

# CHIPPENHAM GATEWAY

WILTSHIRE

## Business Park

c. 79 acre site

Up to  
1,000,000 sq ft  
employment  
space



## OVERVIEW

Strategically located Chippenham Gateway is adjacent to junction 17 of the M4, approximately five miles north of Chippenham, Wiltshire.

St. Modwen was selected by the landowners as preferred development specialists to bring forward this exciting regional distribution park and has since submitted an outline planning application to Wiltshire County Council in April 2017, for up to 1m sq ft of new B8 storage and distribution space.

The site comprises two parcels of lands, one to the north of the B4122 (c. 16 acres) and one to the south (c. 63 acres) which is the subject of the current outline planning application.

St. Modwen carried out a full programme of public consultation and continues to engage with Wiltshire County Council, local stakeholders, landowners and politicians to help secure planning consent, which it is anticipated will be approved later this year.

The development of Chippenham Gateway will provide a significant, unique and strategic alternative to Bristol and Swindon for large format logistics and distribution operators in the southwest market. The current application could deliver around 700 new jobs, generating a major boost to the local economy.

Indicative masterplans show how the site could deliver 1m sq ft, with B8 units ranging in size from around 100,000 sq ft up to 750,000 sq ft.

 Aerial view  
of site

Potential for  
up to 700 job  
opportunities

Major boost in  
local economic  
activity

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