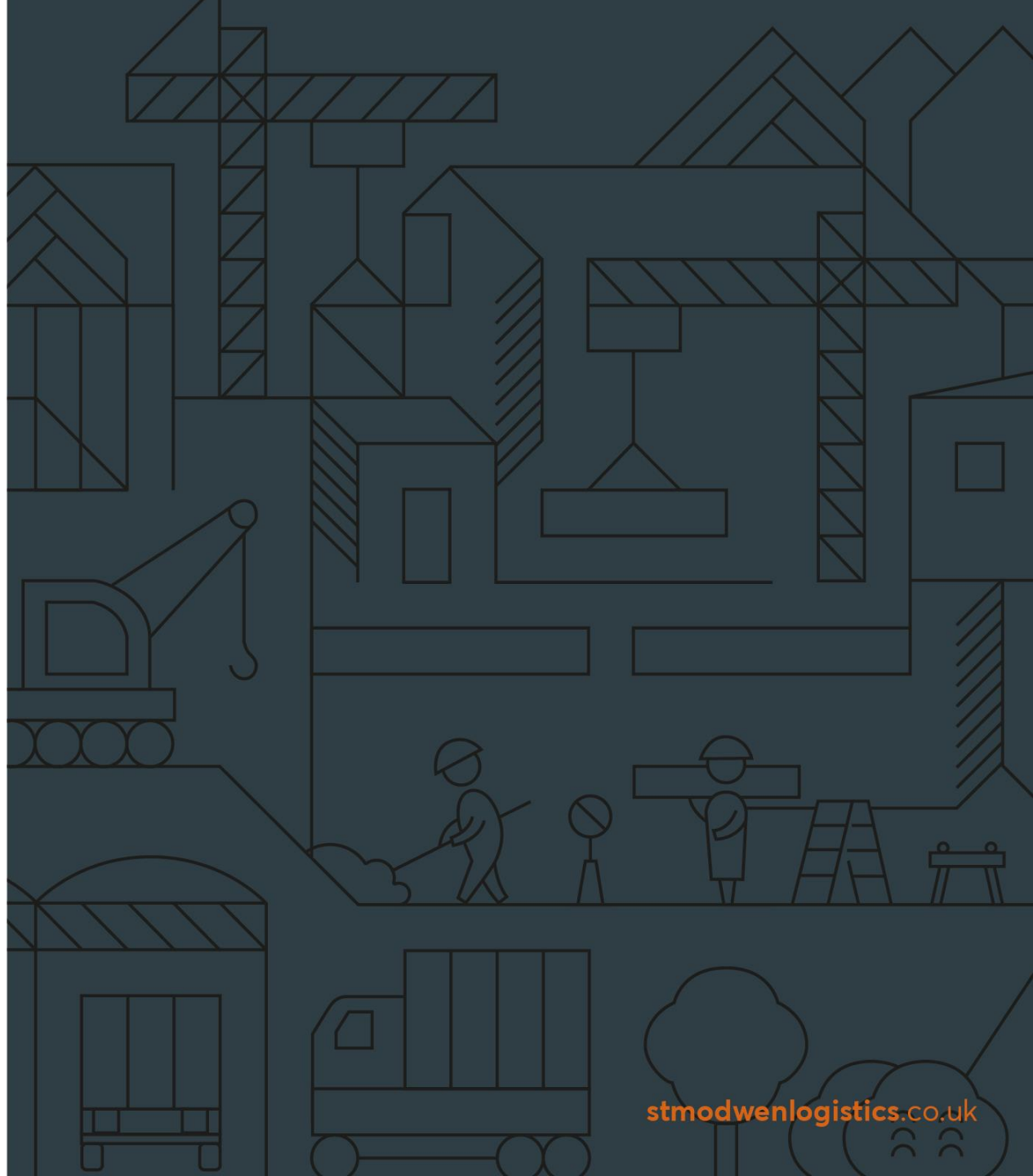





**ST.MODWEN  
LOGISTICS**



[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)



# ST. MODWEN PRESENTATION TO SWINDON AND WILTSHIRE LEP

Ideas, Infrastructure and  
Place Subgroup 18<sup>th</sup> January  
2023



# ST. MODWEN PARK, CHIPPENHAM

## AGENDA

- Introductions
- Overview
- Occupiers
- Local Plan Review
- Q&A



Peter Davies  
Development Director,  
St. Modwen Logistics



Carys Allen  
Development Manager,  
St. Modwen Logistics



Sarah Fordham  
Planning Manager,  
St. Modwen Logistics



Geraint Jones  
Director, Savills



Victoria Button  
Associate, Savills



# ST. MODWEN PARK, CHIPPENHAM

## Overview

- 30.1 ha (78.2 acre) site
- Outline consent granted on 23 August 2018 for 1,000,000 sq ft Class B8 (storage and distribution) employment space and infrastructure
- Reserved matters consent granted for whole site comprising 6 units
- Within 10 years of concept, site will have passed through all stages of planning and been built out
- Occupiers secured – Huboo and Furniture Box
- Strong demand and live enquiries



# ST. MODWEN PARK, CHIPPENHAM

## Phasing

Unit	Size	Status
Huboo	105k sf	March 2022
Furniture Box	88k sf	September 2022
Unit 2	105k sf	July 2023
Unit 5	334k sf	July 2023
Unit 3	104k sf	July 2025
Unit 4	232k sf	July 2025



# ST. MODWEN PARK, CHIPPENHAM

## Occupiers

### Huboo

- Operational in March 2022
- Originated in Bath and now have 5 warehouses
- Created 400 jobs, with this unit being its largest in the UK to date

### Furniture Box

- Operational in September 2022
- Relocated from Mere, Wiltshire
- Thriving young business led by young entrepreneurs and operated by a skilled, young workforce.



# ST. MODWEN PARK CHIPPENHAM

## Local Plan Review

- Engaging with National Government
- BPF - Logic of Logistics
- Future of Freight Consultation
- Promotion of further land opportunities around Junction 17 of the M4
- Wiltshire Employment Land Review
- Wiltshire Local Plan Review





# Q&A

