

ST. MODWEN PARK CHIPPENHAM



SN14 6BD

///GIVE.NEATLY.BROWSERS



 ST. MODWEN

 ST. MODWEN



PV panels included at no extra cost, generating energy savings of up to £116,000 per annum*



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

BRAND NEW WAREHOUSE AVAILABLE TO LET Q3 2023

UNIT C110: 110,184 SQ FT (10,236 SQ M)

*BASED ON AS-BUILT PV YIELD FROM EPC A+ REQUIREMENT, ASSUMES 100% FULL ENERGY CONSUMPTION IN YEAR 1 AND UNIT RATE OF 40P 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 C110** 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 C110 is situated in St. Modwen 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 C110 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 **£116,000 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 achieved 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 C110?



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





Localised workforce

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



Strong and diverse labour pool

with 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



You're well-connected

**ST. MODWEN
PARK
CHIPPENHAM**



1 MILE

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



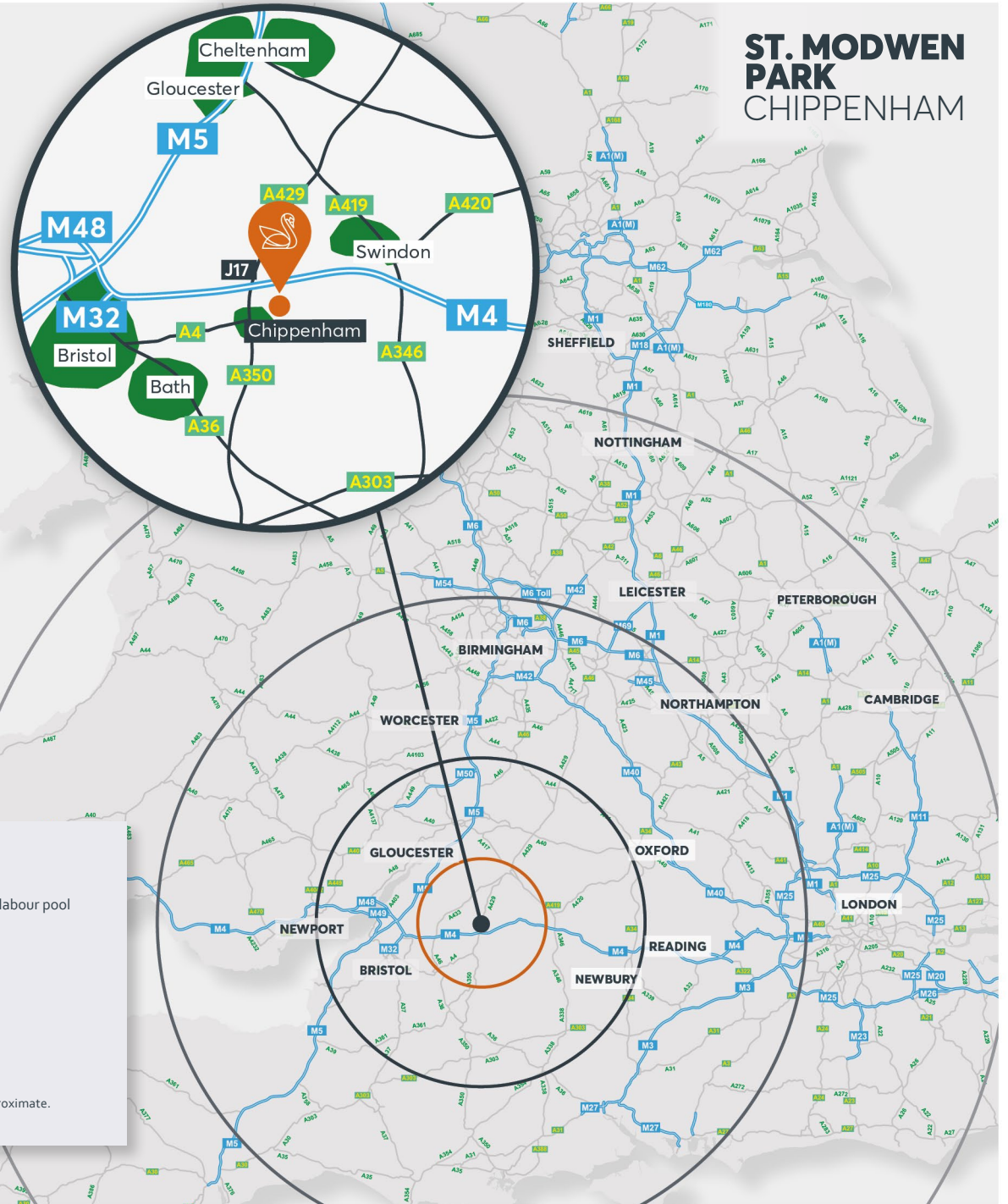
1 HOUR 15 MINS

via train to London Paddington

Drive times

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

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



Schedule of accommodation

UNIT C110	
WAREHOUSE	100,000 SQ FT (9,290 SQ M)
PLANT DECK/MEZZANINE	5,184 SQ FT (482 SQ M)
OFFICE	5,000 SQ FT (465 SQ M)
TOTAL	110,184 SQ FT (10,236 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	12.5 M
LOADING DOCKS	10
LEVEL ACCESS LOADING DOORS	2
HGV PARKING	13
CAR PARKING	75
ELECTRIC CAR CHARGING POINTS	12
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
including outdoor
gym equipment**



**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**



ST. MODWEN PARK CHIPPENHAM

