

/// STAND.ASHES.NOVEL

SAT NAV: ME10 2FD



 PANATTONI PARK

SITTINGBOURNE

PHASE 1 | UNDER CONSTRUCTION | PC Q1 2025

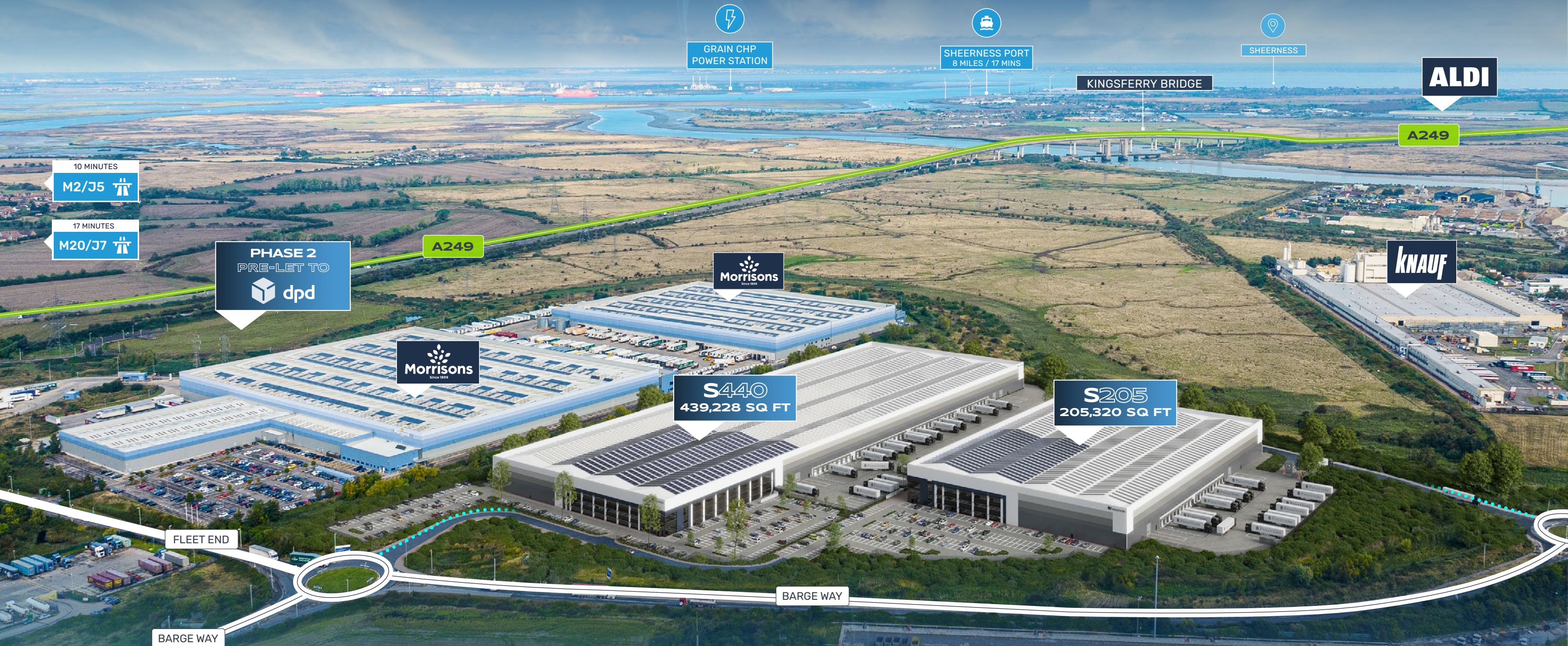
PHASE 2 | PRE-LET TO DPD

S205 - 205,320 SQ FT
S440 - 439,228 SQ FT



TARGETING NET
ZERO CARBON
DEVELOPMENT

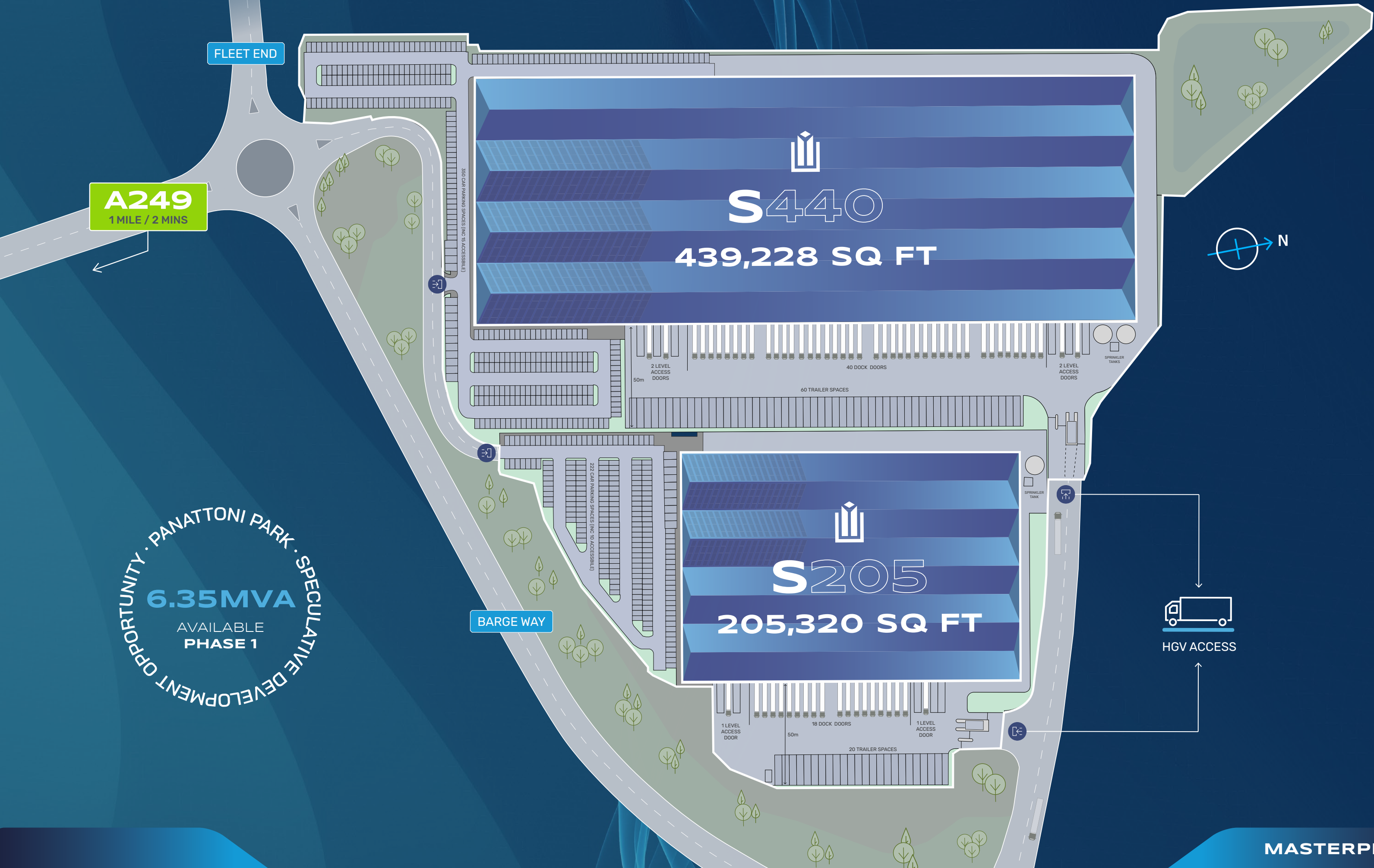
PANATTONI PARK SITTINGBOURNE



PANATTONI PARK SITTINGBOURNE is perfectly situated 4 miles from Junction 5 of the M2. This prime location offers unparalleled access to local and national distribution routes, facilitated by the M2, M20, and M25 highways. Moreover, it provides seamless connectivity to vital markets such as London, Europe via London Thamesport, Dover, and the Port of Tilbury.

Distinguished by its enhanced environmental, social, and governance (ESG) features, the site has 5MVA of power available with a further 1.35MVA of power generated from the solar PV which has been included within the base specification by Panattoni.

