

40% ALREADY SOLD TO SIEMENS - ONLY 1 PLOT REMAINING



The Answer to all your questions...

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

Infrastructure commenced Jan 2025. Completion Dec 2025

Have you discovered Chippenham's newest major business park

SouthPoint has been chosen by Siemens Mobility as the location for its new £100m digital rail engineering facility comprising over 200,000 sq ft of R & D office, production and warehouse space.

Following planning approval in October 2024, construction commenced January 2025 with opening scheduled for Q1 2026.

Plot	Gross Area (Acres)	Approved Building Size (GIA Sq Ft)
100	UNDER OFFER	
200	10.05	125,981
300B	UNDER CONTRACT TO OCCUPIER	
300A/400/500	ACQUIRED BY SIEMENS & UNDER CONSTRUCTION	



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



SIEMENS

Ministry of Defence

S. SOUTHPOINT
BUSINESS PARK
CHIPPENHAM, SN15 2NU

Drive Times from SN15 2NU

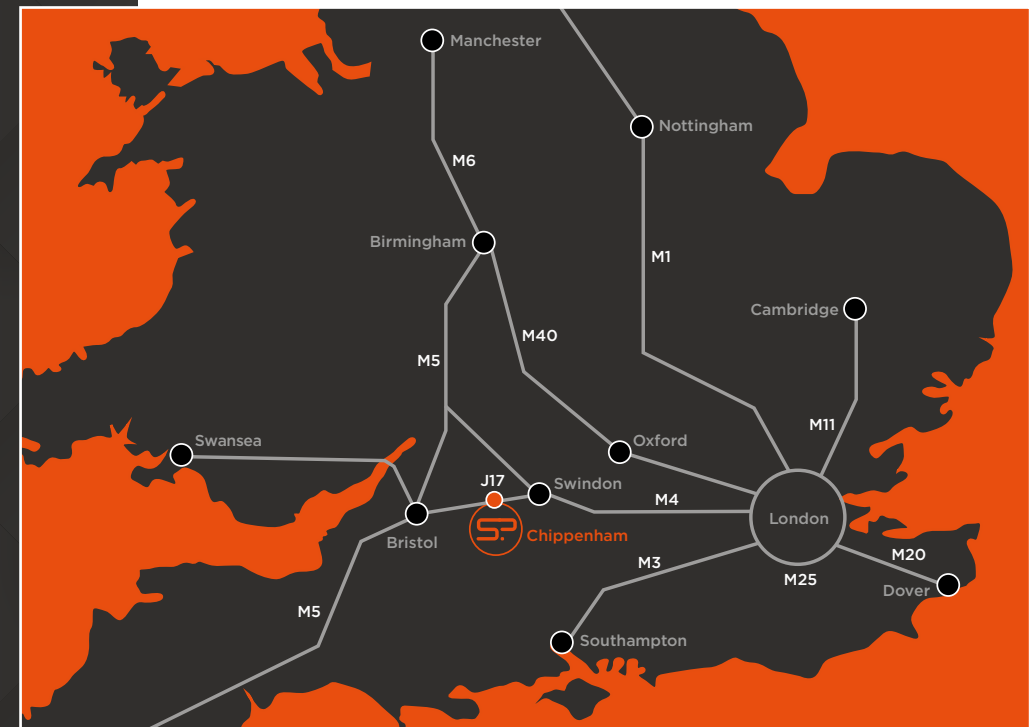
Adjacent trunk route A350 direct to J17 M4

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 50,000 sq m of employment uses. Construction of site infrastructure during 2025 will create serviced plots available For Sale on a freehold basis.

Alternatively design and build proposals on freehold or pre-let leasehold terms can be considered.

Construction has commenced

New roundabouts to provide access to SouthPoint have already been constructed from the A350 West Cepen Way and the B4528 Patterdown Road.

These are now open to the public and will be connected by a spine road through the site ("Showell Avenue"). Construction has commenced with completion set for late 2025, enabling access to the business park. Incoming utilities and drainage are also being installed to facilitate serviced plots.

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:



www.baylisestates.co.uk

Important Notice: These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

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