← Bristol London →

Dedicated car parking to each unit

Lorry Parking

C106
LET - HUBOO

C110
110,184 SQ FT
(10,236 SQ M)

C111

C342

C238

C88
LET - FURNITURE BOX

ATTENUATION POND
VOLUME: 8,641m³
BREACH VOLUME: 9,955m³



Site plan is indicative.



Hannah Bryan-Williams
Development & Leasing Manager

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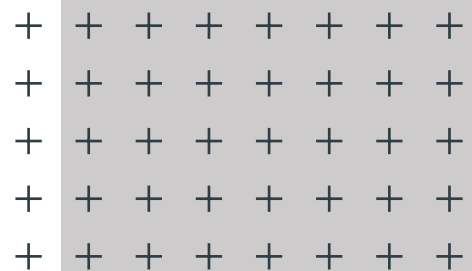
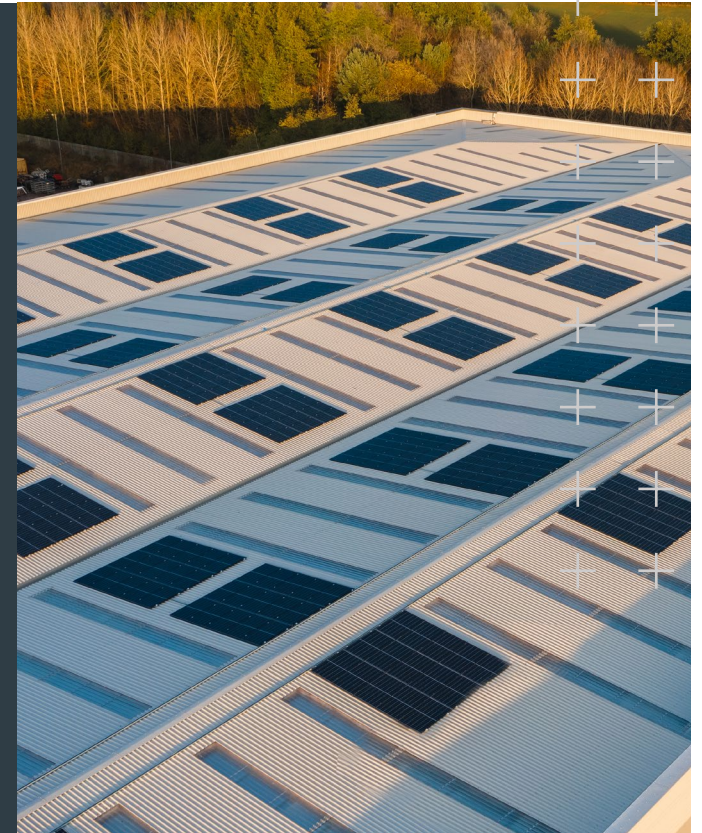
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan 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

07971 386 918
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At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Polly Troughton,
Managing Director**

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

Huboo, St. Modwen Park Chippenham

[Read more about Huboo and St. Modwen's story here](#)



The Swan standard

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

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics 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.

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

- 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



**AAA rated
white goods**



**Refreshment
stations**



**Smart
metering**



**Low VOC/
organic paints**



**Acoustic
control**



**Intelligent
LED lighting**



**Natural
light**



**Low energy
lifts**



**ST. MODWEN
PARK
CHIPPENHAM**



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**

Our Building Code

Our Park Code





HANNAH BRYAN-WILLIAMS

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CARYS ALLEN

Development Manager

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High performance space where you need it.

ST. MODWEN PARK CHIPPENHAM



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stmodwenlogistics.co.uk

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. June 2023. TBDW 04344-05.