

UK, SWINDON

KEYPOINT 177

177,426 SQ FT (16,483 SQ M)
DISTRIBUTION WAREHOUSE UNIT

AVAILABLE NOW TO LET

SAT NAV: SN3 4RY

LOGICOR 



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KEYPOINT 177

Keypoint Swindon is a development of two detached modern distribution warehouses strategically located to provide excellent access to the regional and national motorway network. Units are available separately or combined offering a total of up to 401,000 sq ft.



DEMOGRAPHICS

- Swindon has a growing population of 222,000 people
- 30,000 of employee jobs are in manufacturing, transportation & storage – 30% higher than the UK national average
- 18.2% of the workforce in Swindon can be bracketed as “highly-skilled” in Major Group 8-9, which includes Process Plant and Machine Operatives, higher than the national average of 14.8%
- 1.9 million people live within an hour of Swindon
- For the year ending 2020 Swindon enjoyed a stronger employment rate (79.3%) than the national average (75.4%)

The property is freehold and sits on a site area of 12.33 acres (4.99 hectares). It also benefits from office and ancillary accommodation to ground and first floors, 12.5m clear eaves heights, a large secure yard, dock and level access.

EXCELLENT ACCESS TO MOTORWAY NETWORK



ACCOMMODATION

KEYPOINT 177*	sq ft	sq m
Warehouse/Production	171,410	15,924.4
First Floor Office	3,078	286
Second Floor Office	2,938	272.9
Total	177,426	16,483.3

*Indicative GIA



- KEY**
- Entrance gates
 - Unit space
 - Car parking
 - Level loading door

FULL ADDRESS
 KEYPOINT 177
 Keypoint, Thornhill Road
 South Marston
 Swindon SN3 4RY
 51.579965 • -1.731192

SPECIFICATION

- Secure yard
- 360 degree circulation
- EPC rating 'C'
- 118 car parking spaces
- 750kVA of power
- Sprinkler system
- 27 dock and 5 level access doors
- 12.5m eaves height
- Fully fitted offices

PRIME LOGISTICS LOCATION

Keypoint Swindon is situated off Thornhill Road, which leads to the A419 via the A420 and is 3 miles east of Swindon town centre. The A419, M4/M5 link road is within 1 mile and M4 J15 is 5 miles to the south.

