



INDURENT

PARK CHIPPENHAM

SN15 5BD
///GIVE.NEATLY.BROWSERS

BRAND NEW WAREHOUSE AVAILABLE NOW
UNIT C112: 111,878 SQ FT (10,393.8 SQ M)



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.

Warehousing that Works.

*Based on as-built pv yield from EPS A+ 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 Indurent 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.



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%**.



10% 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.

*data obtained using TM54 energy modelling software.



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.



Schedule of accommodation.

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

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

Masterplan.





LOCALISED WORKFORCE.

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



STRONG AND DIVERSE LABOUR POOL.

There are 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.



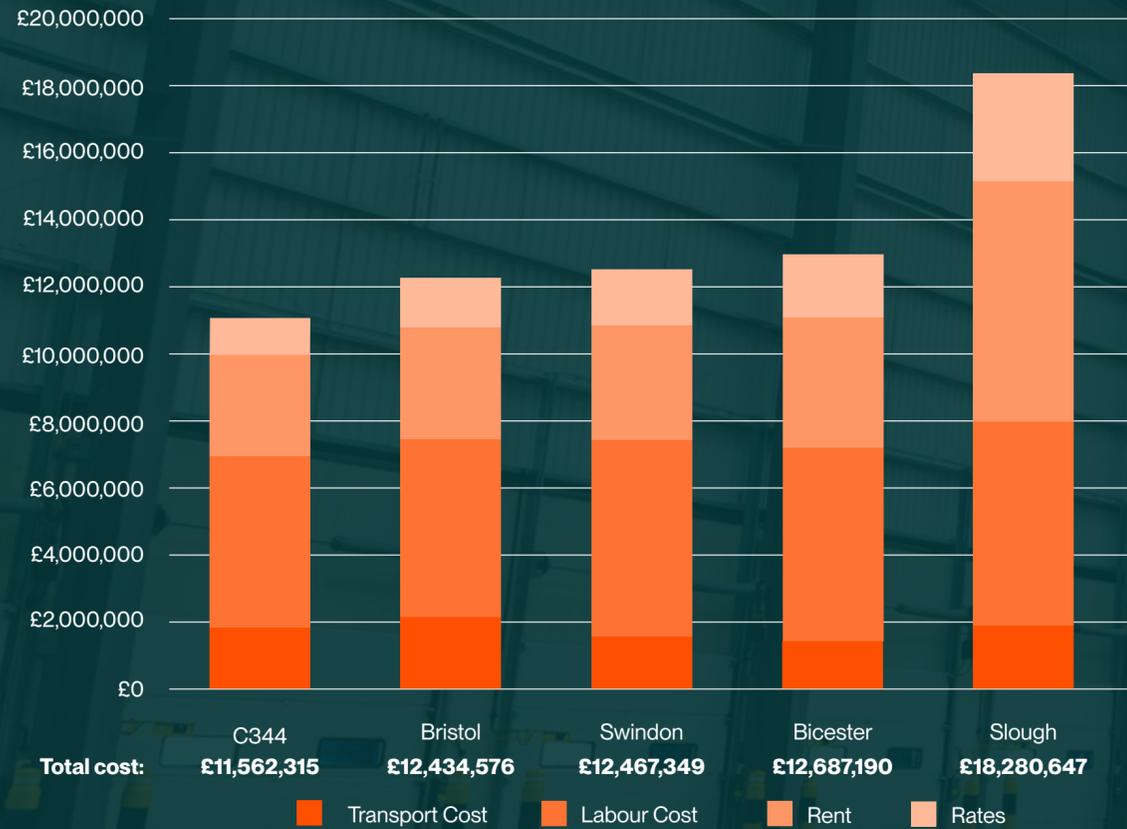
Source: ONS



Warehousing that Works.

Why Indurent Park Chippenham?

How much more expensive are other locations compared to Unit C122 at Indurent Park Chippenham based on all occupational costs?



GEOGRAPHICAL ACCESSIBILITY:

Indurent Park Chippenham's location means that 92.3% of the mainland UK can be accessed within a 4 hour drive.

CHEAPEST LABOUR POOL:

The annual labour costs in Indurent Park Chippenham for operating a warehouse are the lowest when compared to competing locations. Chippenham's labour costs are 6.7% cheaper than the next cheapest location and 15.9% cheaper than the most expensive.

COST-EFFECTIVE LOCATION:

When taking into account the costs of leasing and operating across the 5 competing locations, C344 at Indurent Park Chippenham works out to be the most cost effective option, thanks to the cheapest transport, labour and rent costs.

Chippenham can access **92.3%** of the mainland UK population within 4 hours

SUPPORTIVE LOCAL AUTHORITY:

