

/// STAND.ASHES.NOVEL

SAT NAV: ME10 2FD

OPPORTUNITY. PANATTONI PARK. SPECULATIVE
6.35MVA
AVAILABLE
PHASE 1



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

A249

1 MILE / 2 MINS

FLEET END

350 CAR PARKING SPACES (INC 15 ACCESSIBLE)

S440

439,228 SQ FT

BARGE WAY

50m

S205

205,320 SQ FT

50m

20 TRAILER SPACES

18 DOCK DOORS

1 LEVEL ACCESS DOOR

18 DOCK DOORS

1 LEVEL ACCESS DOOR

50m

222 CAR PARKING SPACES (INC 10 ACCESSIBLE)

50m

60 TRAILER SPACES

40 DOCK DOORS

2 LEVEL ACCESS DOORS

2 LEVEL ACCESS DOORS

SPRINKLER TANK

SPRINKLER TANK

MASTERPLAN

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



HGV ACCESS

PIONEERING PROGRESS



Rainwater harvesting



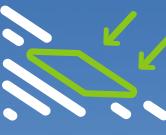
Water leak detection



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

 PANATTONI PARK
S440



15m
CLEAR INTERNAL
HEIGHT



40
DOCK LOADING
DOORS



60
TRAILER
PARKING SPACES

CAR
ACCESS

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



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

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

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 PARK

S205

 15m
CLEAR INTERNAL HEIGHT

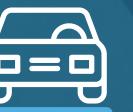
 18
DOCK LOADING DOORS

 20
TRAILER PARKING SPACES

 50kN/m²
FLOOR LOADING

 2
LEVEL ACCESS DOORS

 50m
CONTAINED SERVICE YARD

 222
CAR PARKING SPACES

 FM1
FLOORING

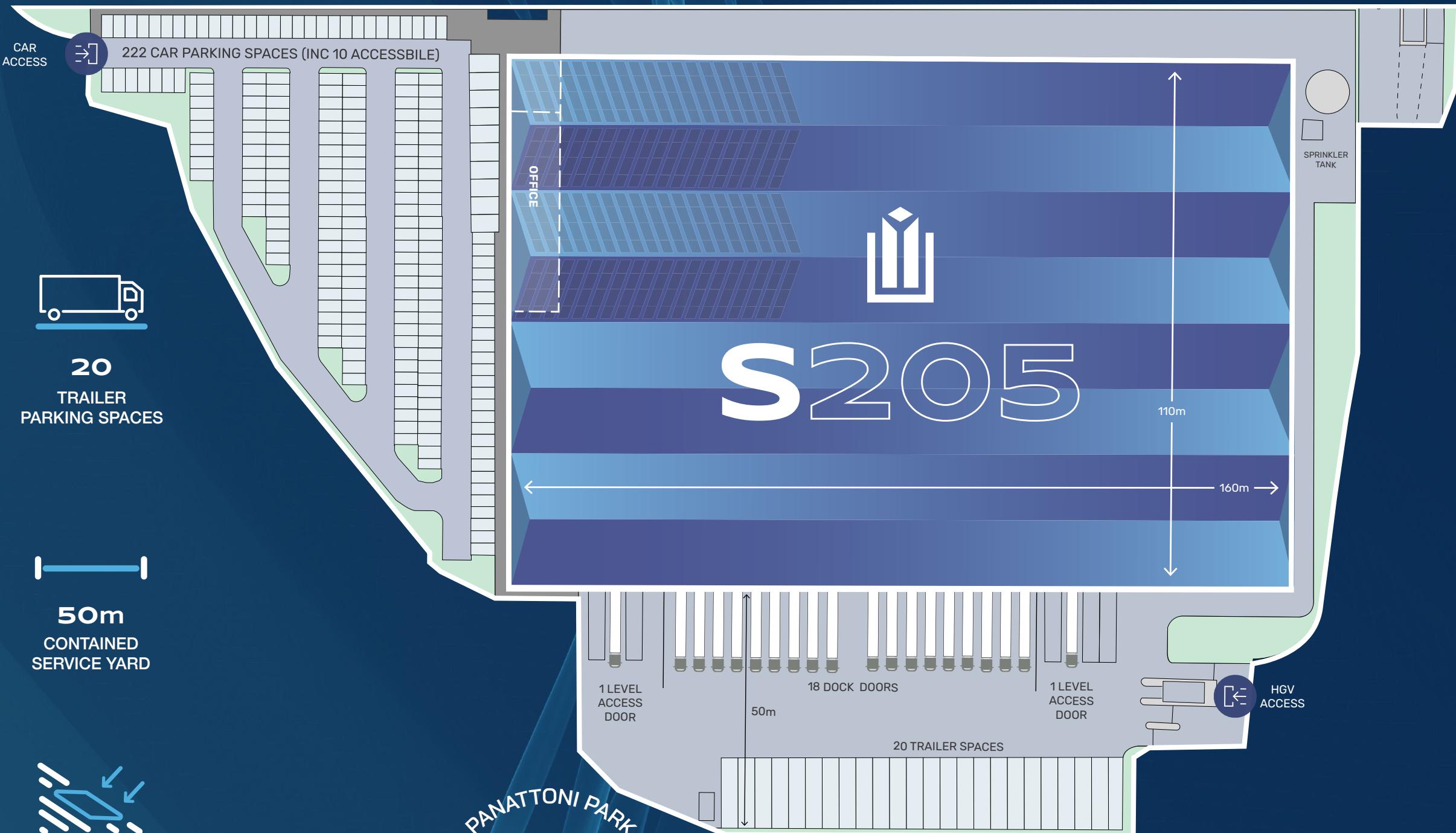
 15%
ROOFLIGHTS TO WAREHOUSE

 PV
ROOF-MOUNTED SYSTEM

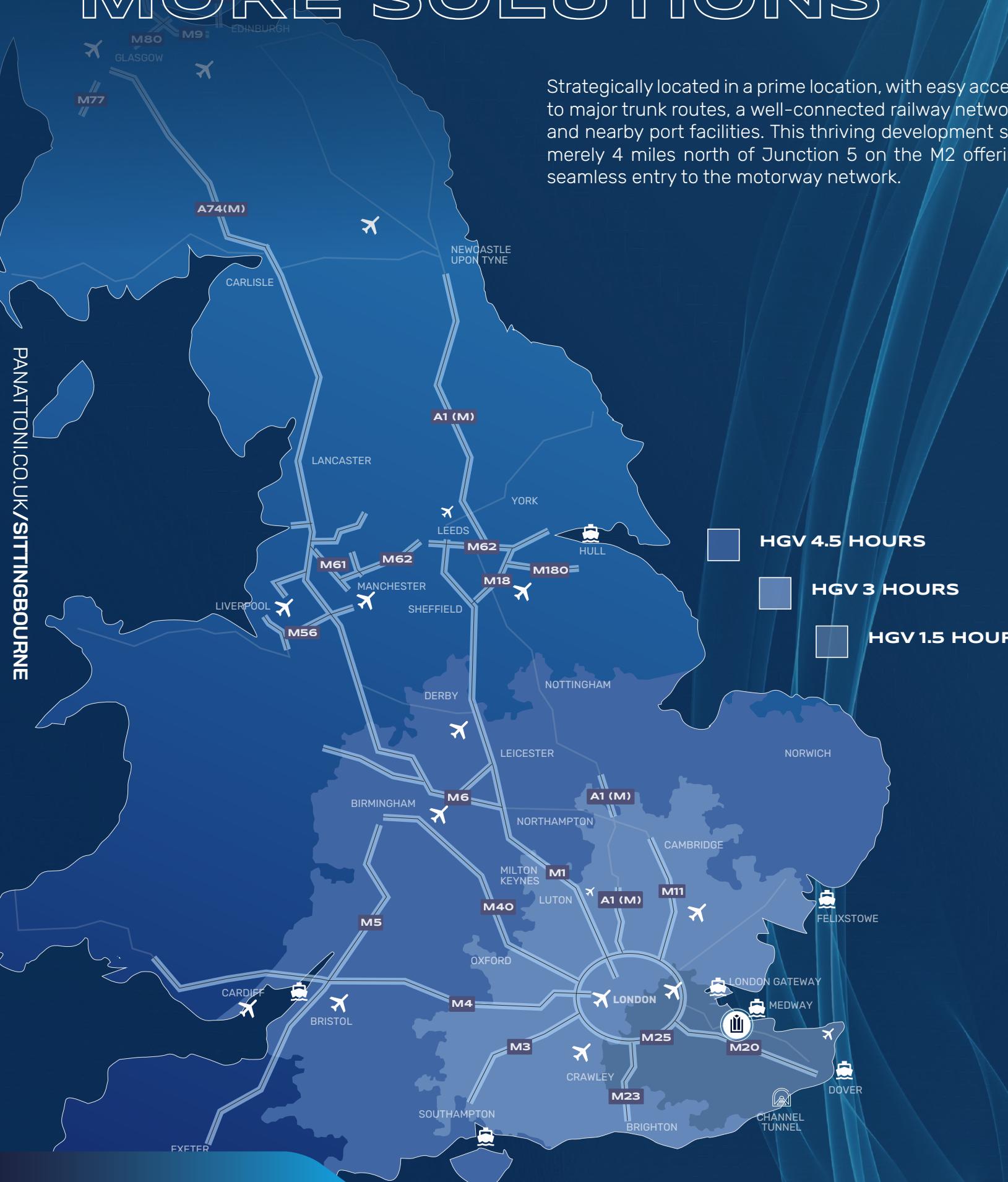
 EV
ELECTRIC VEHICLE CHARGING POINTS

 450 KVA
ESTIMATED PV POWER GENERATION

