



keypoint  
SWINDON

BESPOKE LOGISTICS SOLUTIONS  
IN A FLEXIBLE BI-MODAL HUB

**FREEHOLD OR LEASEHOLD**

Build to suit opportunities  
with planning permission from  
**108,000 - 340,000 sq ft**



# BESPOKE DESIGN & BUILD OPPORTUNITIES FOR DISTRIBUTION WAREHOUSE UNITS IN A STRATEGICALLY LOCATED BI-MODAL HUB

Planning permission for units from 108,000 - 340,000 sq ft



CHELTENHAM & M5 J11a



RAIL TERMINAL



SDC

K340

PRIVATE ROAD TO HONDA

K145

A419

LONDON

SWINDON STATION & THE WEST

WESTERN MAIN LINE

SWINDON POLICE HQ

MADISON HOTEL

RETAIL PARK

OXFORD & M40

A420

SWINDON TOWN CENTRE

SAINSBURY'S



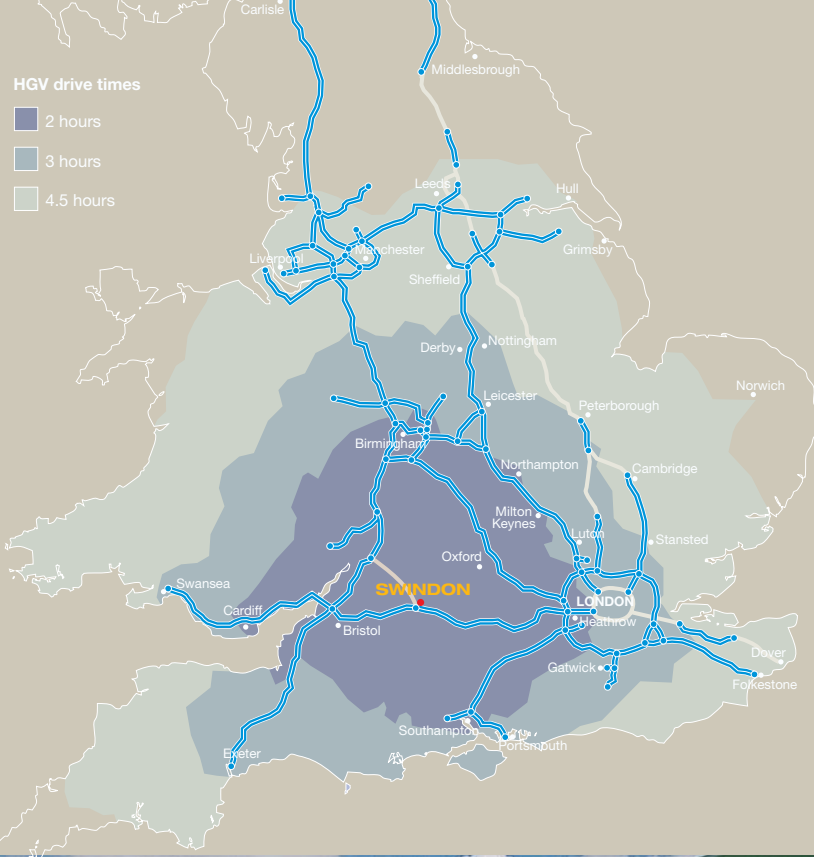
M4 - JUNCTION 15





HGV drive times

- 2 hours
- 3 hours
- 4.5 hours



ACCESSIBILITY

Swindon's prominent location on the M4 allows direct access to the National Motorway Network. The majority of the UK can be reached via the road network in under 5 hours.

The rail terminal at Keypoint enables fast rail connection across the UK and to Europe.

Swindon's strategic location in the heart of central southern England has attracted many national and international companies. Major occupiers include:

- Nationwide
- Honda
- BMW
- Zurich
- Intel



Photography is of existing Keypoint buildings



LABOUR FORCE

Swindon has a working age population of **119,000**, with **1.5 million** people living within a 30 minute drive.

The population of Swindon has largely risen over the last 50 years, with a further population increase of **70,000** expected in the next 10 years.



Source: nomnis.gov.uk

## KEY FACTS

- Fully serviced sites ready for development
- Rapid delivery of bespoke buildings
- A dedicated design and professional team appointed by Legal and General will provide the facilities
- 24 hour operation
- Operational rail terminal
- Services and common parts designed for durability, flexibility and minimum on-going maintenance
- Keypoint is adjacent to a hotel, Truck Stop, Sainsbury's Superstore and Swindon's new police station



Legal & General Property Ltd is a property investment management business controlling over £12 billion of UK real estate. It is the fourth largest real estate investor in the UK and is involved in every type of UK property. In the last three years, Legal & General Property has run a development programme of over £1.4 billion.



