



**The Answer to all your questions...**

**Be part of Chippenham's  
new business environment**

# Have you discovered Chippenham's newest major business park

SouthPoint Business Park is Chippenham's new major logistics, industrial and employment site, set in 44 acres alongside the A350 and will provide a range of employment uses of over 500,000 sq ft, either For Sale or To Let.

Chippenham is growing very fast and offers a great strategic location to serve Wiltshire and the M4 corridor. Excellent skilled labour profile in manufacturing, food production, digital & ICT, logistics and administration with a significant county wide 'out commute' currently that could be captured by a new employer to the area.

Typical uses will include:

- Office
- Industrial
- Logistics
- Motor trade



# Do you need ease of access to the M4 and the South Coast

Strategically located on the A350 and just 10 minutes from Junction 17 M4, SouthPoint Business Park provides great access to the national road network as well as all the nearby amenities.

Additionally, Chippenham is approximately 33 miles from the M5 motorway. Bath is 13 to the West, Bristol is 32 miles to the west and London is approximately 100 miles to the east.

## Local occupiers Include:

THALES

dyson



**SP** SOUTHPOINT  
BUSINESS PARK  
CHIPPENHAM, SN15 2NU

## Drive Times from SN15 2NU

Adjacent trunk route A350 direct to J17 M4

Chippenham	2 miles	5 mins
M4 J17	6.5 miles	10 mins
Bath	13 miles	28 mins
Swindon	23 miles	32 mins
Bristol	32 miles	36 mins
Reading	60 miles	1 hr 9 mins
London	100 miles	2 hrs 12 mins

## Rail Times from Chippenham Station

Electrified rail line to London

Bath	10 mins
Swindon	12 mins
Bristol Temple Meads	25 mins
Reading	43 mins
Bristol Parkway	48 mins
London	1 hr 10 mins



# Do you want to build a space to suit your business needs

SouthPoint Business park has planning consent for employment uses and we can provide a range of design and build packages to work around your business's individual requirements, large or small, in conjunction with the local council economic development team.

The plots available will be flexible for division or growth so let us know your requirements for an initial appraisal.

## Proposed development timeline

2022

### New Roundabout Access to SouthPoint from A350 and primary infrastructure

To service the site, a new roundabout from the A350 is being constructed giving SouthPoint high visibility and direct access to this important trunk road. Works commenced in June 2022 with completion due in Summer 2023. Internal estate roads and utilities infrastructure can then be installed to service development plots to meet occupier requirements.

## High quality business environment

### Fully Serviced High Quality Landscaped Environment

The intention is to offer a fully serviced range of development opportunities and establish SouthPoint as a well maintained, landscaped, flexible business destination being the new commercial landmark in the town.

### Office, Industrial and Logistics units available For Sale/To Let

A full range of opportunities are available, small or large, SME's or HQ's, let us know what you need and we can work to your requirements.



# Would you like to know more about the great opportunities available



We are currently taking enquiries for design and build opportunities. Please contact one of our agents for details:

Paul Whitmarsh

paul@whitmarshlockhart.com



Paul Hobbs

Paul.Hobbs@avisonyoung.com



## Terms:

Leasehold or freehold tenure options are available on bespoke design and build business accommodation over 500,000 sq ft.

## Planning:

B1(c), B2 and B8 uses.

## Rent / Price:


Upon Application.

## A development by:



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