



INDURENT

PARK CHIPPENHAM

SN15 5BD
///ARRIVES.REMOVALS.CALLS

BRAND NEW WAREHOUSE AVAILABLE NOW
UNIT C344: 343,754 SQ FT (31,935.7 SQ M)



PV panels included at no extra cost, generating energy savings of up to £213,000 per annum*.



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



Warehousing that Works.

*Based on as-built pv yield from EPC 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 C344 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

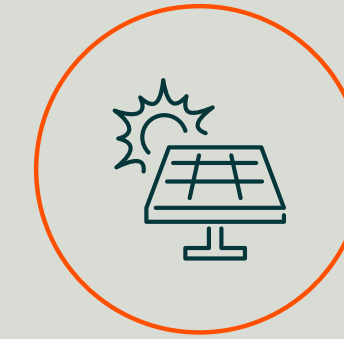
An ideal location for the South West.

Unit C344 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 C344 offers occupiers an ideal opportunity in the heart of the South West's established logistics triangle.



Warehousing that Works.



50% of roof includes PV panels as standard, generating energy savings of up to **£213,000 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.

*data obtained using TM54 energy modelling software.



Why choose Unit C344?



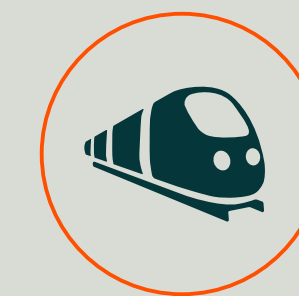
Ideally located for national distribution.



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.



Warehousing that Works.

Schedule of accommodation.

UNIT C344	
WAREHOUSE	313,069 SQ FT (29,085.1 SQ M)
GF CORE INC. TRANSPORT OFFICE	2,899 SQ FT (269.3 SQ M)
FF OFFICE & TRANSPORT OFFICE	10,224 SQ FT (949.8 SQ M)
SF OFFICE	8,632 SQ FT (801.9 SQ M)
PLANT DECK	8,930 SQ FT (829.6 SQ M)
TOTAL	343,754 SQ FT (31,935.7 SQ M)
YARD DEPTH	55M
CLEAR INTERNAL HEIGHT	15M
LOADING DOCKS	34
LEVEL ACCESS LOADING DOORS	4
HGV PARKING	52
CAR PARKING	321
ELECTRIC CAR CHARGING POINTS	34
PALLET CAPACITY	60,464
PLOT AREA	19.92 ACRES (8.06 HECTARES)

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



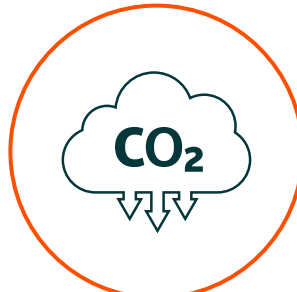
BREEAM Excellent
rating achieved



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



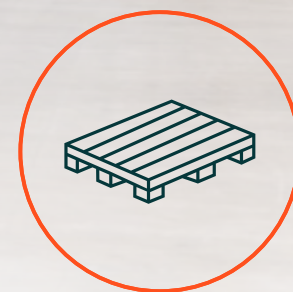
Up to 15m clear
internal height



50% of roof
includes PV panels
as standard



Up to 1.5 MVA
of power supply



Capable of housing
60,464 pallet numbers



Warehousing that Works.

Masterplan.



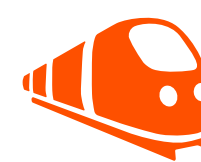
You're well-connected.