Investment  
Management

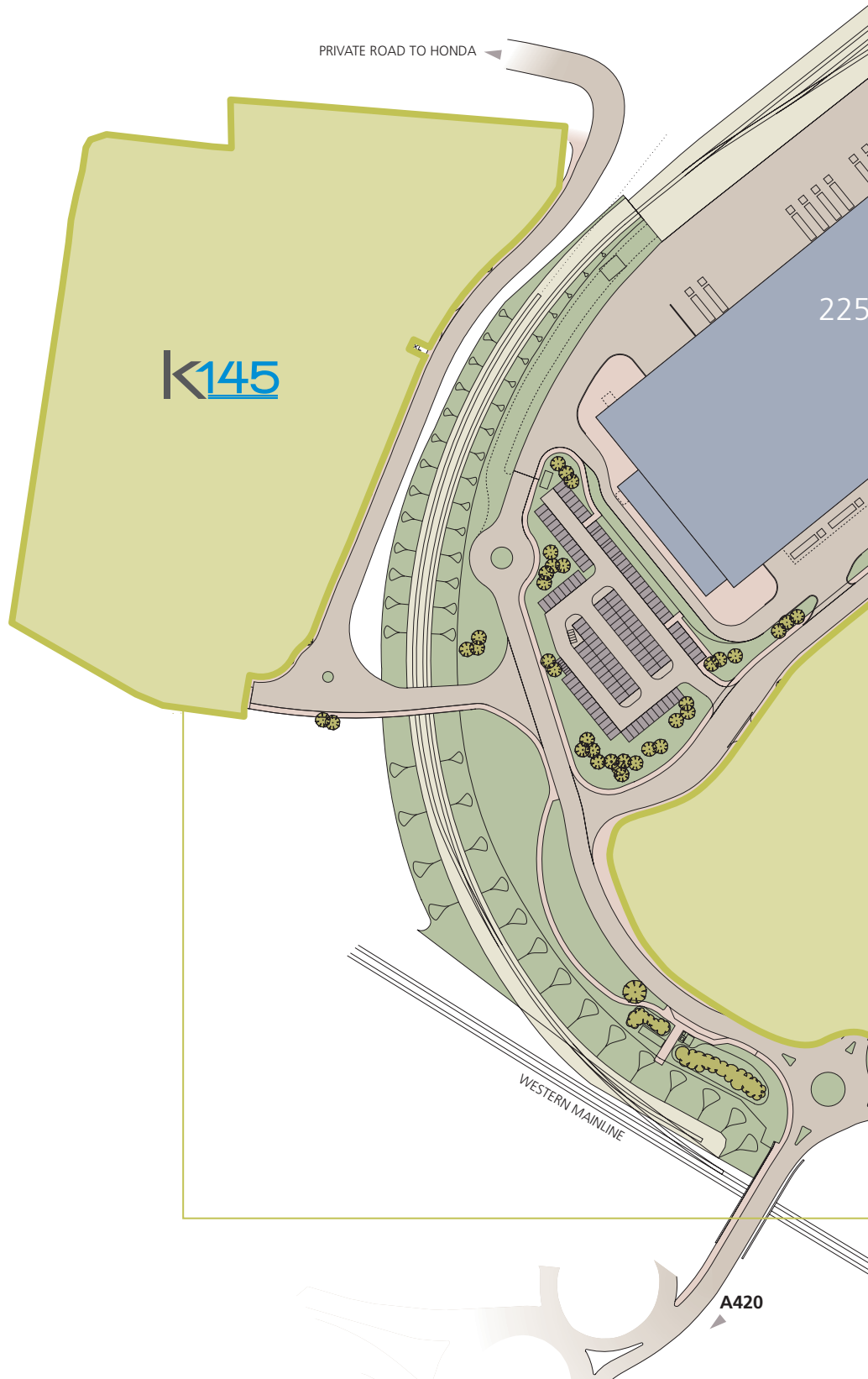
## K145

This plot of approximately 7 acres (2.83 ha) has been designed to accommodate a building of up to:

**145,000 sq ft** (13,476 sq m)

Detailed architects plans of the various layout options can be supplied by the agents for particular sizes, or visit the website:

[www.keypointswindon.com](http://www.keypointswindon.com)





LEASEHOLD and FREEHOLD opportunities are available, including the potential for site sales. Subdivision of sites is also available.

