



**ST. MODWEN
PARK
CHIPPENHAM**



**TO LET UNIT C106 - A NEW HIGH QUALITY WAREHOUSE/LOGISTICS UNIT
106,075 SQ FT (9,855 SQ M) READY FOR IMMEDIATE OCCUPATION**



ST. MODWEN PARK 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.

The park has an outline planning consent to provide approx 1 million sq ft of warehouse/industrial accommodation and can provide units of up to 800,000 sq ft. C106 forms the first phase of speculative development on the park.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

Changing places. Creating better futures.

WHY CHIPPENHAM?

- Gross weekly pay in Chippenham is 2.06% (£574.90 per week) below the national average for the UK (£587.00 per week)
- Average hourly pay £14.73 per hour (National average £14.88 per hour)
- Working population in Chippenham (aged between 16 and 64) is 59,800

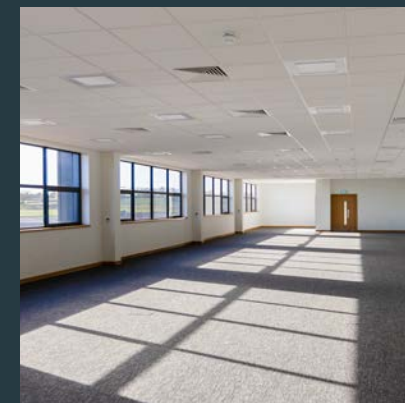
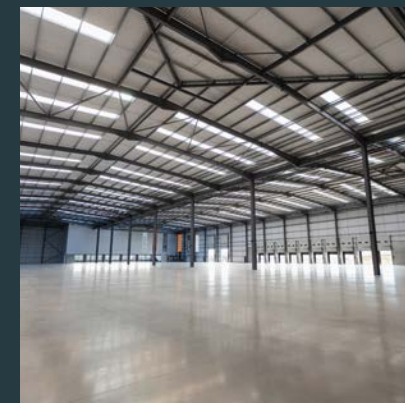
Source: <https://www.nomisweb.co.uk>
JLL research report

**CHIPPENHAM IS THE MAJOR
COMMERCIAL LOCATION IN NORTH
WILTSHIRE AND BENEFITS FROM
EXCELLENT TRANSPORT LINKS.**





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UNIT C106

All floor areas are approximate gross internal areas:

UNIT C106

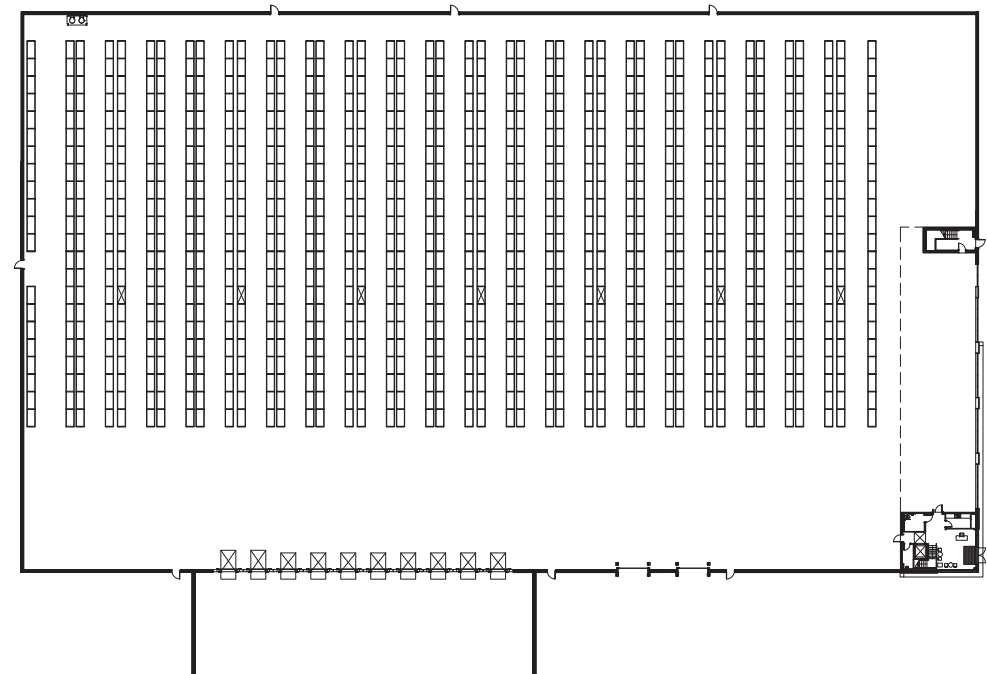
| | | |
|------------------------------|----------------------|-------------------|
| WAREHOUSE | 100,240 sq ft | 9,313 sq m |
| GROUND FLOOR CORE | 1,082 sq ft | 101 sq m |
| FIRST FLOOR OFFICE | 4,753 sq ft | 442 sq m |
| TOTAL | 106,075 sq ft | 9,855 sq m |
| Yard depth | 50m | |
| Clear internal height | 12.5m | |
| Level access loading doors | 2 | |
| Dock level loading doors | 8 | |
| Euro dock loading doors | 2 | |
| Floor loading | 50 KN/m2 | |
| HGV car parking spaces | 16 | |
| Car parking spaces | 86 | |
| Electric car charging points | 6 | |

C106 offers a range of bespoke fit out options.