MASTERPLAN



OPPORTUNITY • PANATTONI PARK • SPECULATIVE DEVELOPMENT

6.35MVA

AVAILABLE
PHASE 1

PIONEERING PROGRESS



Rainwater harvesting



Water leak detection



Roof-mounted (PV)
system providing a
cost saving of £42p psf



Water saving taps
and WCs



15% rooflights to
warehouse



High standards of
insulation & air tightness



Cycle parking



Electric vehicle
charging



Sub-metering of
energy consumption

BREEAM® Targeting BREEAM
'Excellent'



PANATTONI PARK
S440

PANATTONI.CO.UK/SITTINGBOURNE

15m
CLEAR INTERNAL
HEIGHT

40
DOCK LOADING
DOORS

60
TRAILER
PARKING SPACES

50kN/m²
FLOOR
LOADING

4
LEVEL ACCESS
DOORS

50m
CONTAINED
SERVICE YARD

350
CAR PARKING
SPACES

FM1
FLOORING

15%
ROOFLIGHTS
TO WAREHOUSE

PV
ROOF-MOUNTED
SYSTEM

EV
ELECTRIC VEHICLE
CHARGING POINTS

900 KVA
ESTIMATED PV
POWER GENERATION

Cost saving
from PV on S440
£187,400 PER ANNUM



OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT
6.35MVA
AVAILABLE
PHASE 1

440 Warehouse	410,880 sq ft	38,172 sq m
2 Storey Mezz Offices	28,106 sq ft	2,611 sq m
Gatehouse	242 sq ft	22 sq m
TOTAL (GIA)	439,228 sq ft	40,805 sq m

