

**SWINDON'S
WORLD-CLASS
DESTINATION
REIMAGINED FOR
CREATORS INNOVATORS
& EDUCATORS
TO THINK, DO & BE**





A VIBRANT HUB
FOR LEARNING,
CREATIVE AND
DIGITAL TECHNOLOGY
BUSINESSES

03 //
THINK•DO•BE

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Located at the heart of the London to Bristol corridor, the Carriage Works is a series of Grade II listed industrial buildings collectively known as the Carriage Works, divided into the: West Shed, East Shed and bike sheds (London Street). Built in 1876 during the expansion of the Great Western Railway, the site is being lovingly restored to create modern spaces for business, culture, community and ideas to thrive - together. It's home for pioneers, tech innovators, creative makers and humble beginnings. It's your chance to be written into the next chapter and join our mission to build a better Swindon.





SPACE SHAPED FOR AMBITION

WE OFFER >>



BUSINESS UNITS TAILORED TO YOUR VISION

The development is being delivered in phases, offering flexible spaces from 200m² to 2,000m². Its modular design allows layouts to be customised - from open-plan areas to double-height volumes or units with mezzanine levels, tailored to your needs and future ambitions.

From flexible shell units and creative studios to co-working desks and event spaces, the Carriage Works offers room for every stage of your journey. Plug into a thriving cluster of digital, tech, and creative businesses in a location with unrivalled rail and road links, five minutes from the town centre, and close to Swindon Designer Outlet, cafés, hotels, and cultural venues.



FLEXIBLE OFFICES DESIGNED FOR DIGITAL, TECH AND CREATIVE BUSINESSES

We have 10 offices (150-750 ft²) available with spaces designed for 4 to 15 people, and each comes with 12 free meeting room hours each month plus booking discounts. Parking is also available by advance booking or monthly permit.

Three street front spaces for independent retail/hospitality businesses are also available, with space from 160m² to 260m². More units are planned.



CO-WORKING SPACE IN WORKSHED, AT THE HEART OF THE CARRIAGE WORKS REGENERATION

Workshed is ideal for flexibility and convenience - whether you want to hot desk, a designated desk or an office you'll be able to upscale, downsize, take on more space or even end your contract easily and without fuss. For smaller setups, we offer 12 dedicated desks and 48 co-working desks bookable daily or via flexible monthly 'gym-style' plans. Our simple, attractive pricing and stress-free contracts are designed to give you what you need when you need it.



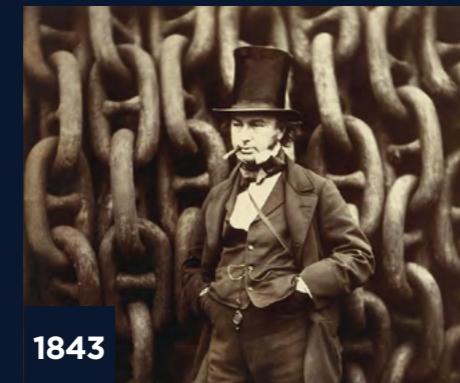
EVENT SPACES FROM INTIMATE MEETINGS TO LARGE- SCALE GATHERINGS

At the Carriage Works flexible layouts, breakout zones and modern facilities mean you can shape the space around your needs and give your team and guests an experience in a unique setting. We can cater for everything from a 1-to-1 meeting to a formal 50 seat lecture series, to a 120 person gathering for an event, awards ceremony, presentation or small-scale exhibition.



FUTURE-FACING AMBITION, GROUNDED IN HISTORY

REGENERATION >>



1843

BRUNEL BRINGS THE RAILWAY TO SWINDON

Founded in 1868, Swindon Carriage Works expanded across 137 acres to become Britain's largest carriage works. Under Joseph Armstrong's leadership, the site grew not only in scale but also in social innovation - it was among the first GWR works to employ women, starting with the upholstery and polishing departments in the early 1870s. From timber-built carriages to pioneering engineering, the legacy of craft, scale and progress still drives today's creators and businesses.