 **UNDER 0.5 MILES**
from junction 17 of the M4

 **5 MILES**
from Chippenham Town Centre

 **21 MILES**
from the M4/M5 Interchange

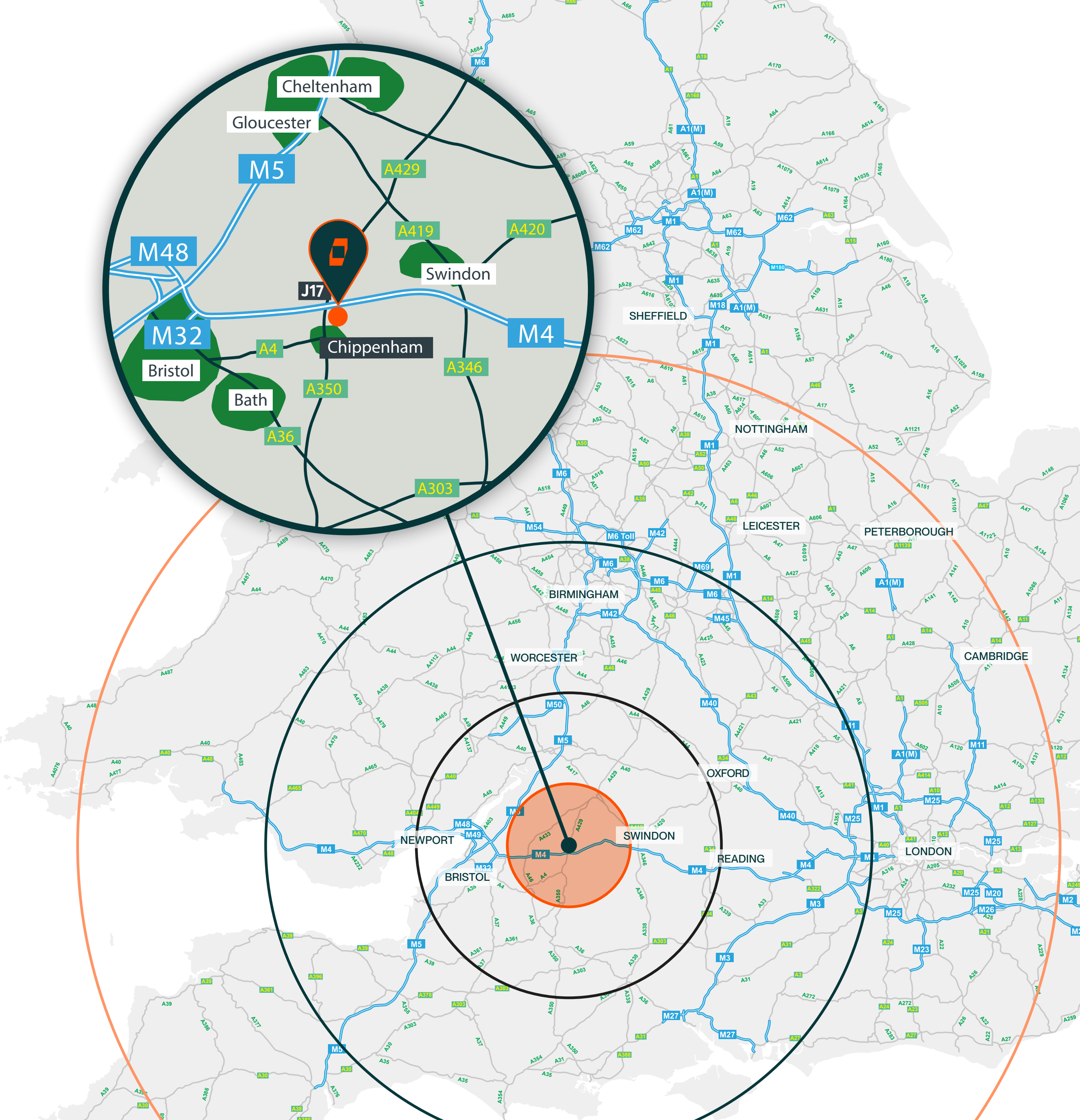
 **29 MILES**
from Port of Bristol

 **1 HOUR 15 MINS**
via train to London Paddington

Drive times

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

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



Warehousing that Works.



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.