PANATTONI.CO.UK/SITTINGBOURNE

PANATTONI PARK S205


PANATTONI.CO.UK/SITTINGBOURNE


15m
CLEAR INTERNAL
HEIGHT


18
DOCK LOADING
DOORS


20
TRAILER
PARKING SPACES


50kN/m²
FLOOR
LOADING


2
LEVEL ACCESS
DOORS


50m
CONTAINED
SERVICE YARD


222
CAR PARKING
SPACES


FM1
FLOORING


15%
ROOFLIGHTS
TO WAREHOUSE

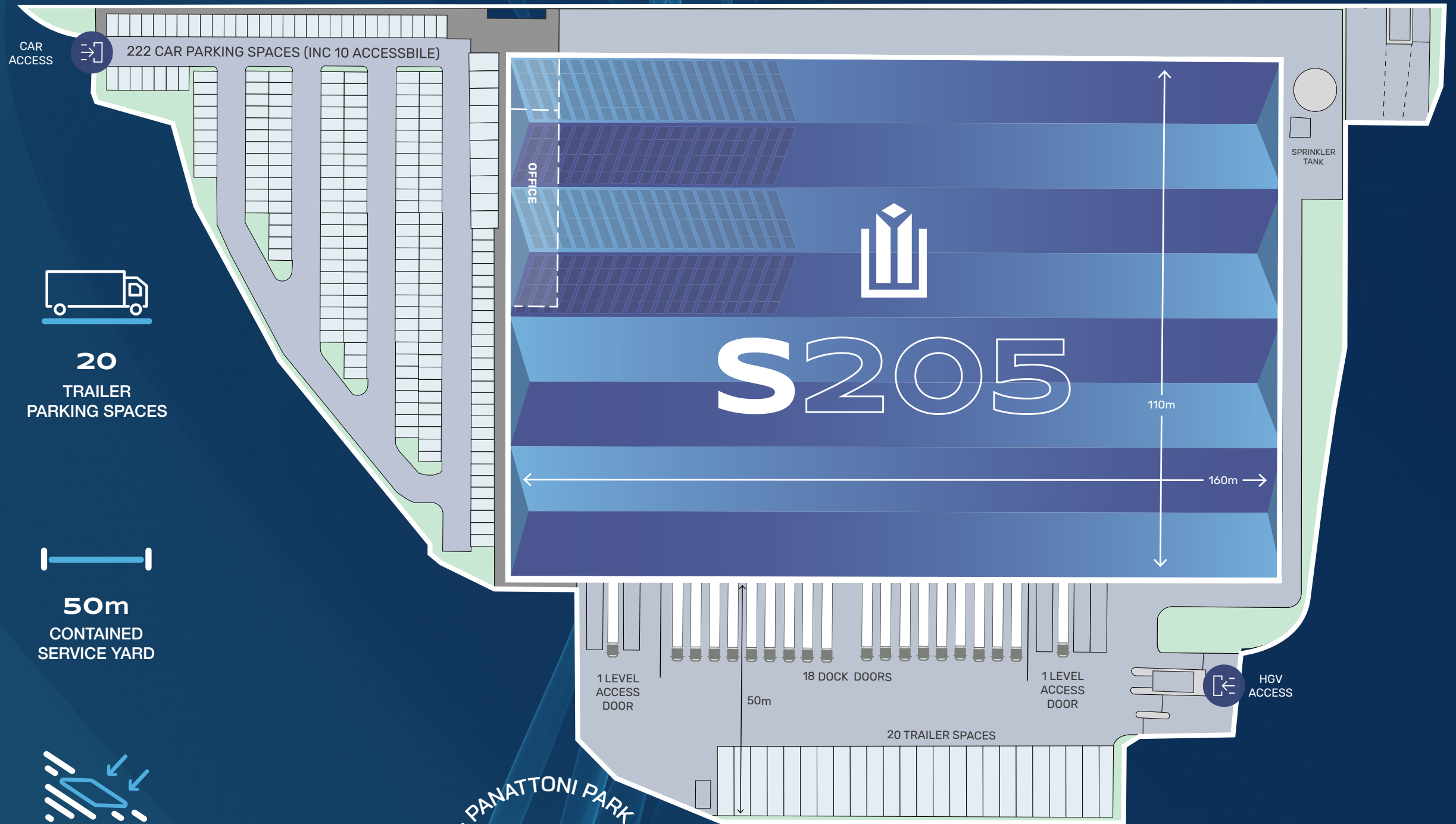

PV
ROOF-MOUNTED
SYSTEM


EV
ELECTRIC VEHICLE
