

# ST. MODWEN PARK CHIPPENHAM



**TO LET UNIT C88 - A NEW HIGH QUALITY WAREHOUSE/LOGISTICS UNIT**  
**88,827 SQ FT (8,251 SQ M) AVAILABLE Q3 2021**





## ST. MODWEN PARK CHIPPENHAM

ST. MODWEN PARK CHIPPENHAM  
COMPRISES A STRATEGICALLY  
LOCATED 78.2 ACRE (30.1 HA)  
DEVELOPMENT SITE SITUATED AT  
JUNCTION 17 OF THE M4 OFFERING  
EXCELLENT DIRECT ACCESS TO THE  
NATIONAL MOTORWAY NETWORK AND  
IN THE HEART OF THE SOUTH WEST'S  
ESTABLISHED LOGISTICS TRIANGLE.

The park has an outline planning consent to provide  
approx 1 million sq ft of warehouse/industrial  
accommodation and can provide units of up to  
800,000 sq ft.

C88 forms part of the second phase of development.  
Practical completion for C88 is scheduled for Q3 2021.

St. Modwen is passionate about creating space  
for customers to thrive and is leading the way in  
delivering quality places to live and work that enhance  
communities and create opportunities for growth.

Changing places. Creating better futures.

C88

A350

M4

CHIPPENHAM CENTRE



M4 (J17)

TO LONDON  
VIA M4

TO BRISTOL  
VIA M4







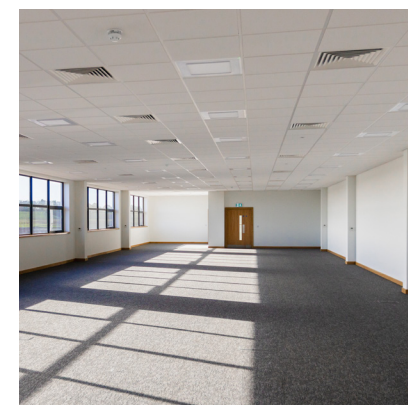
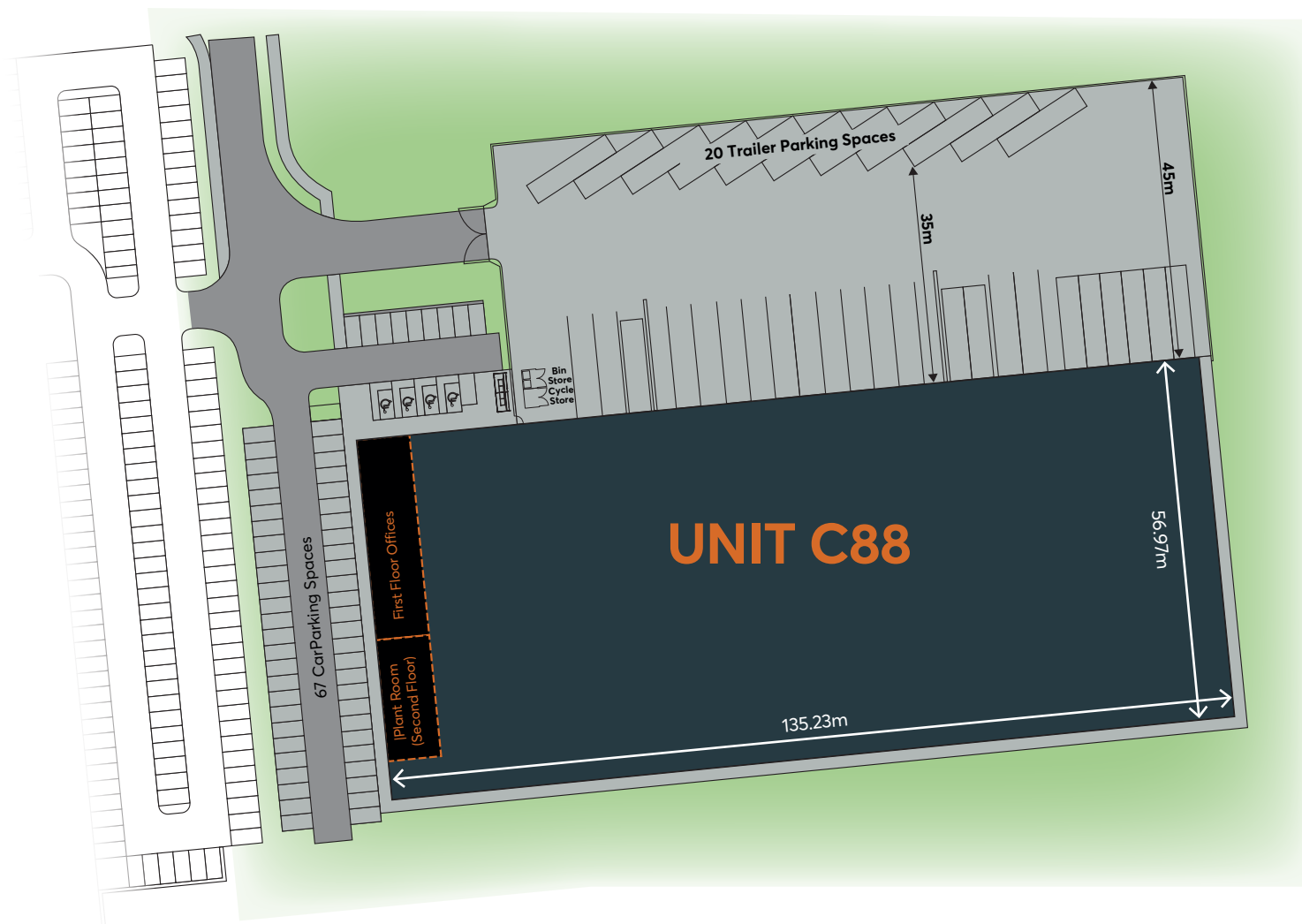
**// CHIPPENHAM IS THE MAJOR  
COMMERCIAL LOCATION IN NORTH  
WILTSHIRE AND BENEFITS FROM  
EXCELLENT TRANSPORT LINKS. //**

