

# ST. MODWEN PARK CHIPPENHAM



SN14 6BD

///GIVE.NEATLY.BROWSERS



PV panels included at no extra cost, generating energy savings of up to £87,000 per annum\*



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

BRAND NEW WAREHOUSE AVAILABLE NOW

**UNIT C112: 111,878 SQ FT (10,393.8 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 C112** is a **highly sustainable warehouse** that will deliver benefits for your business, your people and the environment.

### An ideal location for the South West

Unit C112 is situated in St. Modwen Park Chippenham, a strategically located 78.2 acre development site at junction 17 of the M4. Offering excellent direct access to the national motorway network, Unit C112 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 **£87,000 per annum.\***



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



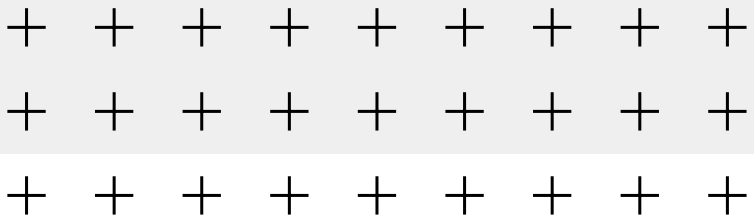
**15% roof lights** reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



**BREEAM Excellent rating achieved** 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 C112?**



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



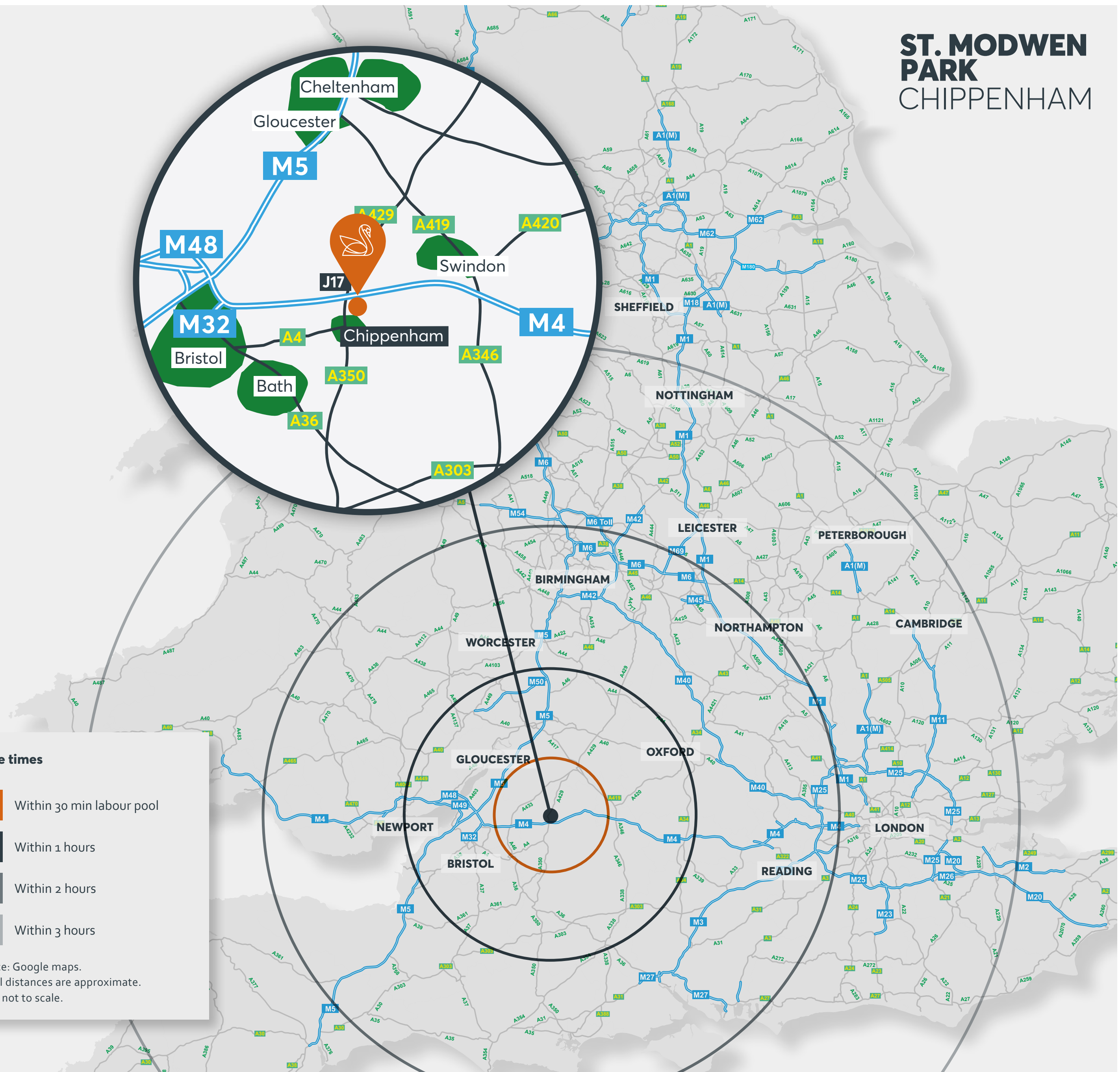
## 1 HOUR 15 MINS

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

<b>UNIT C112</b>	
WAREHOUSE INC. GF CORE	<b>101,364 SQ FT</b> (9,417 SQ M)
PLANT DECK/MEZZANINE	<b>5,355 SQ FT</b> (497.5 SQ M)
OFFICE	<b>5,159 SQ FT</b> (479.3 SQ M)
<b>TOTAL</b>	<b>111,878 SQ FT</b> (10,393.8 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	12.5 M
LOADING DOCKS	10
LEVEL ACCESS LOADING DOORS	2
HGV PARKING	13
CAR PARKING	75
ELECTRIC CAR CHARGING POINTS	14
<b>PLOT AREA</b>	<b>4.45 ACRES (1.80 HECTARES)</b>