CHARGING POINTS


450 KVA
ESTIMATED PV
POWER GENERATION

Cost saving
from PV on **S205**
£87,600 PER ANNUM

OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT
6.35MVA
AVAILABLE
PHASE 1



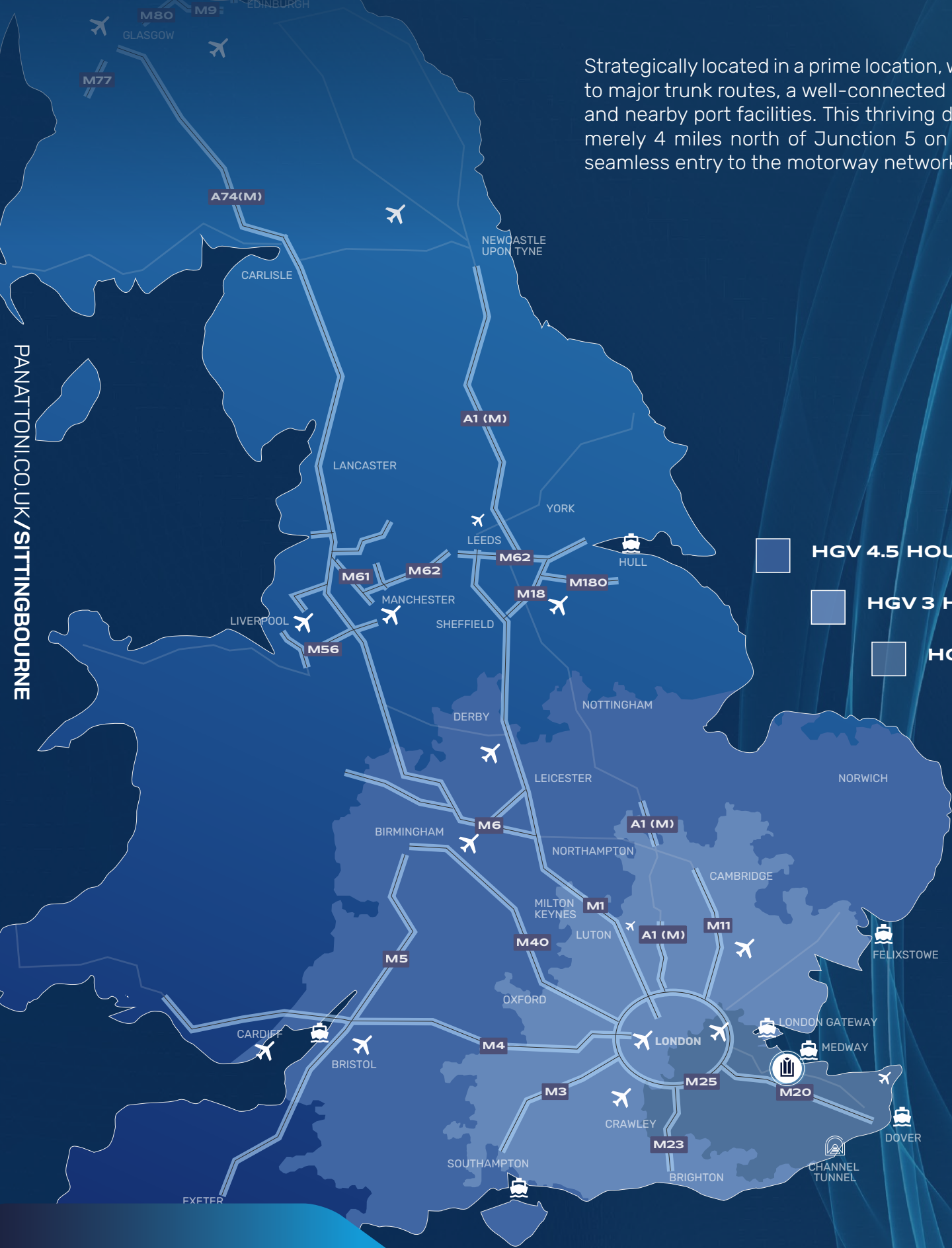
205 Warehouse	193,310 sq ft	17,959 sq m
2 Storey Mezz Offices	11,768 sq ft	1,095 sq m
Gatehouse	242 sq ft	22 sq m
TOTAL (GIA)	205,320 sq ft	19,076 sq m