## **ST. MODWEN PARK CHIPPENHAM**

### **WHY CHIPPENHAM?**

- Gross weekly pay in Chippenham is 2.06% (£574.90 per week) below the national average for the UK (£587.00 per week)
- Average hourly pay £14.73 per hour (National average £14.88 per hour)
- Working population in Chippenham (aged between 16 and 64) is 59,800

Source: <https://www.nomisweb.co.uk>  
JLL research report





# ST. MODWEN PARK CHIPPENHAM

C88 OFFERS A RANGE OF BESPOKE FIT OUT OPTIONS.

All floor areas are approximate gross internal areas:

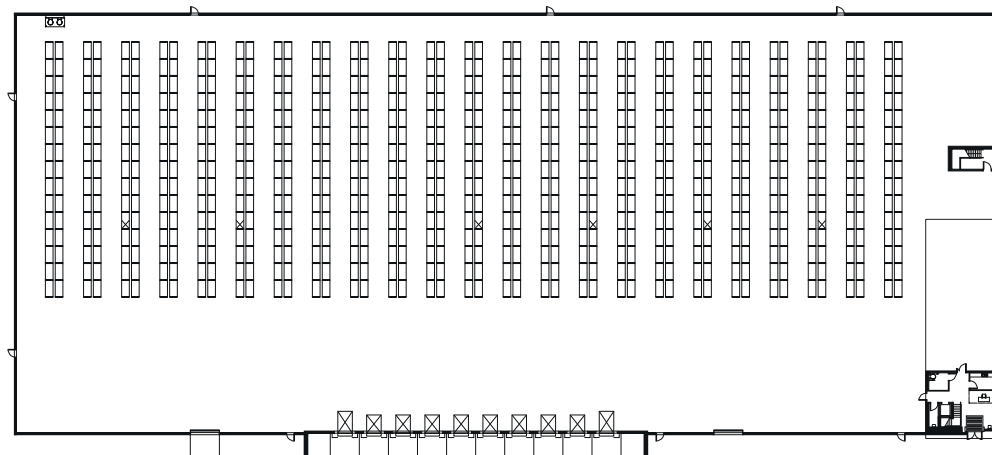
## UNIT C88

<b>WAREHOUSE</b>	<b>81,807 sq ft</b>	<b>7,600 sq m</b>
<b>FIRST FLOOR OFFICE</b>	<b>5,346 sq ft</b>	<b>496 sq m</b>
<b>TOTAL</b>	<b>88,827 sq ft</b>	<b>8,251 sq m</b>
<b>Yard depth</b>	<b>45m</b>	
<b>Clear internal height</b>	<b>12.5m</b>	
<b>Level access loading doors</b>	<b>2</b>	
<b>Loading docks</b>	<b>8</b>	
<b>Euro dock loading doors</b>	<b>2</b>	
<b>Warehouse floor loading</b>	<b>50 KN/m2</b>	
<b>HGV parking spaces</b>	<b>20</b>	
<b>Car parking spaces</b>	<b>67</b>	
<b>Electric car charging points</b>	<b>10</b>	