Indicative racking layout

This plan is drawn to represent a wide racking layout giving a total of 5,502 pallets from a 1.6m pallet height.

Further details are available upon request.



Strategically located adjacent to the M4 (junction 17)



Shuttle service from Chippenham town centre



Unrestricted 24 hour access / use



EPC Rating A



Planning consent for B8 / Warehouse / Distribution uses



Electric charging vehicle points



SPECIFICATION

This high quality space has planning consent for warehouse/distribution (B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor.

Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



First floor office

- Open plan office accommodation
- Suspended ceiling with recessed PIR LED lighting
- Raised access floors
- Comfort cooling
- Kitchenette
- Passenger lift



Warehouse

- Up to 12.5m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- 10% roof lights
- 2 loading doors, 10 dock level inc 2 Euro docks



External

- 50m deep secure service yard
- 86 designated car parking spaces
- Six electric vehicle charging points
- Covered cycle shelter

Service charge

An estate service charge will be levied to cover costs incurred in maintaining the estate.

Terms

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

Planning

Planning consent is for warehouse/distribution (B8).

Warranties

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

Building will have a rating of 'A'

BREEAM rating

Excellent (2014) target accreditation

**ST. MODWEN
PARK**
CHIPPENHAM

St. Modwen Industrial & Logistics designs, builds, owns and manages high-quality Industrial & logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.

FTSE

Part of St. Modwen Properties PLC, a FTSE 250 company

0.9m sq ft

Industrial & logistics space delivered in 2019



Experts in the planning process

30+

Years of experience

94%

of industrial & logistics space to be retained

1.6m sq ft

Committed industrial & logistics pipeline delivery

c19m sq ft

Industrial & logistics pipeline



A dedicated team of 40 skilled professionals



St Modwen's six key sustainability ambitions

These key themes and targets are embedded in our culture and how we do business:



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Health & wellbeing



Responsible operating practices & partnerships

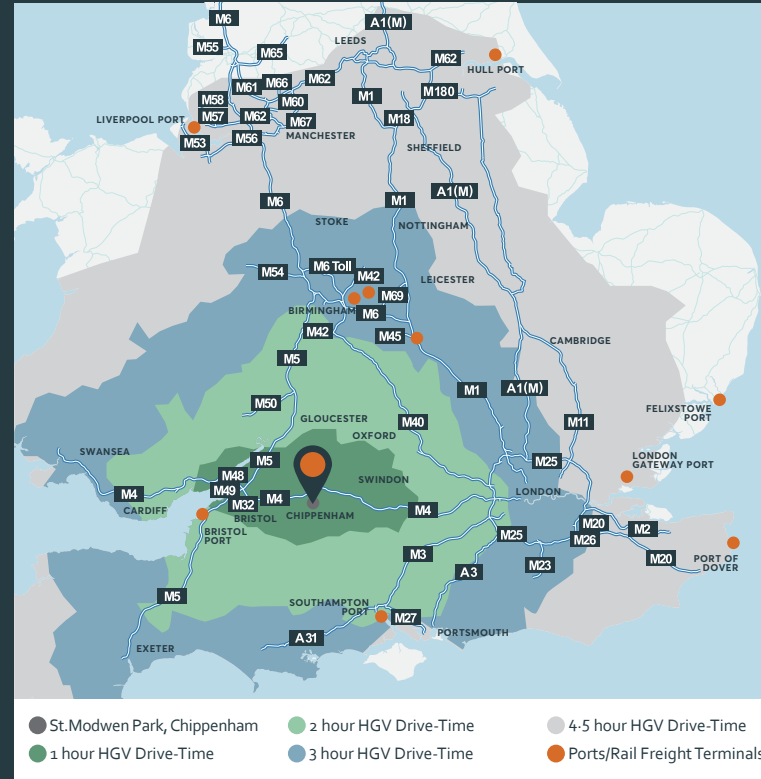
ST. MODWEN PARK CHIPPENHAM



SN14 6BD



Maps not to scale.



LOCATION:

St. Modwen Park Chippenham
Off B4122
Chippenham
Wiltshire
England
SN14 6BD

DISTANCES:

| | |
|-------------|----------|
| Swindon | 17 miles |
| Bristol | 24 miles |
| Cardiff | 57 miles |
| Southampton | 78 miles |
| London | 95 miles |

Travel distances are approximate



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