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



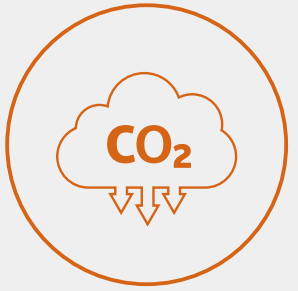
**BREEAM Excellent**  
rating achieved



**50 kN sq/m**  
floor loading



**15% roof**  
lights



**Operationally**  
net zero carbon  
to offices



**On-site fitness trail**



**EPC**  
A+ rated



**EV car**  
charging



**Up to 12.5m**  
clear  
internal height



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



**480 kVa**  
of  
power supply

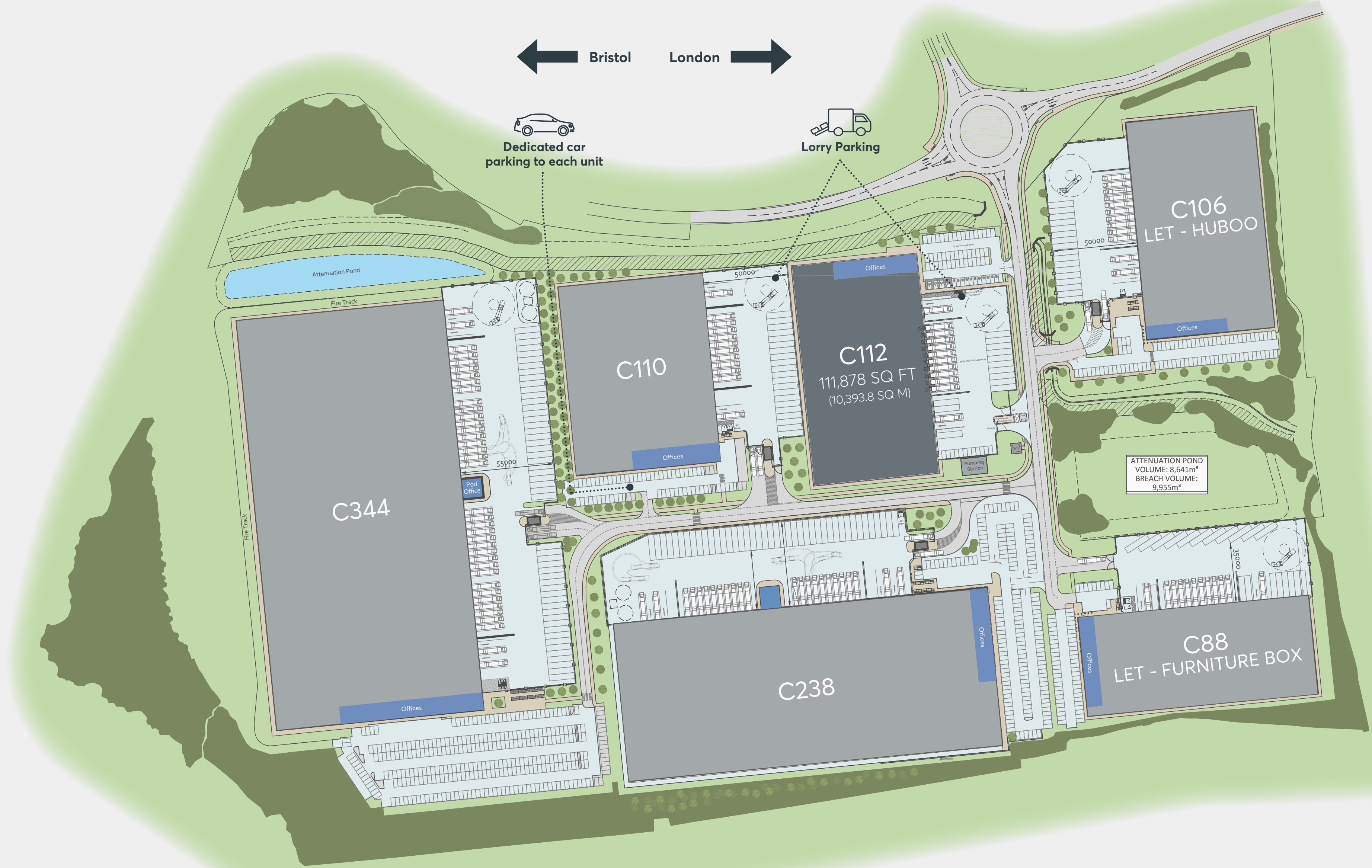




← Bristol      London →

  
Dedicated car  
parking to each unit

  
Lorry Parking



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.

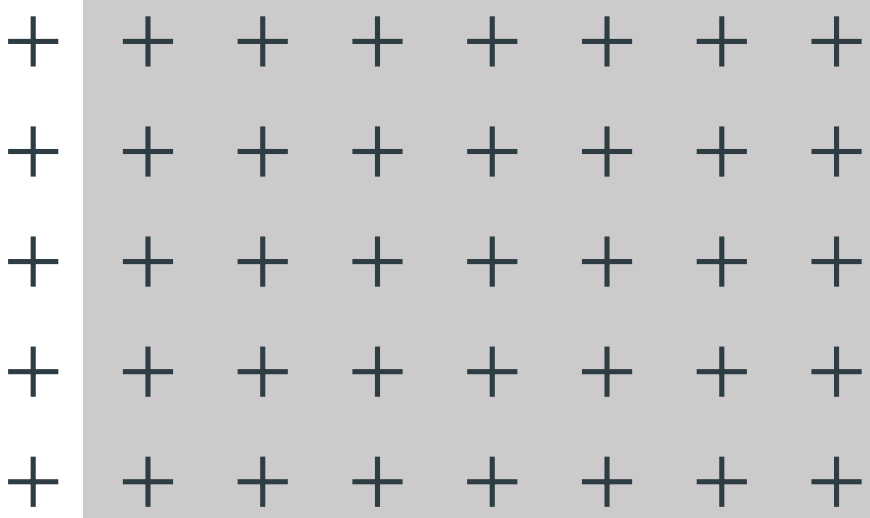
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

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*

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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**

[Read more about Huboo and St. Modwen's story here](#)





# 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**

**Our Building Code**

**Our Park Code**





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# High performance space where you need it.

Discover more



## ST. MODWEN PARK CHIPPENHAM



UNIT 2  
ST. MODWEN PARK CHIPPENHAM  
CLANVILLE WAY  
CHIPPENHAM  
SN14 6BD

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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. October 2023. TBDW 04147-11.