

Keypoint 177, Swindon

LOGICOR.EU

Thornhill Road, Swindon, SN3 4RY

///importers.admire.hotspot

Fully refurbished distribution warehouse unit
177,426 sq ft (16,483 sq m)

Available now



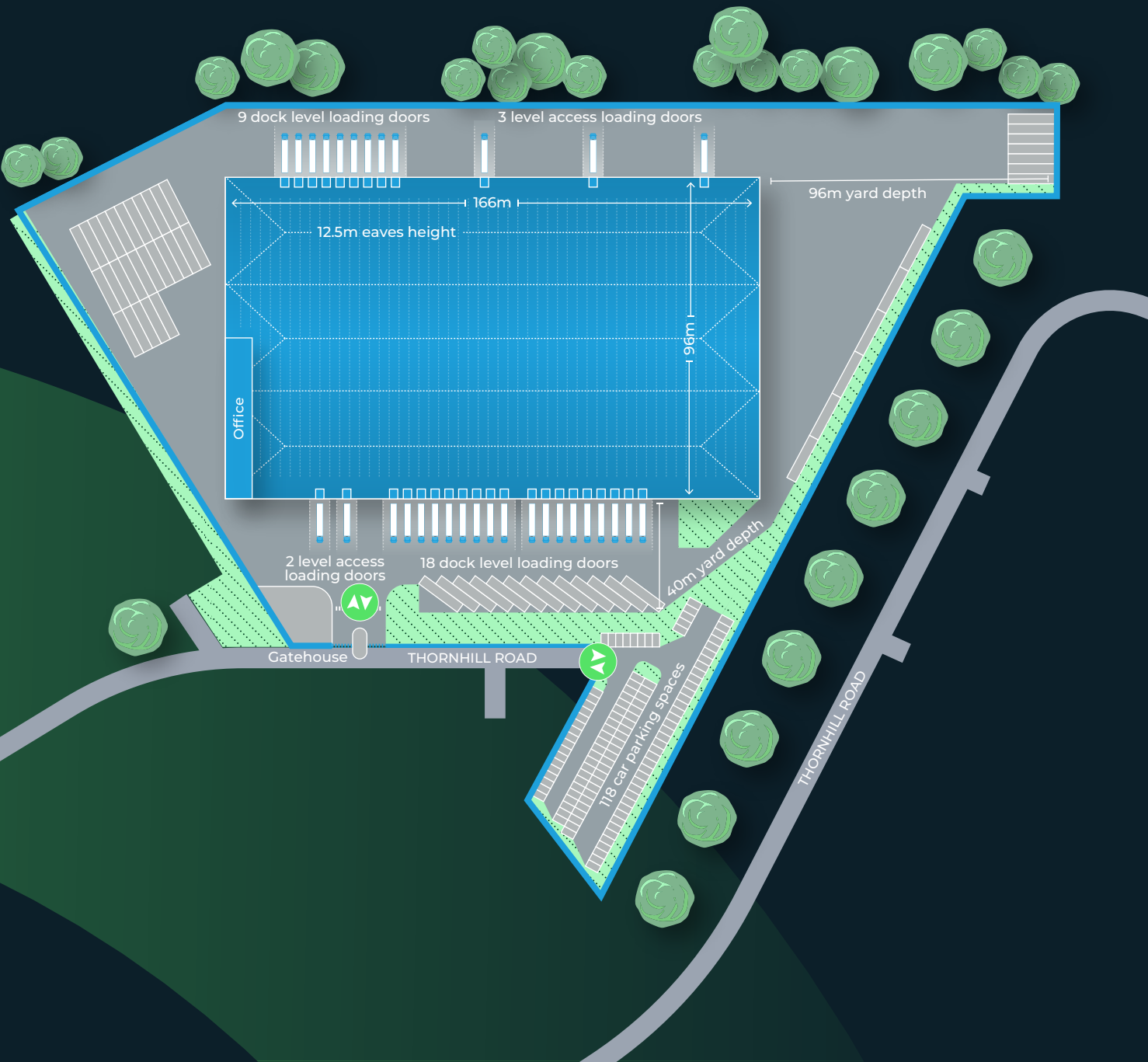
LOGICOR

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Keypoint 177 Swindon is a detached modern distribution warehouse strategically located to provide excellent access to the regional and national motorway network.