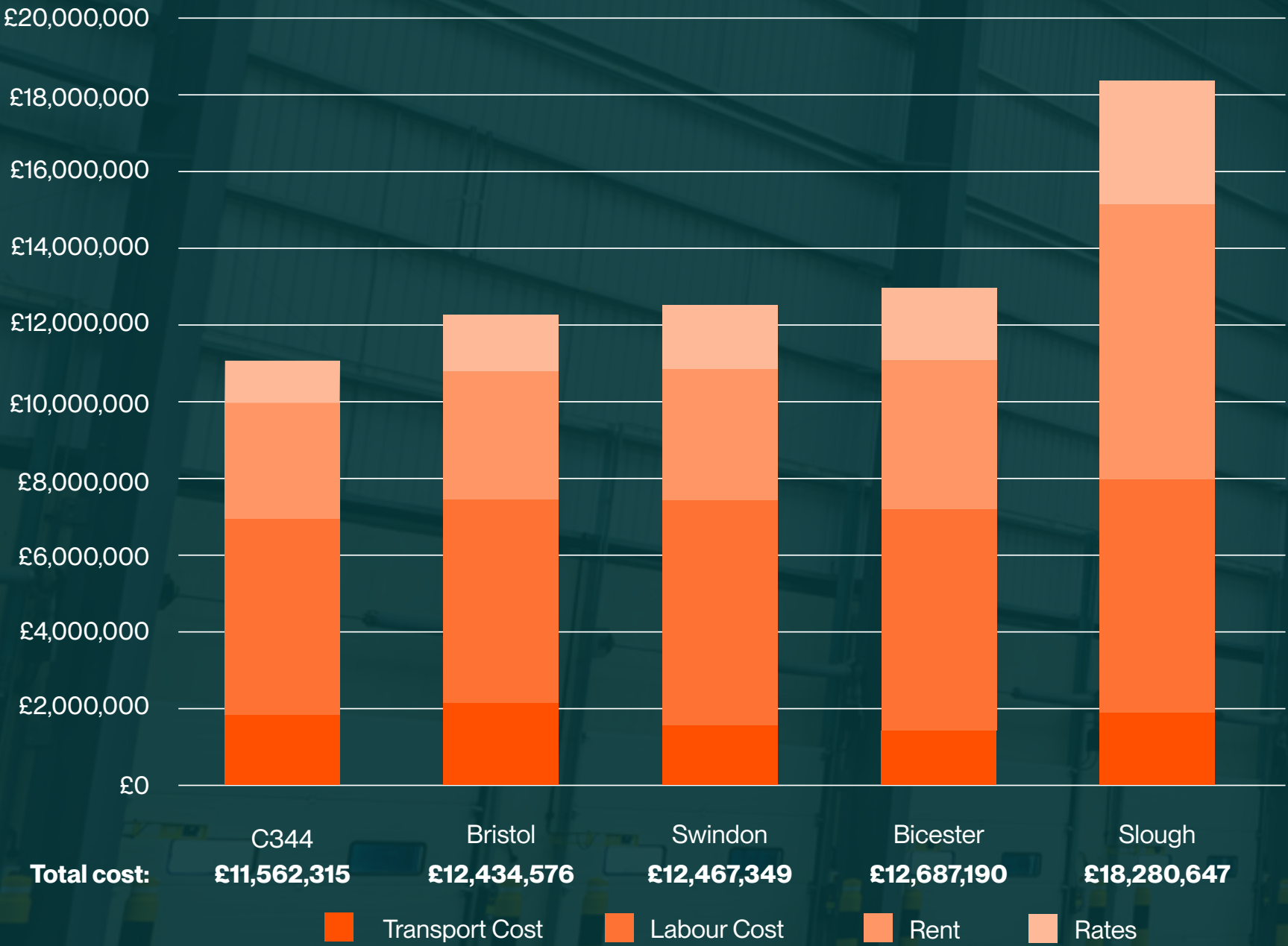
Source: ONS



Warehousing that Works.

Why Indurent Park Chippenham?

