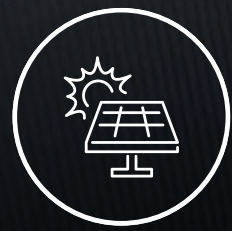


ST. MODWEN PARK CHIPPENHAM



SN14 5BD

///TRIBE.CREW.BOAST



PV panels included at no extra cost, generating energy savings of up to £115,000 per annum*



Placing this building in the top 10% of UK warehouses for sustainability

BUILT IN 12 MONTHS FROM AGREEMENT FOR LEASE

UNIT C238: 238,352 SQ FT (22,144 SQ M)

*BASED ON AS-BUILT PV YIELD FROM EPCA+ REQUIREMENT, ASSUMES 100% FULL ENERGY CONSUMPTION IN YEAR 1 AND UNIT RATE OF 30P PER KWH

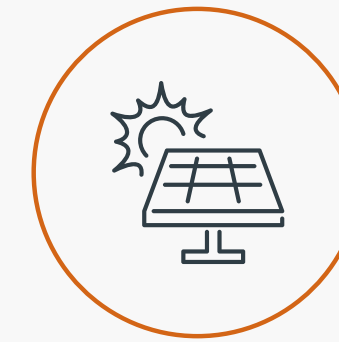
High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Unit C238** is a **highly sustainable warehouse** that will deliver benefits for your business, your people and the environment.

An ideal location for the South West

St. Modwen Park Chippenham is a strategically located 78.2 acre development site at junction 17 of the M4. Offering excellent direct access to the national motorway network, Unit C238 offers occupiers an ideal opportunity in the heart of the South West's established logistics triangle.

*data obtained using TM54 energy modelling software.



50% of roof includes PV panels as standard, generating energy savings of up to **£115,000 per annum.***



Smart LED lighting helping you reduce energy consumption by **up to 75%**.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating targeted placing this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A+ rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose Unit C238?



Ideally located for national distribution



Workforce catchment includes Bristol, Bath, North West Somerset, Wiltshire and Swindon



Strategically located adjacent to M4, J17



Chippenham main line rail station is just 11 minutes from Swindon and 22 minutes from Bristol



Localised workforce

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



Strong and diverse labour pool

with a high proportion of people aged 16-44 (56%), of which 81% are economically active



