

The sale of 14.92ac of fully serviced land at SouthPoint Business Park, Chippenham by Baylis Estates to Siemens to create a new £100million state-of-the-art research/manufacturing facility, ushering in regeneration, investment and employment.

Siemens Mobility is part of global company Siemens, a technology company focused on industry, infrastructure, mobility, and healthcare. The transaction paves the way for a £100 million investment in a new UK factory, digital engineering, manufacturing, research, and development centre for rail signalling and control systems, and will play a pivotal role in Siemens' ambition to transform rail travel and transport in the UK. The project cements Siemens' commitment to the Southwest region, where it has a rich history.

This forms part of a wider 40 acre development site acquired by Baylis Estates from Crest Nicholson in 2019 since which a considerable amount of infrastructure work/investment has been undertaken to create fully serviced land for future commercial development.

This is a landmark transaction for Chippenham and Wiltshire and represents one of the Southwest's most significant inward investments in recent years. It reaffirms Siemens' long-standing commitment to Chippenham, where it has been based for over 125 years, and a commitment to the UK, and its strong links with the wider community and local businesses.

Key standout features include:

- The site will become the UK's only dedicated signalling and control facility, supporting the next generation of digital rail infrastructure.
- The project will retain 800 skilled jobs and create new employment and apprenticeship opportunities in the region.
- It is a key part of the wider regeneration of the town, with the Rowden Park scheme to the north and the A350 dual carriageway project to the south, as well as further commercial plots to be delivered at the SouthPoint site.
- It strengthens the UK's rail supply chain and supports Siemens' work on major national projects, including the East Coast Main Line digital upgrade and the Elizabeth Line.
- The deal reflects a shared commitment to sustainability, innovation, and regional growth.



Throughout this transaction Thrings played an invaluable and pivotal role on our behalf in dealing with complex legal, planning and technical challenges and collaborated with our wider team comprising:-

- Avison Young: planning and property advisors
- Whitmarsh Lockhart: property advisors
- SRA Architects
- Stantec: project manager, contract administrator, civil and structural engineering and principal designer.
- William Downie Associates; utilities consultant
- Corkish Construction: main contractor
- PM Harris: utilities contractor

