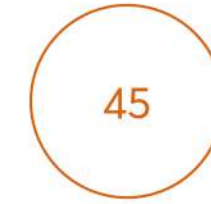
All new buildings will have **EV charging stations** serving 20% of all car parking spaces



All buildings will be designed and built in line with our **2022 Building Code**



All St. Modwen Parks will be designed to reflect **the very best aspects of the Park Code**



Our average Considerate Constructors Scheme (CCS) score will be **45**

Sustainability is a key focus for us and our desire to meet carbon neutrality targets is one of the many elements captured in the Swan Standard. It also assists our customers in driving forward their own sustainability agendas, which are more ambitious now than ever before.

The Swan Standard provides a consistent approach to the development of land, construction of warehouse units and the ongoing management of our logistics and industrial parks.

All parks will be fully compliant with the Swan Standard by 2023, which in turn will help deliver on 10% biodiversity net gains on new developments and become net zero carbon by 2025.





Our responsible

business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:



We are focused on **six core areas** where we can make a sustained difference to society and the environment.





About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

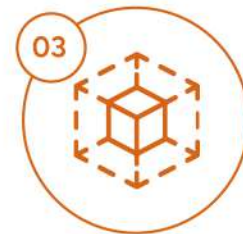
Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



Part of St. Modwen Developments Ltd.
(Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



Our Values



We unlock potential

We have a rich heritage of improving communities through regeneration, so we see the potential in every opportunity. We overcome challenges, learn and evolve to create something better.



We're joined up

We collaborate, share expertise and work with people, ideas and opportunities to create better outcomes for the long term. We aspire to create a strong team culture.



We build quality outcomes

We always strive to deliver quality outcomes for which we will be accountable and of which we can be proud today and for the future.



We do what we say

We have a vision for the future, make lasting commitments and deliver on our promises.



We do the right thing

We always act with integrity, honesty and respect and put safety first (before anything else).



ST. MODWEN PARK CHIPPENHAM

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. January 2023. TBDW 01774-22B.