

UK, SWINDON

# KEYPOINT 177

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

AVAILABLE Q1 2023

SAT NAV: SN3 4RY



# 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.



## 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
<b>Total</b>	<b>177,426</b>	<b>16,483.3</b>

\*Indicative GIA



## SPECIFICATION



Secure yard



360 degree circulation



EPC rating 'C'



118 car parking spaces



750kVA of power



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.

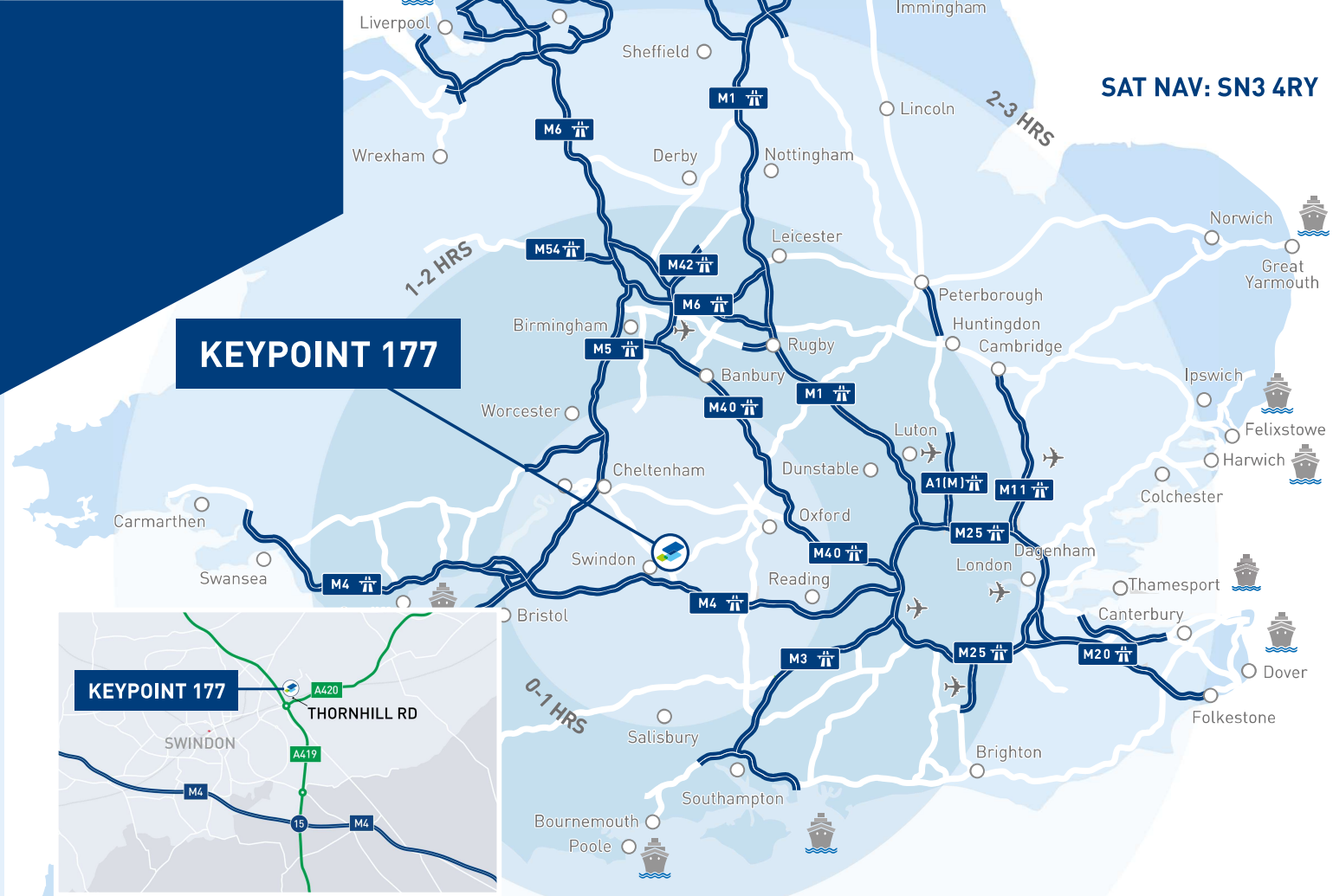
**A419** : 1 MILES, 2 MINS  
**M4 J15** : 4 MILES, 7 MINS  
**M5 J11A** : 30 MILES, 31 MINS  
**M25 J15** : 64 MILES, 1 HR 8 MINS

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**



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