How much more expensive are other locations compared to Unit C344 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:

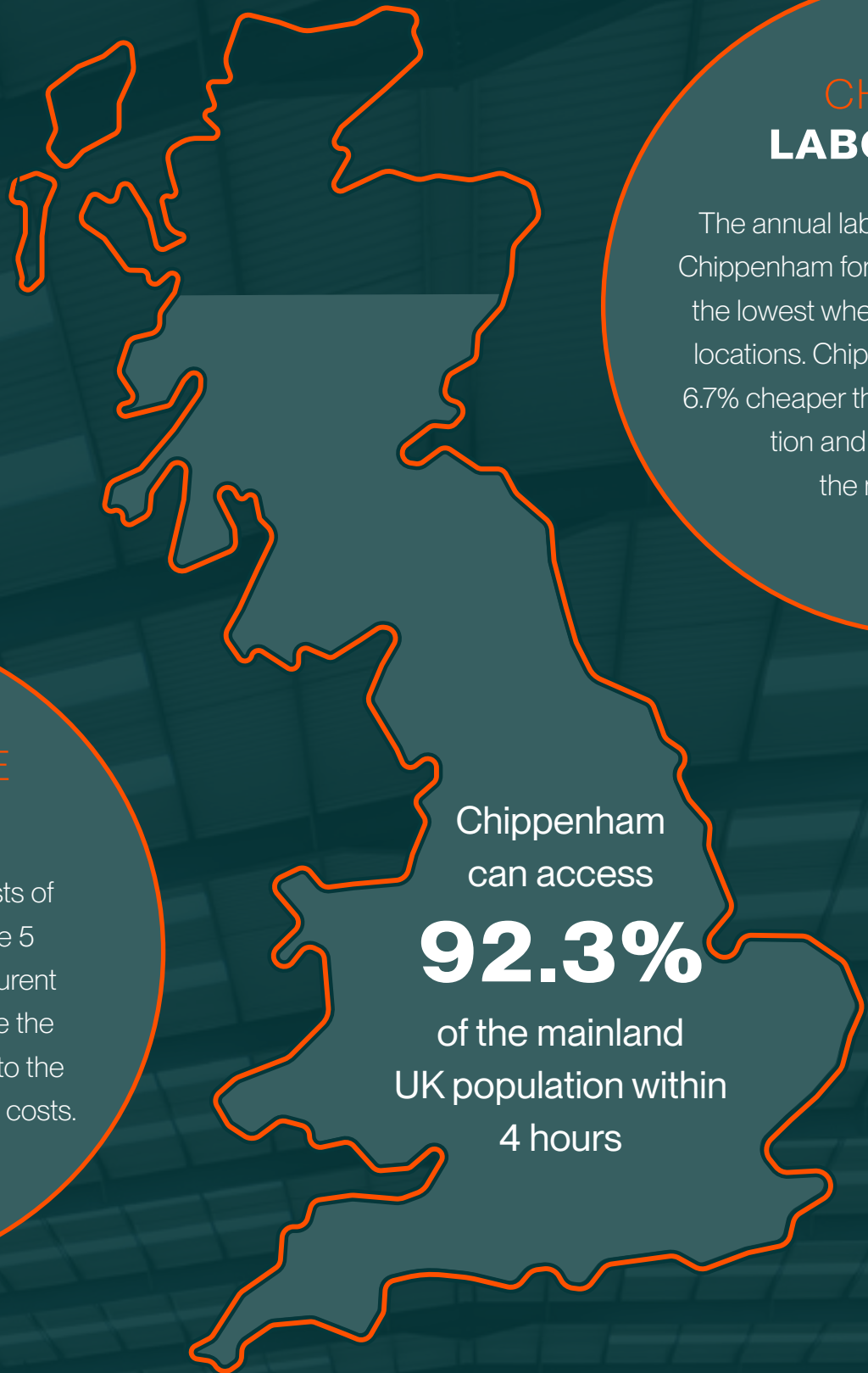
The annual labour costs in Indurent Park Chippenham for operating a warehouse are the lowest when compared to competing locations. Chippenham's labour costs are 6.7% cheaper than the next cheapest location and 15.9% cheaper than the most expensive.

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.