## K340

This plot of approximately 15 acres (6.07 ha) has detailed planning consent granted for a range of unit sizes:

**107,950 sq ft** (10,035 sq m)

**126,000 sq ft** (11,706 sq m)

**291,500 sq ft** (27,081 sq m)

**296,857 sq ft** (27,579 sq m)

**339,921 sq ft** (31,579 sq m)

Detailed architects plans of the various layout options can be supplied by the agents for particular sizes, or visit the website:

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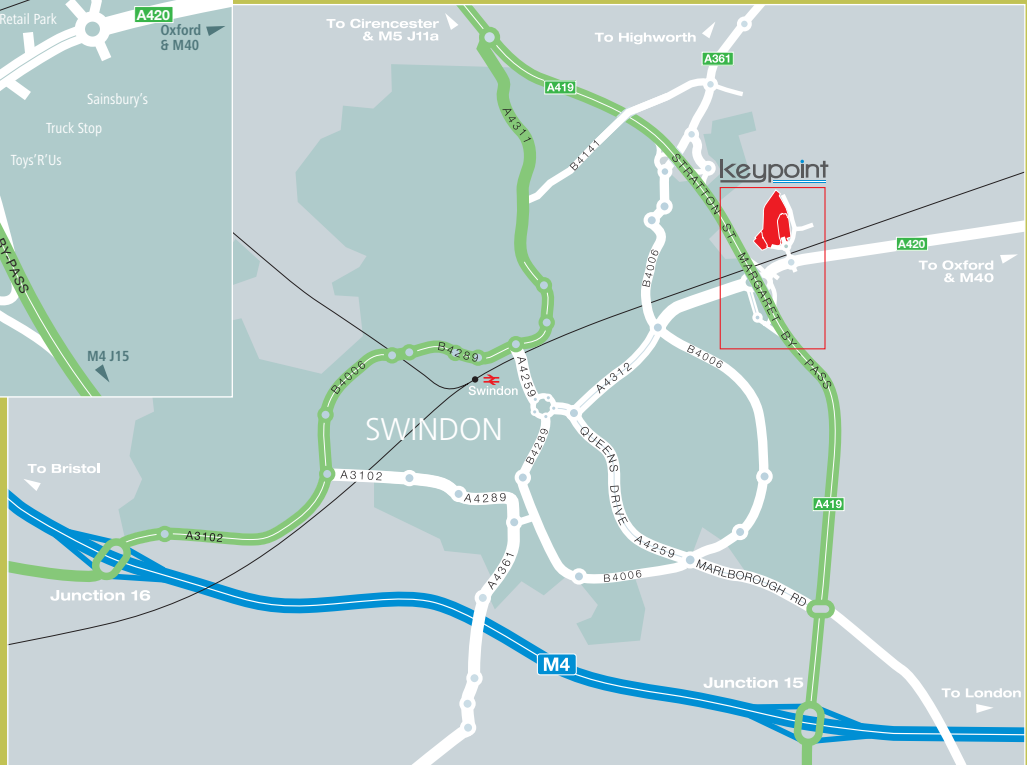
# keypoint

Sat Nav: SN3 4RY

SWINDON

Keypoint Swindon is located just off the A420, fronting the busy A419 leading to the M4. Swindon is located between Bristol and Reading linked by the M4 which also enables direct access to central London.

Swindon train station has regular services to Bristol and Weston-super-Mare with up to six direct trains to London Paddington every hour.



Motorways	By Road		Time
M4 Junction 15	4m	7km	10 mins
M5 Junction 11a	30m	48km	37 mins
M4/M5 Interchange	43m	70km	50 mins
M4/M25 Interchange	64m	103km	69 mins

Cities	By Road		Time
Oxford	28m	45km	44 mins
Reading	43m	69km	45 mins
Bristol	46m	74km	56 mins
London	79m	128km	100 mins
Birmingham	81m	131km	98 mins

Cities (from Swindon Station)	By Rail	Time
London Paddington		61 mins
Bristol Temple Meads		45 mins

Docks	By Road		Time
Avonmouth	51m	82km	58 mins
Southampton	67m	107km	88 mins
Portsmouth	84m	135km	99 mins
Dover	156m	252km	173 mins
Felixstowe	181m	291km	210 mins

Airports	By Road		Time
Heathrow Airport	67m	108km	75 mins
Gatwick Airport	96m	154km	107 mins

For further information and planning options contact the joint agents:



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[www.keypointswindon.com](http://www.keypointswindon.com)