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



MORE LABOUR MORE SOLUTIONS



Wages are

12.5%

lower than Purfleet and Dartford



A local workforce with

90%

of workers within 30 mins of the site



	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



Southeastern service from Sittingbourne station

	JOURNEY
Dover Priory	49 mins
London St Pancras	58 mins
London Victoria	1 hr 6 m



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
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

LOCAL AND GLOBAL MARKETS

20 MINS DRIVE TIME

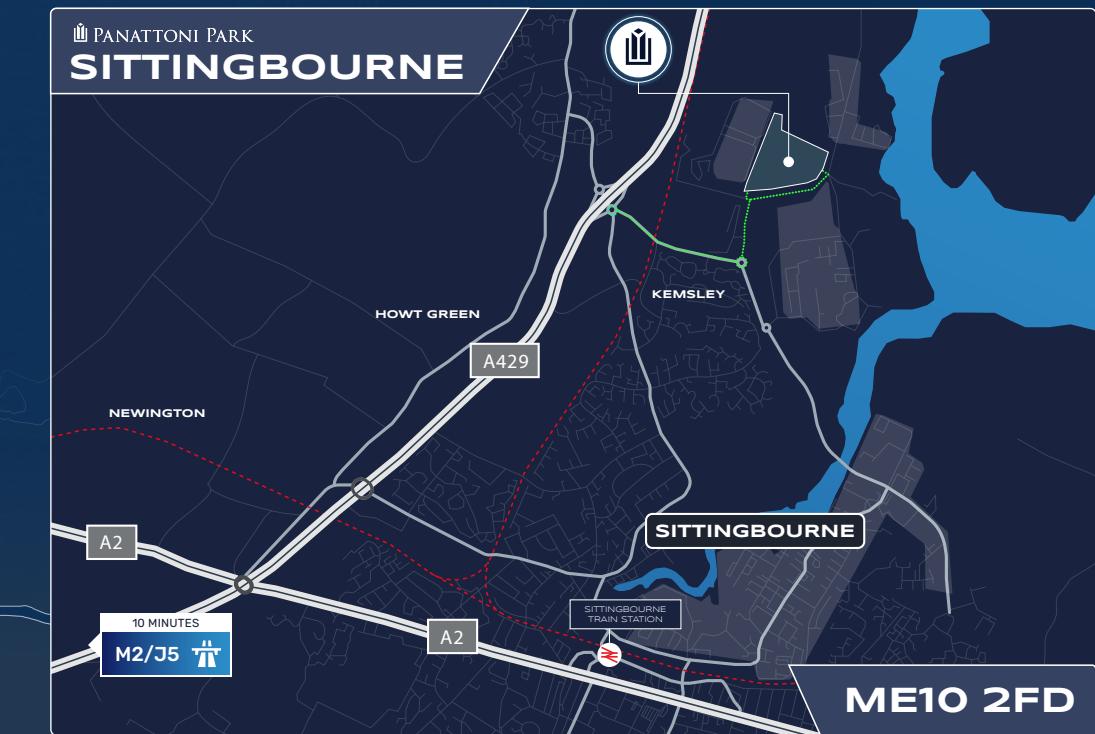
Population: 450,740
Households: 183,127

40 MINS DRIVE TIME

Population: 1,365,364
Households: 553,477

60 MINS DRIVE TIME

Population: 6,100,667
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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