## INDICATIVE RACKING LAYOUT

This plan is drawn to represent a wide racking layout giving a total of 8,244 pallets from a 1.6m pallet height.

Further details are available upon request.



## SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

## TERMS

St. Modwen will lease the unit to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

## PLANNING

Under consent 20/08203/REM dated 11th November 2020

## WARRANTIES

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

## EPC

An EPC rating of 'A'.

## BREEAM

Aiming to achieve an 'Excellent' BREEAM rating.





# ST. MODWEN PARK CHIPPENHAM

## SPECIFICATION

This high quality space has planning consent for warehouse /distribution (B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor. Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



### FIRST FLOOR OFFICE

- Open plan office accommodation
- Suspended ceiling
- Raised access floors
- Comfort cooling
- Kitchenette
- Passenger lift



### WAREHOUSE

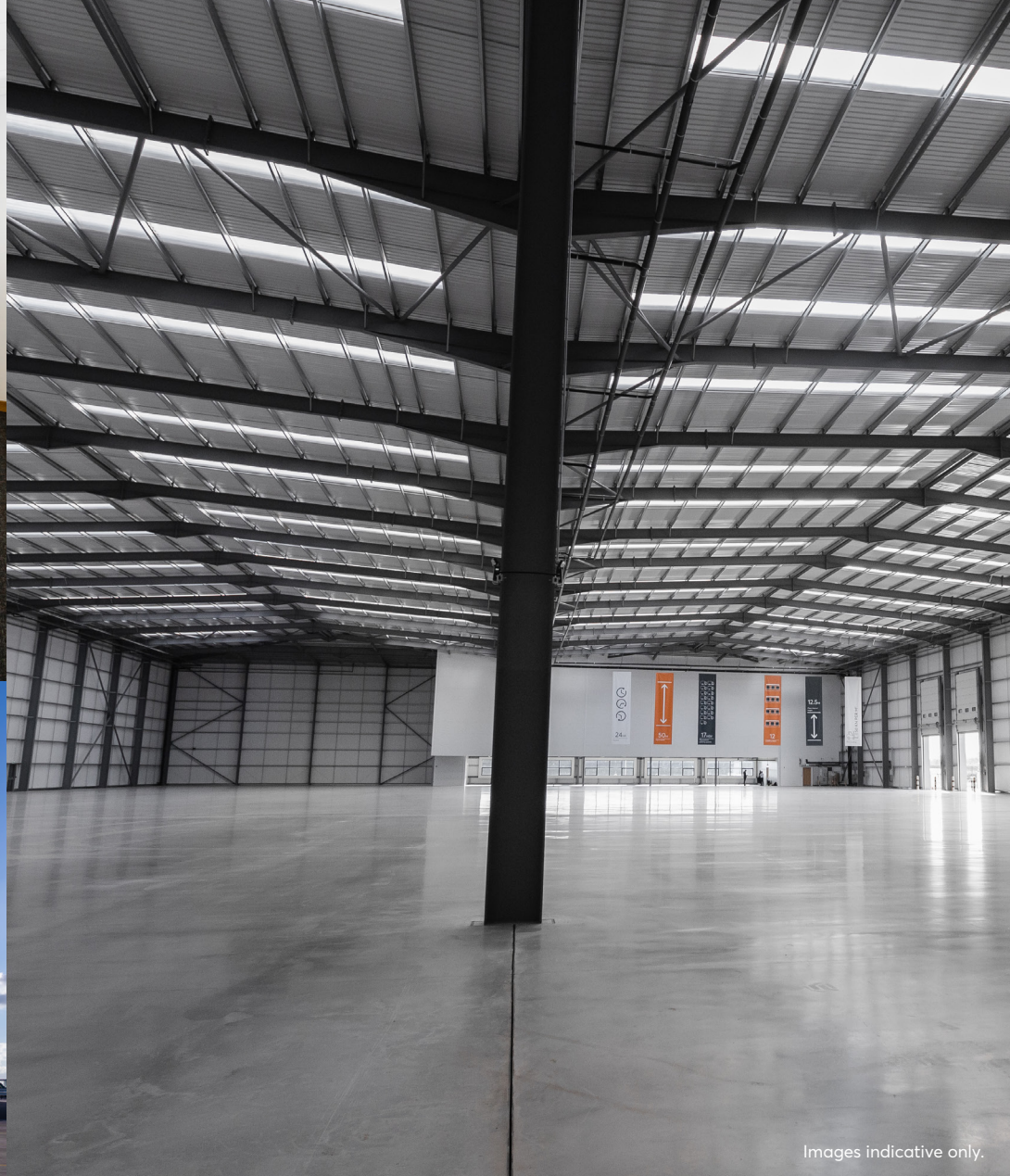
- Up to 12.5m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- 10% roof lights
- 8 loading docks, 2 level access doors inc.  
2 Euro docks