PANATTONI.CO.UK/SITTINGBOURNE

MORE LABOUR MORE SOLUTIONS

Strategically located in a prime location, with easy access to major trunk routes, a well-connected railway network, and nearby port facilities. This thriving development sits merely 4 miles north of Junction 5 on the M2 offering seamless entry to the motorway network.

PANATTONI.CO.UK/SITTINGBOURNE



Wages are

12.5%

lower than Purfleet and Dartford



A local workforce with

90%

of workers within 30 mins of the site



Wages on average are

60%

of the total occupier cost (rent is 5-8%)



Labour Pool

72.3%

of the population in Sittingbourne is economically active (reference: nomis)



	DISTANCE	JOURNEY
Sittingbourne	3.5 miles	10 mins
Channel Tunnel	41 miles	51 mins
London	53 miles	1 hr 26 m
Birmingham	175 miles	3 hr 2 m
Manchester	257 miles	4 hr 33 m
Liverpool	269 miles	4 hr 42 m



	DISTANCE	JOURNEY
A429	1 mile	2 mins
M2 J5	5 miles	10 mins
M20 / J7	11 miles	15 mins
M25 / J2	30 miles	37 mins



	JOURNEY
Southeastern service from Sittingbourne station	
Dover Priory	49 mins
London St Pancras	58 mins
London Victoria	1 hr 6 m



	DISTANCE	JOURNEY
Manston Int.	39 miles	46 mins
Gatwick	52 miles	59 mins
London City	52 miles	1 hr 8 m
Stansted	72 miles	1 hr 20 m
Heathrow	75 miles	1 hr 25 m
Luton	92 miles	1 hr 40 m



	DISTANCE	JOURNEY
Medway	8 miles	17 mins
Dover	35 miles	50 mins
London Gateway	94 miles	1 hr
Felixstowe	112 miles	2 hr 8 m

PANATTONI.CO.UK/SITTINGBOURNE

LOCAL AND GLOBAL MARKETS

		
20 MINS DRIVE TME	40 MINS DRIVE TIME	60 MINS DRIVE TIME
Population: 450,740	Population: 1,365,364	Population: 6,100,667
Households: 183,127	Households: 553,477	Households: 2,464,550



Panattoni Park Sittingbourne is strategically positioned in the South East between London and the Port of Dover. It benefits from proximity to major trunk routes, rail and port facilities.



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 7 consecutive years.



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