2018

REGENERATION BEGINS WITH WORKSHED

In 2018, regeneration of Swindon's Carriage Works started with the opening of the Workshed - a bold new workspace carved out of heritage industrial sheds. Designed as an incubator with offices and co-working space for digital, tech and creative businesses, it set the tone for the wider redevelopment, proving how historic architecture could be reimagined as a home for modern innovation and Swindon's thriving business community.

Built by Brunel's Great Western Railway in the 19th century, the Carriage Works once powered the world's largest railway works. Today, this iconic site has been regenerated into a modern business hub that's home to organisations spanning creativity, technology, and education. Managed by Swindon Borough Council in partnership with anchor institutions, our mission is clear: protect the heritage, fuel the future, and provide flexible offices for innovative businesses along the London to Bristol corridor.



2019-2024

CREATE STUDIOS, RAU CULTURAL HERITAGE INSTITUTE, ICAST OPEN

Between 2019 and 2024, the Carriage Works regeneration gathered pace. Award-winning Create Studios established a new film and media hub, the Royal Agricultural University's Cultural Heritage Institute brought research and teaching into the heart of the site, and ICaST, a joint venture from Bath and Oxford universities, opened to pioneer sustainable technologies - strengthening the campus as a centre for innovation.



2025

THE CURRENT PHASE DELIVERING MORE OFFICE OR EDUCATIONAL SPACE

Construction on Phase Three began in February 2025, delivering 2,000m² of new office space over the next 12 months. The shell and core build includes major structural upgrades, modern insulation, double glazing and essential facilities - preparing flexible, listed-building approved spaces for creative, tech and digital businesses to move in and make their own.



2026+

THE NEXT PHASE EXPANDING THE VISION

We are actively seeking suitable occupiers for fit out of the space. With further development of the remaining 500m² of West Shed space planned.





**TOGETHER, THESE INITIATIVES
PROTECT SWINDON'S HERITAGE,
BOOSTING OPPORTUNITY,
AND ENSURING CARRIAGE WORKS
SITS AT THE CENTRE OF A BETTER,
MORE CONNECTED FUTURE
FOR THE TOWN**

FACTS AND STATS

Carriage Works has an expanding business community. With 1000+ active members, not all on site at once, but this membership offers a constant flow of activity and interactions that make the Carriage Works a hub of innovation.

Swindon offers housing affordability with house prices lower than regional and national averages. This makes it a great place in the middle of the South of England to get on the property ladder. Great for attracting young talent to your company.

Productivity in Swindon is high compared to both Regional and National Comparisons. GDP per head (2023) £57,253 is significantly higher than both regional and national comparison. National GDP per head (2023) £33k and South West (2023) £37k.

OUR VISION: BUILDING A BETTER SWINDON



The regeneration of the Carriage Works is part of a bold, town-wide mission to reimagine Swindon's heart. What began with the restoration of its historic railway sheds has grown into a catalyst for change, linking with major initiatives across the centre.

To the west, **The Works** (formerly the Heritage Action Zone) is breathing new life into Brunel's Railway Village, Health Hydro and surrounding landmarks. It's a celebration of history and culture, creating a vibrant neighbourhood where heritage, knowledge and big ideas come together.

At the same time, the **Heart of Swindon** vision is reshaping the town centre into a fairer, greener and more creative place to live, work and spend time. New homes, cultural venues, public spaces and independent businesses are central to its ambition.