SUPPORTIVE LOCAL AUTHORITY:

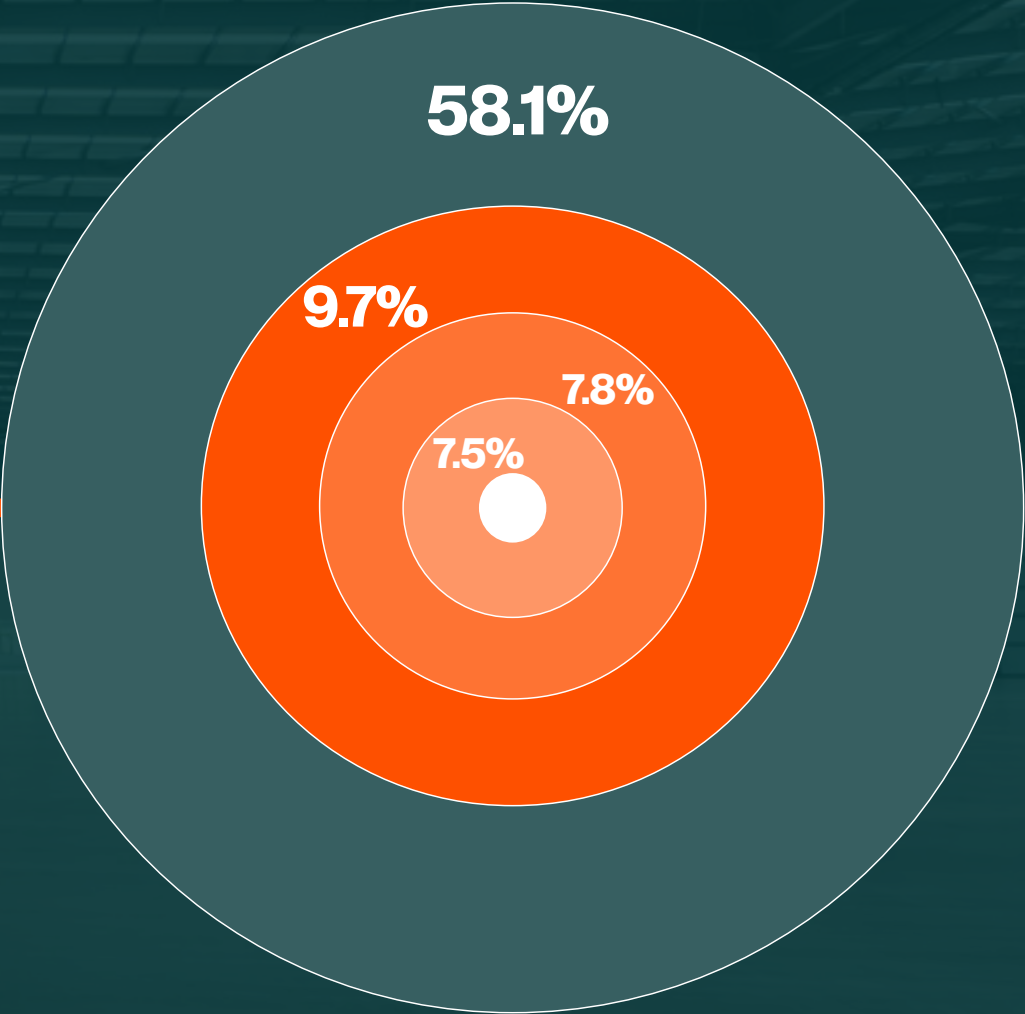
Indurent Park Chippenham is supported by Wiltshire Council who are keen to attract occupiers with competitive business rates.



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



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



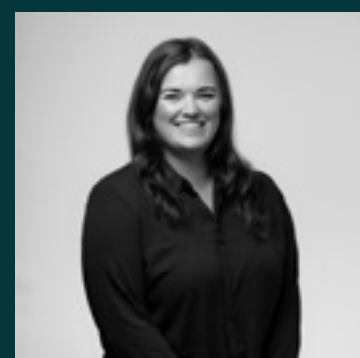


We know that people and the planet are important to you - they're important to us too.

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



CARYS ALLEN

Development Director

📞 07720 070 492

✉ carys.allen@indurent.com



Warehousing that Works.