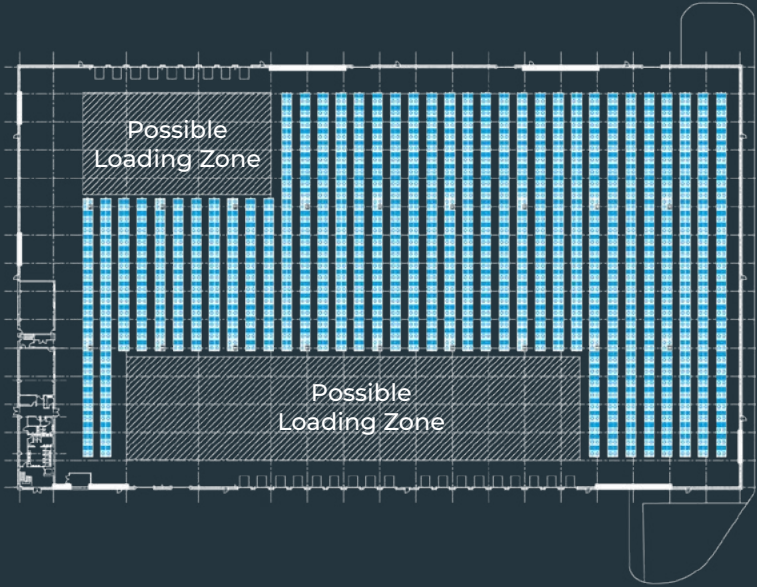


Accommodation



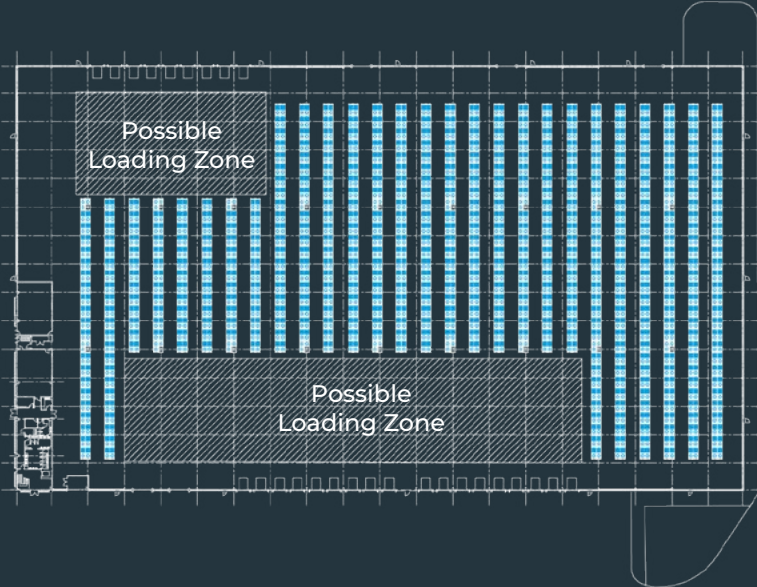
Keypoint 177	Sq ft GIA	Sq m GIA
Warehouse / production	171,410	15,924
First floor office	3,078	286
Plant deck	2,938	272
Total	177,426	16,483

Racking



Narrow racking option


Frame arrangement based on 900mm-300mm-900mm leg spacing and racking frames at 2700mm spacing. Racking legs to be at least 300mm from slab joints.





Wide racking option


Frame arrangement based on 900mm-300mm-900mm leg spacing and racking frames at 2700mm spacing. Racking legs to be at least 300mm from slab joints.





- 


EPC rating 'A'
- 


EV charging
- 


BREEAM in-use 'very good'
- 


Fully refurbished
- 


27 dock and 5 level access doors
- 


750kVA of power
- 

Secure yard
- 

Planning consent B1/B2/B8
- 

40m yard depth
- 

118 car parking spaces
- 

Fully fitted offices
- 

12.5m eaves height



Demographics

Swindon is a thriving community that offers a dynamic blend of growth, diversity, and opportunity. With a population exceeding 230,000, Swindon is strategically located, providing residents and businesses with excellent connectivity to major cities like London, Bristol, and Oxford.

Global manufacturers

Swindon's highly skilled workforce, and its academic strength in engineering and technology, has enabled it to adapt to meet the needs of advanced manufacturers from across the world.

Major global manufacturers within 20 minutes drive of Keypoint 177 include:



Labour catchment & wage analysis (2022)

Competitively priced by UK standards, the East Midlands also offers a large workforce with skills geared towards logistics.

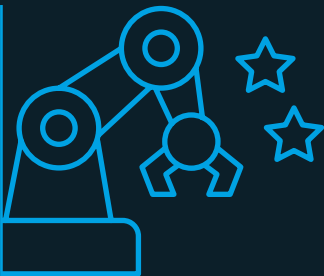
1.9 million people live within an hour of Swindon



Swindon has a growing population of 233,713 people



30,000 of employee jobs are in manufacturing, transportation & storage – 30% higher than the UK national average



18.2%

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%



79.3%

Swindon enjoys a stronger employment rate (79.3%) than the national average (75.4%)

Local advantages

Keypoint 177 Swindon is situated off Thornhill Road, which leads to the A419 via the A420 and is 4 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.

WHAT3WORDS: IMPORTERS.ADMIRE.HOTSPOT

SAT NAV: SN3 4RY



Location	Drive time from site	Port	Drive time from site	Airport	Drive time from site
Swindon Town Centre	4 Miles 15 Mins	Bristol	51 Miles 54 Mins	Bristol	54 Miles 1 Hour
Oxford	30 Miles 46 Mins	Southampton	30 Miles 46 Mins	Heathrow	67 Miles 1 hr 16
Bristol	49 Miles 46 Mins	London Gateway	49 Miles 46 Mins	Gatwick	97 Miles 1 hr 50

● HGV drive time 1 hr ● HGV drive time 2 hrs ● HGV drive time 3 hrs



3,440,292

People within
1 hour drive time



24,852,700

People within
2 hour drive time



41,325,271

People within
3 hour drive time



Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Jack Garret - Logicor

Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Keypoint 177 in Swindon provides 177,426 sq ft of EPC A rated, modern distribution space in a prime logistics location with excellent motorway connections."

Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Please contact us for further information:



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