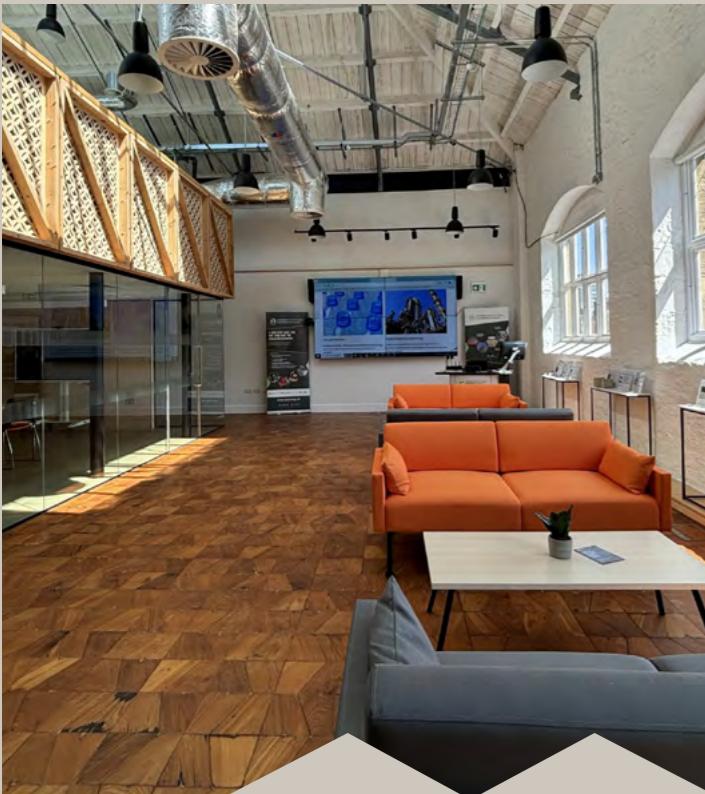
Anchoring it all is **Knowledge Central**, one of the UK's most significant new innovation hubs. Positioned at the station gateway, it connects world-class research, sustainable technologies and high-growth companies with Swindon's strong tradition of making and doing.

Together, these initiatives form a joined-up approach: protecting Swindon's heritage, boosting opportunity, and ensuring **Carriage Works** sits at the centre of a better, more connected future for the town.



FOR PEOPLE: MORE THAN JUST OFFICES

The Carriage Works is designed to work around you – in a modern industrial setting that inspires mindfulness and productivity - it's a place to think, do and be.



BIKE STORE, PARKING AND PUBLIC TRANSPORT ACCESS WITHIN MINUTES

The Carriage Works is built for convenience as well as character. Secure bike storage, on-site parking and excellent rail and bus connections put you just minutes from Swindon Station and the town centre. Whether you're cycling, driving or commuting by train, getting here is easy – making the site practical for teams, visitors and event guests.



THINK

EVENT SPACES WITH UNIQUE CHARACTER AND FLEXIBILITY

At the Carriage Works, every event feels different. Our industrial heritage backdrop sets the stage for conferences, exhibitions, product launches and community gatherings. Flexible layouts, breakout zones and modern facilities mean you can shape the space around your needs – all while giving guests an experience that blends Swindon's history with a bold, creative future.



COMMUNAL BREAKOUT AREAS FOR COLLABORATION

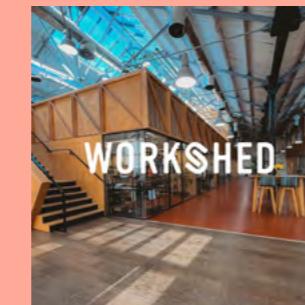
Collaboration is at the heart of the Carriage Works. Across the site you'll find open, welcoming breakout areas designed for chance encounters and planned teamwork alike. From informal catch-ups over coffee to brainstorming sessions between businesses, these shared spaces bring people together – helping ideas flow, partnerships form and creativity thrive in a community-driven environment.



IN THE CARRIAGE WORKS: A CONNECTED COMMUNITY OF CREATIVE MAKERS AND DOERS



Our people are more than occupants - they're part of a growing ecosystem. From filmmakers and furniture designers to sustainable tech innovators and heritage specialists, Carriage Works companies share one thing: ambition.



WORKSHED

Digital, tech and creative incubator with sector-focused offices, plus meeting rooms, co-working and event spaces open to all.



WEST SHED

"We see it every day - conversations turning into collaborations, ideas becoming real businesses. Workshed has this unique energy that comes from the people here. It's not just desks and Wi-Fi, it's a place where you feel part of something bigger. That's what makes it special - it's Swindon's creative hub"

Mirabelle Stobbs



CULTURAL HERITAGE INSTITUTE (RAU SWINDON)

High-level CPD and postgraduate courses



WEST SHED

"The Carriage Works is a fantastic space that students love to work in. The flexible layout includes a lecture theatre, lab, seminar rooms and great break out spaces. There's a wonderful buzz in here. It's the perfect example of useable, beautiful design and heritage space."