Well connected to local transport

with Chippenham 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

You're well-connected

**ST. MODWEN
PARK**
CHIPPENHAM



UNDER 0.5 MILES

from junction 17 of the M4



5 MILES

from Chippenham Town Centre



21 MILES

from the M4/M5 Interchange



29 MILES

from Port of Bristol



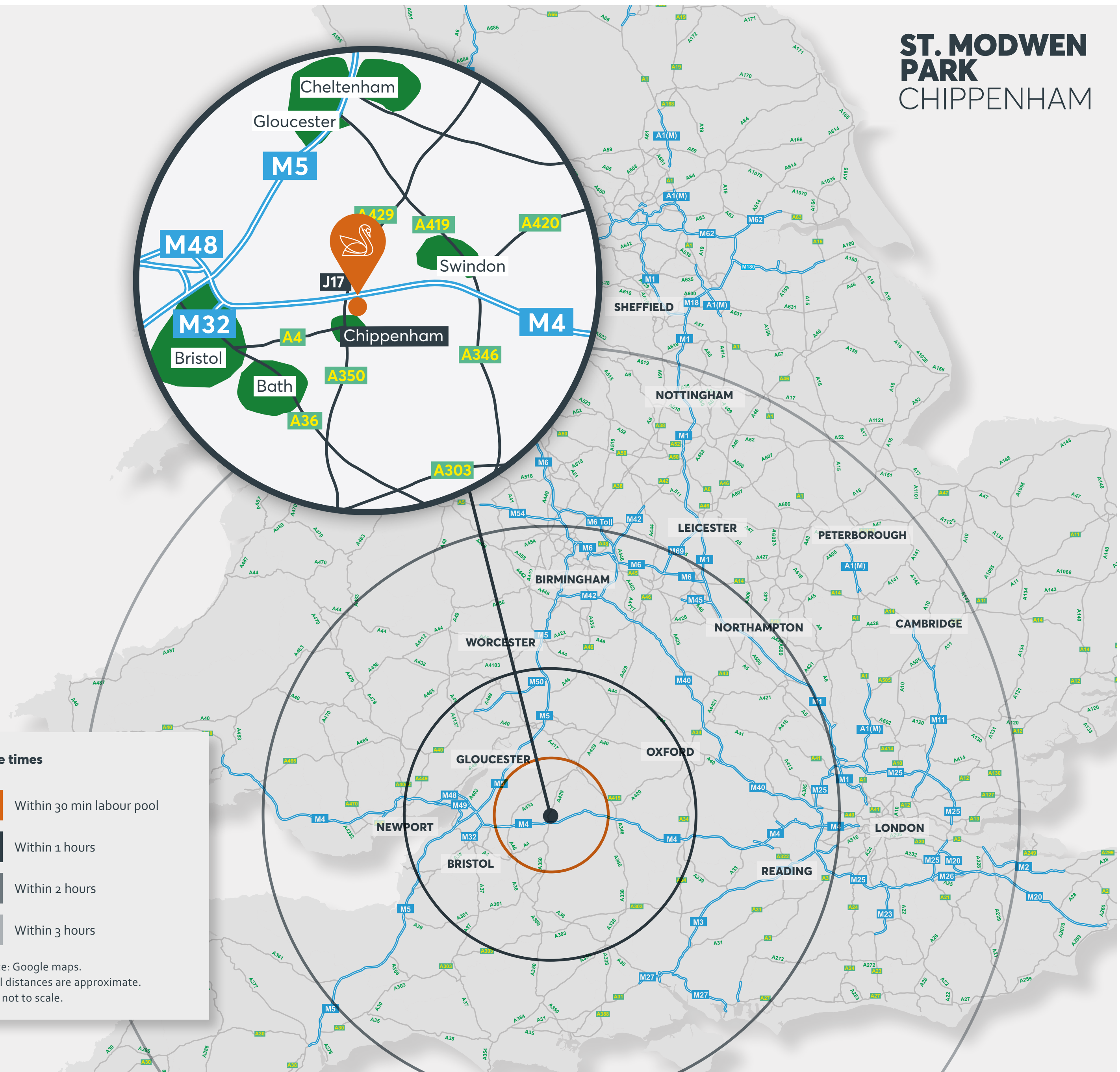
1 HOUR 15 MINS

via train to London Paddington

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.



Schedule of accommodation

UNIT C238	
WAREHOUSE	216,879 SQ FT (20,149 SQ M)
PLANT DECK/MEZZANINE	5,682 SQ FT (528 SQ M)
OFFICE INC. GF CORE	12,491 SQ FT (161 SQ M)
TRANSPORT OFFICE	3,000 SQ FT (278 SQ M)
OFFICE	300 SQ FT (27 SQ M)
TOTAL	238,352 SQ FT (22,144 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	15 M
LOADING DOCKS	20
LEVEL ACCESS LOADING DOORS	4
HGV PARKING	42
CAR PARKING	175
PLOT AREA	19.93 ACRES (8.06 HECTARES)

All floor areas are approximate gross internal areas.
*Subject to final plan.



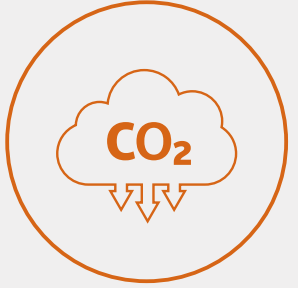
**BREEAM Excellent
rating targeted**



**50 kN sq/m
floor loading**



**15% roof
lights**



**Operationally
net zero carbon
to offices**



**On-site fitness trail
including outdoor
gym equipment**



**EPC
A+ rated**



**EV car
charging**



**Up to 15m clear
internal height**



**50% of roof
includes PV panels
as standard***



**Up to 1 MVA of
power supply**



ATTENUATION POND
VOLUME: 8,641m³
BREACH VOLUME:
9,955m³


Lorry Parking


Dedicated car
parking to each unit

Site plan is indicative.



Hannah Bryan-Williams
Development & Leasing Manager

“

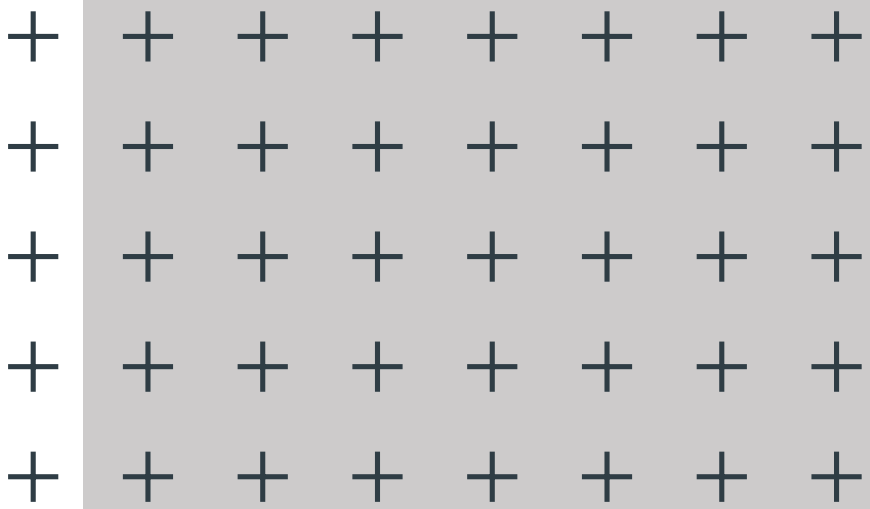
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07971 386 918
hannah.bryan-williams@stmodwen.co.uk





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

"With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work."

Huboo, St. Modwen Park Chippenham



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



**AAA rated
white goods**



**Refreshment
stations**



**Smart
metering**



**Low VOC/
organic paints**



**Acoustic
control**



**Intelligent
LED lighting**



**Natural
light**



**Low energy
lifts**



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



HANNAH BRYAN-WILLIAMS

Development & Leasing Manager

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CARYS ALLEN

Senior Development Manager

07720 070 492

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High performance space where you need it.

ST. MODWEN PARK CHIPPENHAM



UNIT 4
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CLANVILLE WAY
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SN14 5BD

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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. November 2023. TBDW 04147-14.