### EXTERNAL

- 45m deep secure service yard
- 67 designated car parking spaces
- 10 electric vehicle charging points
- Covered cycle shelter





Images indicative only.



STRATEGICALLY LOCATED  
ADJACENT TO THE M4  
(JUNCTION 17)



SHUTTLE SERVICE FROM  
CHIPPENHAM TOWN CENTRE



UNRESTRICTED 24 HOUR  
ACCESS / USE



EPC RATING A



PLANNING CONSENT FOR  
B8 / WAREHOUSE AND  
DISTRIBUTION USES



ELECTRIC CHARGING  
VEHICLE POINTS



Breem  
EXCELLENT

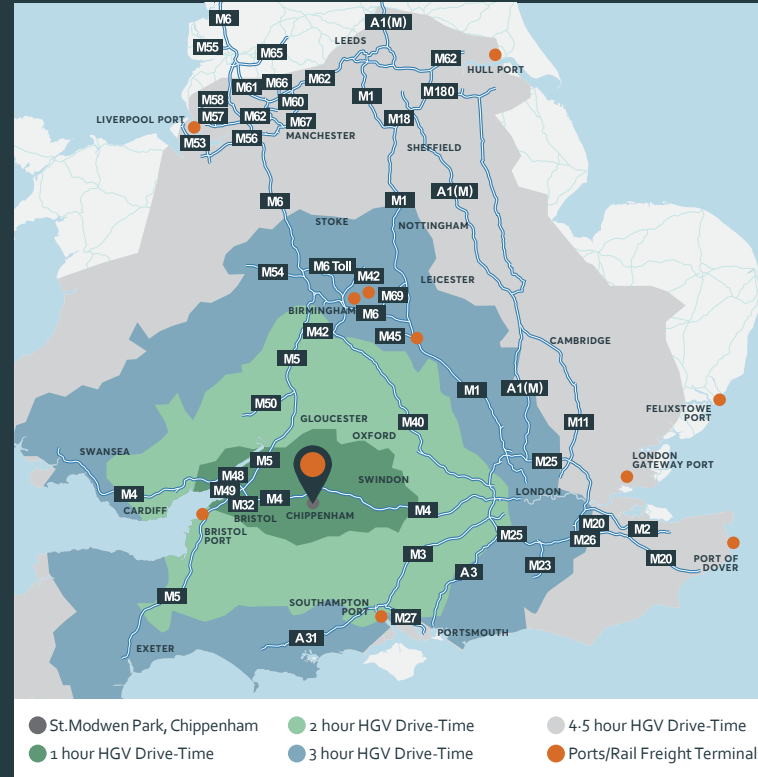


# ST. MODWEN PARK CHIPPENHAM

SN14 6BD



Maps not to scale.



## LOCATION:

St. Modwen Park Chippengham  
Off B4122  
Chippengham  
Wiltshire  
England  
SN14 6BD

## DISTANCES:

Swindon	17 miles
Bristol	24 miles
Cardiff	57 miles
Southampton	78 miles
London	95 miles

Travel distances are approximate



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