Prof. Cassie Newland,
Director CHI



INNOVATION CENTRE FOR APPLIED SUSTAINABLE TECHNOLOGIES (ICAST)

Leading the green economy future



WEST SHED

"The Carriage Works was the natural choice for iCast, bridging Bath and Oxford's innovation with Swindon's industrial heritage and creative energy. It's where academic research meets real-world application, turning breakthrough ideas into tangible impact."

Professor Matthew Davidson



CREATE STUDIOS

Award-winning film & digital media hub



WEST SHED

"The Carriage Works has been our creative home since 2023. The space, light, heritage and collaborative community here has enabled a transformation in our offer and partnerships and we are excited for our next adventure as an organisation at the heart of the Carriage Works story."

Shahina Johnson MBE



TOM FAULKNER

World-class furniture designer with a workshop in the Carriage Works since 1995



EAST SHED

"The Carriage Works has been our creative home for years. It offers the perfect mix of history, character and modern workspace - a place where ideas flourish and where we've been able to grow and thrive."

Tom Faulkner



FESTIVAL OF TOMORROW

Swindon's highly celebrated science, innovation and arts showcase event



WEST SHED

"The Carriage Works has been the ideal base for the Festival of Tomorrow team to grow and evolve since our inception in 2020. It has enabled us to build new partnerships, host unforgettable events and even to recruit volunteers from the thriving business community."

Rod Hebden, Director



IT'S TIME TO MAKE YOUR MOVE TO SWINDON



The Carriage Works is designed to work around you - a reimagined industrial landmark designed for focus, creativity and growth. It's a place to think, do and be. Set within a thriving local economy and a safe, well-connected community, its central Swindon location offers a smarter lifestyle choice for people looking to relocate, expand or start a new venture.



IDEAL LOCATION WITH EASY ACCESS

Carriage Works sits just a short walk from Swindon Station, with direct rail links to London, Bristol, and Cardiff. The M4 is minutes away, making travel effortless by car. Excellent cycle routes, nearby parking, and pedestrian-friendly access make commuting simple — connecting talent, clients, and opportunities across the region and beyond.

AFFORDABILITY AND VALUE

Swindon offers the space to grow without the overheads of bigger cities. Office and housing costs are typically far lower than London, Bristol, or Reading - meaning better value for your business and your team. The Carriage Works combines high-quality workspace with economic sense, creating room for investment where it matters most.

CULTURE AND RECREATION

Beyond the office, Swindon's cultural scene is alive and evolving. The town offers a growing mix of independent shops, live music venues, cinemas, bars

and restaurants, alongside the landmark Swindon Designer Outlet and GWR's STEAM Museum — both just minutes from Carriage Works. It's a place where teams and visitors alike can explore, unwind and be inspired.

EDUCATION AND FAMILY AMENITIES

Swindon is family-friendly, with excellent primary and secondary schools, strong further education colleges, and nearby universities in Bath, Oxford, and Bristol. The town offers modern sports centres, youth clubs, and creative programmes for young people - making it an appealing base for professionals balancing career growth with quality family life.

GREEN SPACE ACCESS

Nature is never far away. Within minutes you'll find Coate Water's lakeside trails, Lydiard Park's historic estate, and Stanton Park's woodland walks. The Cotswold Water Park lies just beyond - offering open water swimming, sailing, and wildlife. The Carriage Works connects urban energy with green tranquillity, balancing work, wellbeing, and fresh air.



WORK WHERE LIFE WORKS TOO - CONNECTED, AFFORDABLE, CREATIVE AND SURROUNDED BY GREEN SPACE, CULTURE AND OPPORTUNITY



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CARRIAGE WORKS

THINK-DO-BE



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The Carriage Works is owned and operated by Swindon Borough Council