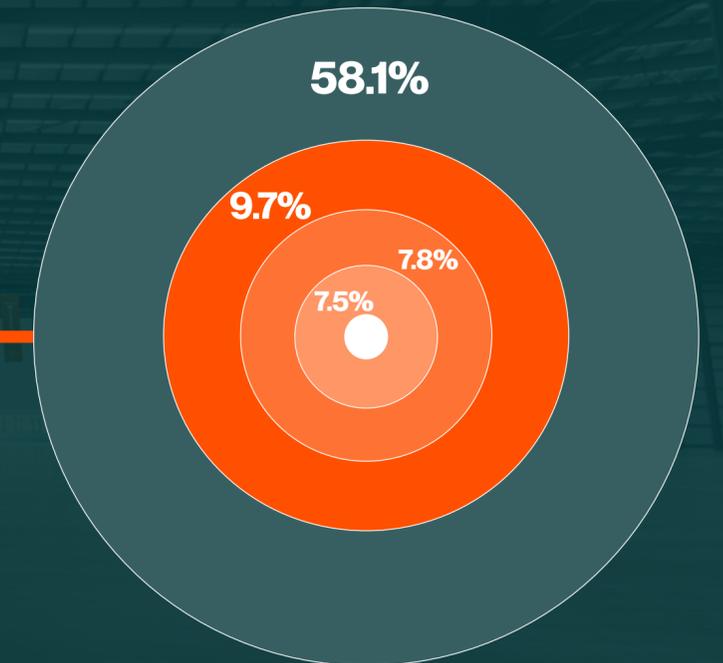
Indurent Park Chippenham is supported by Wiltshire Council who are keen to attract occupiers with competitive business rates.



Average annual labour savings of **£2,405,126** compared with competing locations



Average annual labour savings of **£605,499** compared with competing locations



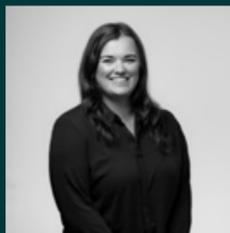


We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Indurent 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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Warehousing that Works.



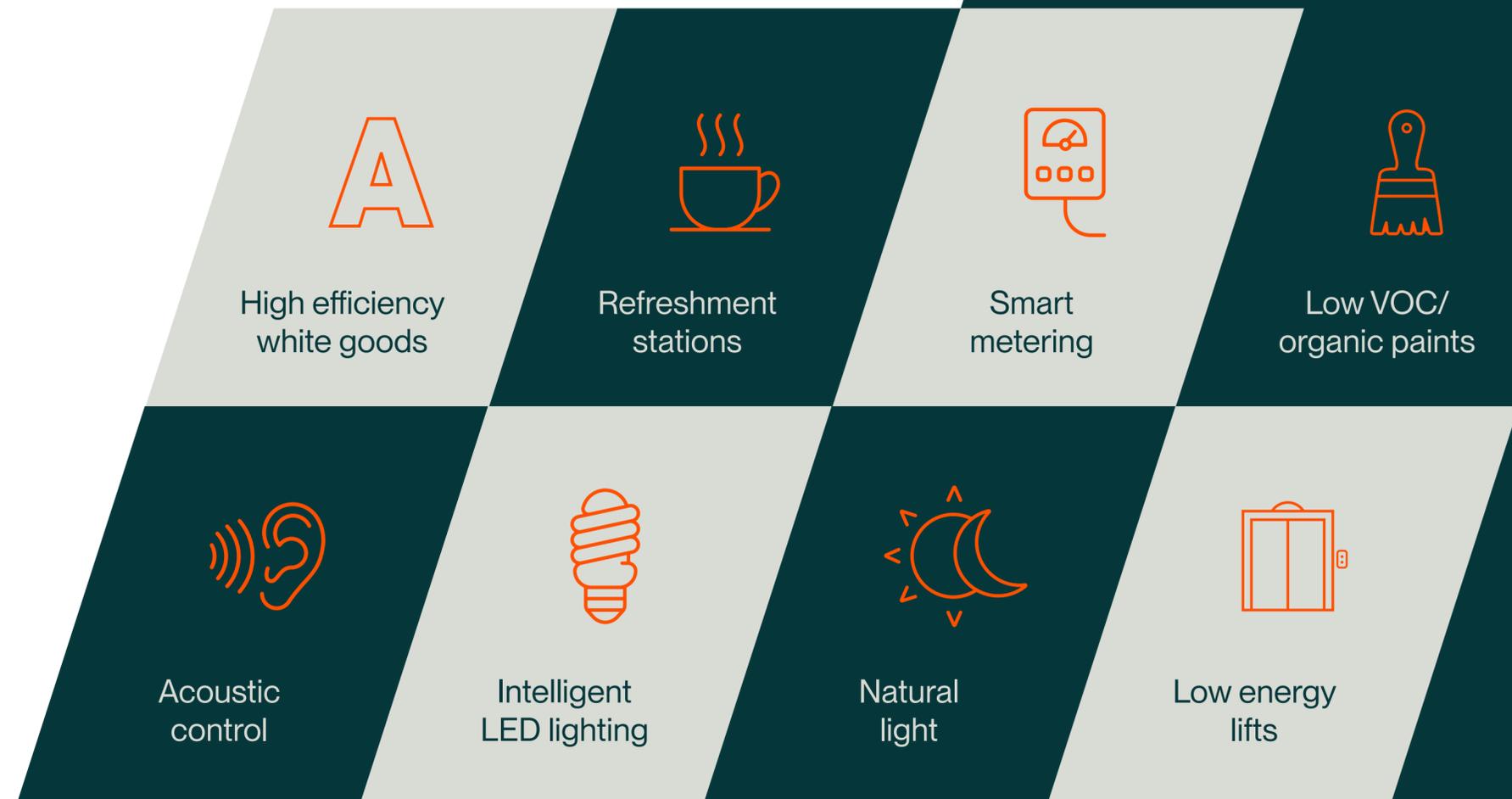
The Indurent standard.

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

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.

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



Warehousing that Works.



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