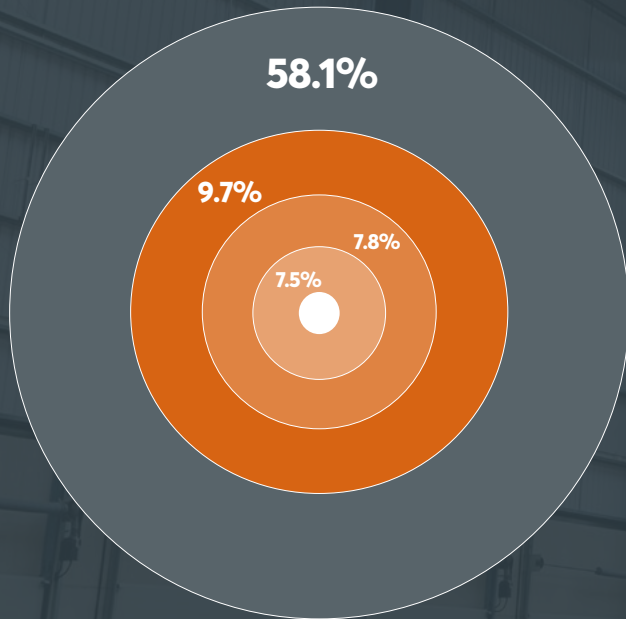


# WHY ST. MODWEN PARK CHIPPENHAM

How much more expensive are other locations compared to Unit C344 at St. Modwen Park Chippenham based on all occupational costs?

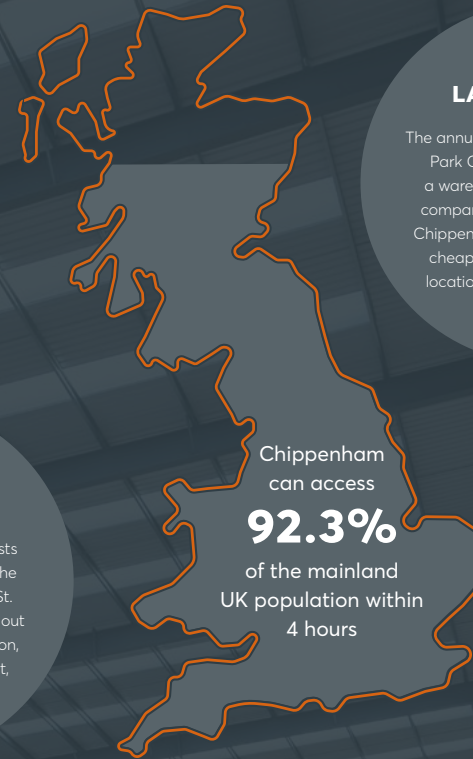


### GEOGRAPHICAL ACCESSIBILITY:

St. Modwen Park Chippenham's location means that 92.3% of the mainland UK can be accessed within a 4 hour drive.

### COST-EFFECTIVE LOCATION:

When taking into account the costs of leasing and operating across the 5 competing locations, C344 at St. Modwen Park Chippenham works out to be the most cost effective option, thanks to the cheapest transport, labour and rent costs.

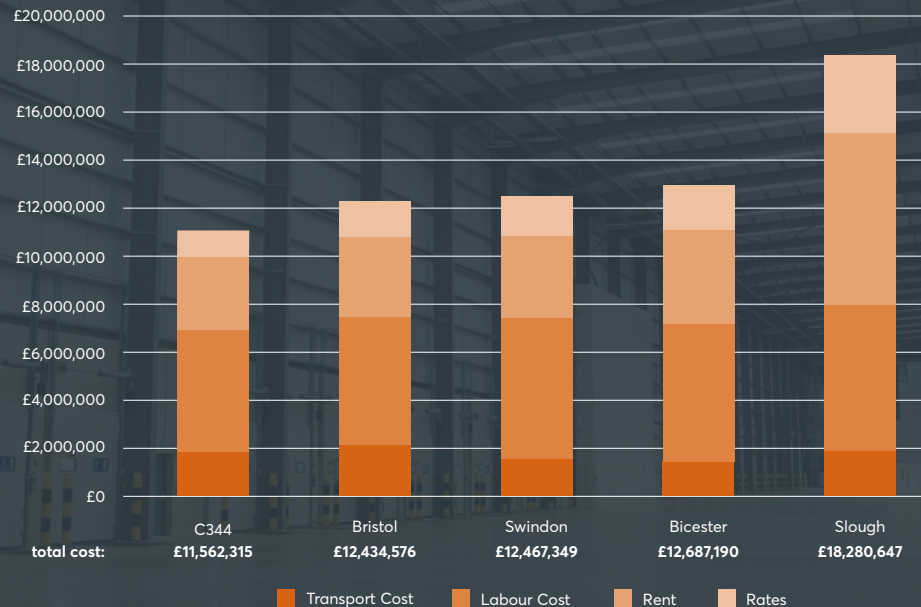


### CHEAPEST LABOUR POOL:

The annual labour costs in St. Modwen Park Chippenham for operating a warehouse are the lowest when compared to competing locations. Chippenham's labour costs are 6.7% cheaper than the next cheapest location and 15.9% cheaper than the most expensive.

### SUPPORTIVE LOCAL AUTHORITY:

St. Modwen Park Chippenham is supported by Wiltshire Council who are keen to attract occupiers with competitive business rates.



Average cost saving of

**£2,405,126**

compared with competing locations



Average labour savings of

**£605,499**

compared with competing locations