KEYPOINT

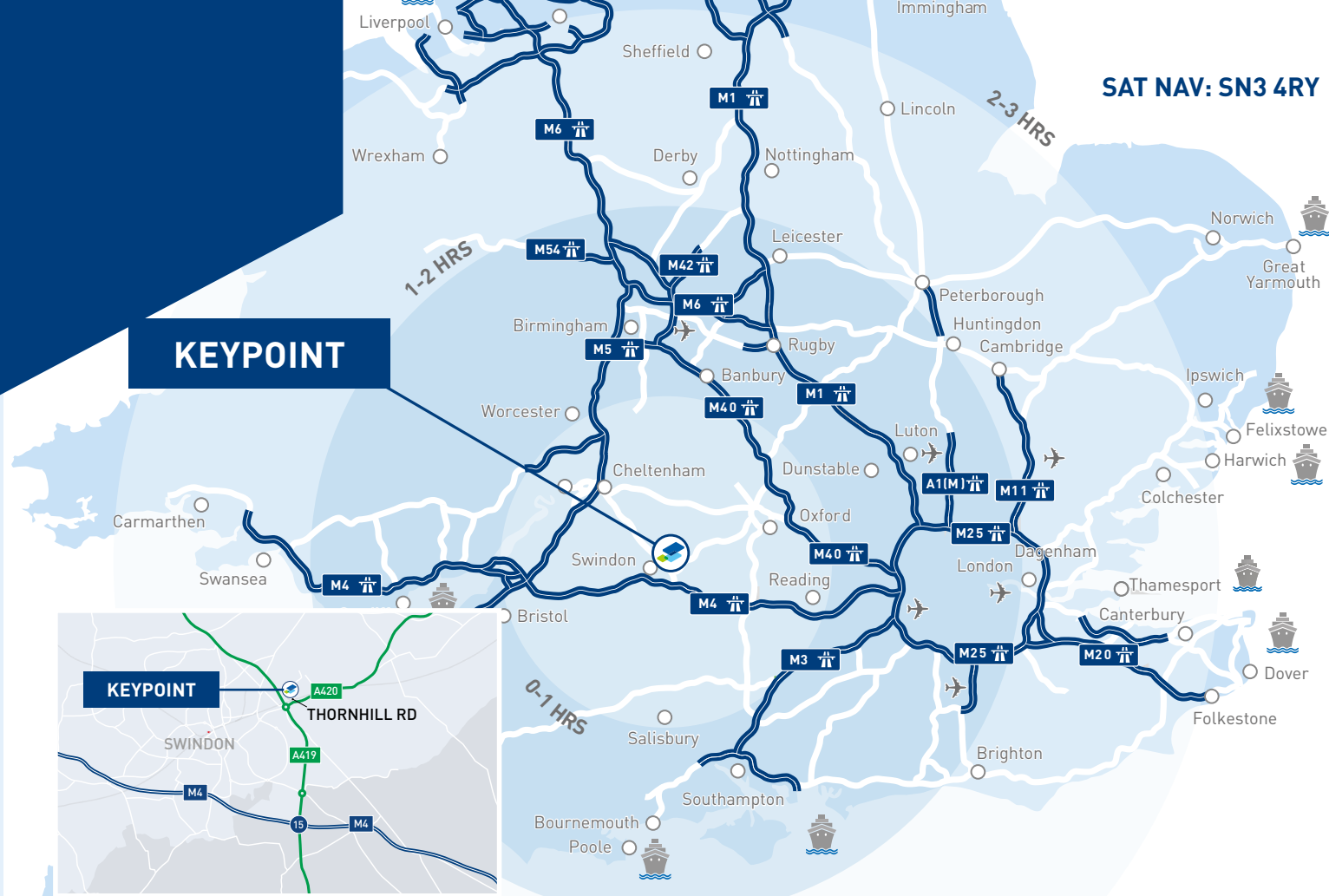
A419 : 1 MILES, 2 MINS
M4 J15 : 4 MILES, 7 MINS
M5 J11A : 30 MILES, 31 MINS
M25 J15 : 64 MILES, 1 HR 8 MINS

CLOSE PROXIMITY TO **SWINDON TOWN CENTRE**, ONLY **4 MILES, 12 MINS**

DRIVE TIME TO **LONDON HEATHROW AIRPORT** IS **67 MILES, 1 HR 16 MINS**

BRISTOL PORT IS LOCATED WITHIN **51.2 MILES, 54 MINS**

C. 84% OF THE UK POPULATION ARE WITHIN A **4.5 HOUR HGV DRIVE TIME**



Please contact us for further details:

BNP PARIBAS REAL ESTATE
0117 984 8400
 realestate.bnpparibas.co.uk

Josh Gunn
 josh.gunn@realestate.bnpparibas
 07826 889595

Ben Wiley
 ben.wiley@realestate.bnpparibas
 07771 662009

Iolo Morgan
 iolo.morgan@realestate.bnpparibas
 07471 227336

Whitmarsh Lockhart
 Commercial Property Advisors
01793 541000
 www.whitmarshlockhart.com

Paul Whitmarsh
 paul@whitmarshlockhart.com
 07880 728181

savills.co.uk
020 7499 8644
0117 910 2200

Toby Green
 tgreen@savills.com
 07870 555716

Robert Cleeves
 rcleeves@savills.com
 07970 494371



www.logicor.eu
www.keypointswindon.co.uk

Misrepresentation Act 1967.
 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. January 2022.