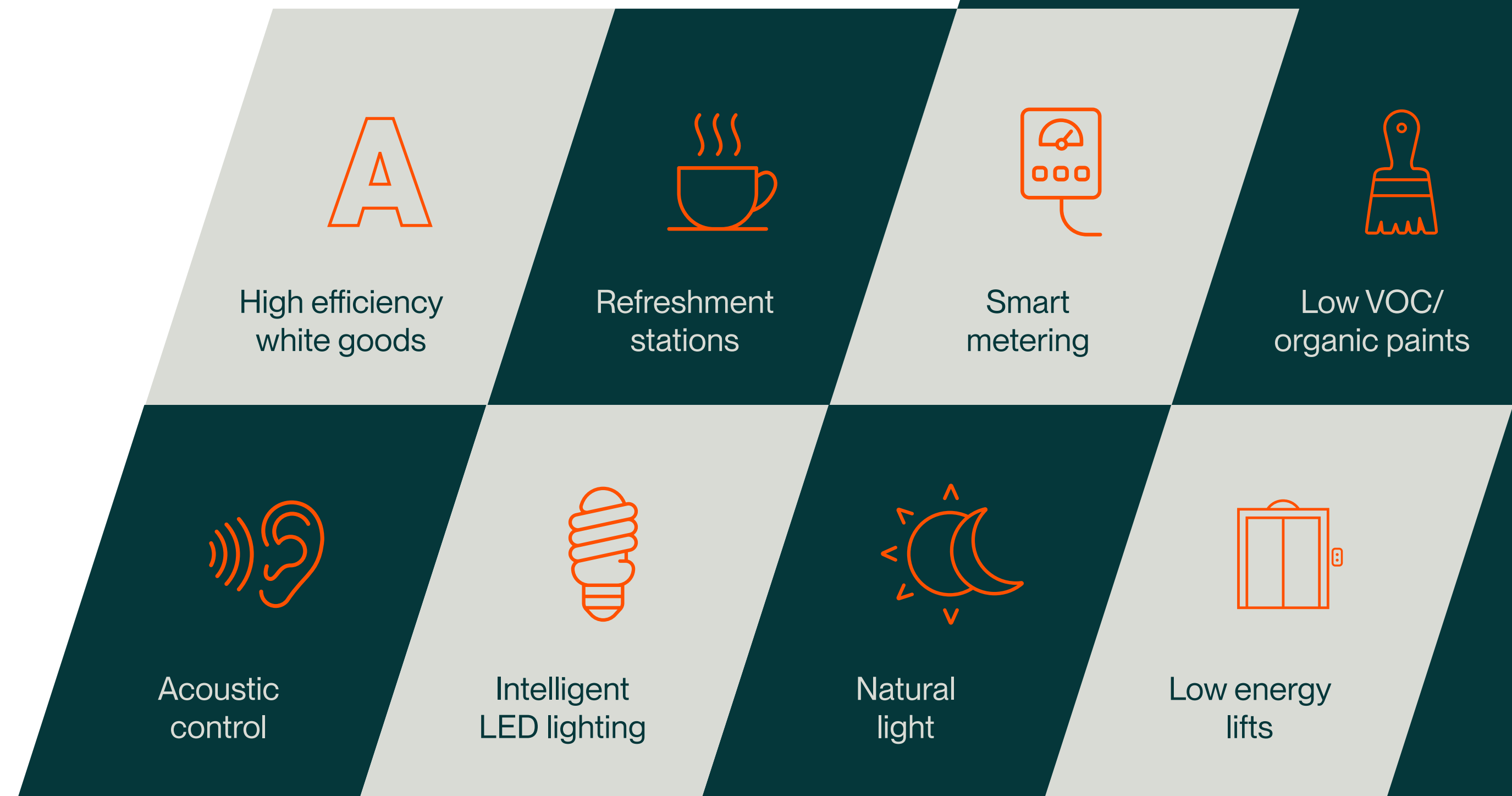
The Indurent standard.

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



Warehousing that Works.



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.



CARYS ALLEN
Development Director

📞 07720 070 492
✉ carys.allen@indurent.com



HANNAH BRYAN-WILLIAMS
Senior Customer & Leasing Manager

📞 07971 386 918
✉ hannah.bryan-williams@indurent.com



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Warehousing that Works.

indurent.com

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