

J4 M3 | FARNBOROUGH | GU14 9AX

170,000 SQ FT FARNBOROUGH 170



THIS IS THE ONLY OPPORTUNITY OF THIS SIZE SERVING LONDON AND THE SOUTH EAST

UNDER CONSTRUCTION **READY Q3 2021**

panattoni.co.uk/farnborough170

FAST GROWING LOCATION

Panattoni Farnborough 170 is strategically positioned on the M3 corridor within 15 minutes of J12 M25, making it ideally placed to address the massive metropolitan markets of London and the South East.

The region is predicted to show strong growth, with the population set to expand by 8.8% (London) and 6.4% (South East) in the five years to 2026, two of the highest rates in the UK.

The M3 corridor has a reputation for innovation, with key industries and prestige occupiers set to drive prosperity into the future. This is reflected by housing plans in the immediate area: 3,850 new homes are being built at the nearby Wellesley development, directly accessible to Panattoni Farnborough 170 via the A325.



£800 billion
combined GDP of London and the South East

(Statista 2019)



3,850
number of new homes planned in the area

(Rushmoor Borough Council)



7.6%
average regional population growth

(London & South East 2016-2026, ONS)

Local occupiers include:

amazon

BAE SYSTEMS

dpd

FedEx

LOK'n STORE

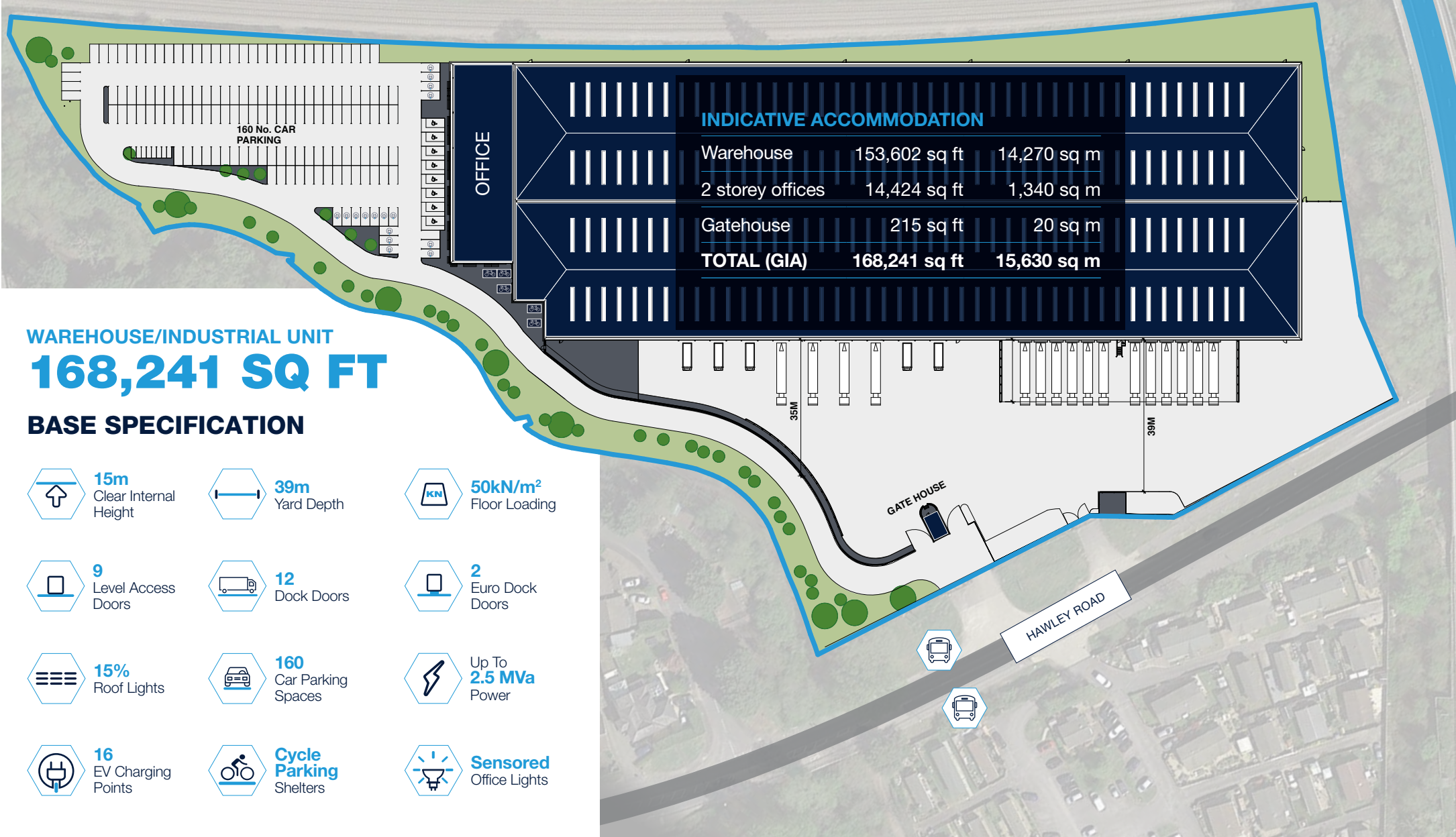
SCREWFIX

selco BUILDERS WAREHOUSE

STIHL

PANATTONI FARNBOROUGH 170

M3



INDICATIVE ACCOMMODATION

| | | |
|--------------------|----------------------|--------------------|
| Warehouse | 153,602 sq ft | 14,270 sq m |
| 2 storey offices | 14,424 sq ft | 1,340 sq m |
| Gatehouse | 215 sq ft | 20 sq m |
| TOTAL (GIA) | 168,241 sq ft | 15,630 sq m |

WAREHOUSE/INDUSTRIAL UNIT 168,241 SQ FT

BASE SPECIFICATION

- 15m** Clear Internal Height
- 39m** Yard Depth
- 50kN/m²** Floor Loading
- 9** Level Access Doors
- 12** Dock Doors
- 2** Euro Dock Doors
- 15%** Roof Lights
- 160** Car Parking Spaces
- Up To **2.5 MVA** Power
- 16** EV Charging Points
- Cycle Parking** Shelters
- Sensored** Office Lights

NATIONAL REACH, REGIONAL IMPACT

One of very few opportunities capable of this national reach, Panattoni Farnborough 170 directly addresses 60% of the UK population within a single 4.5 hour HGV journey.

Panattoni Farnborough 170 is also superbly situated to serve as a regional distribution centre, and is in prime position to facilitate same day e-commerce and e-fulfilment operations.

HGV DRIVE TIMES

| | miles | time |
|-----------------|-------|---------|
| M3 Junction 4 | 1.5 | 4 mins |
| M25 Junction 12 | 13 | 21 mins |
| Reading | 18 | 29 mins |
| Southampton | 43 | 46 mins |
| Central London | 32 | 50 mins |
| Oxford | 55 | 57 mins |

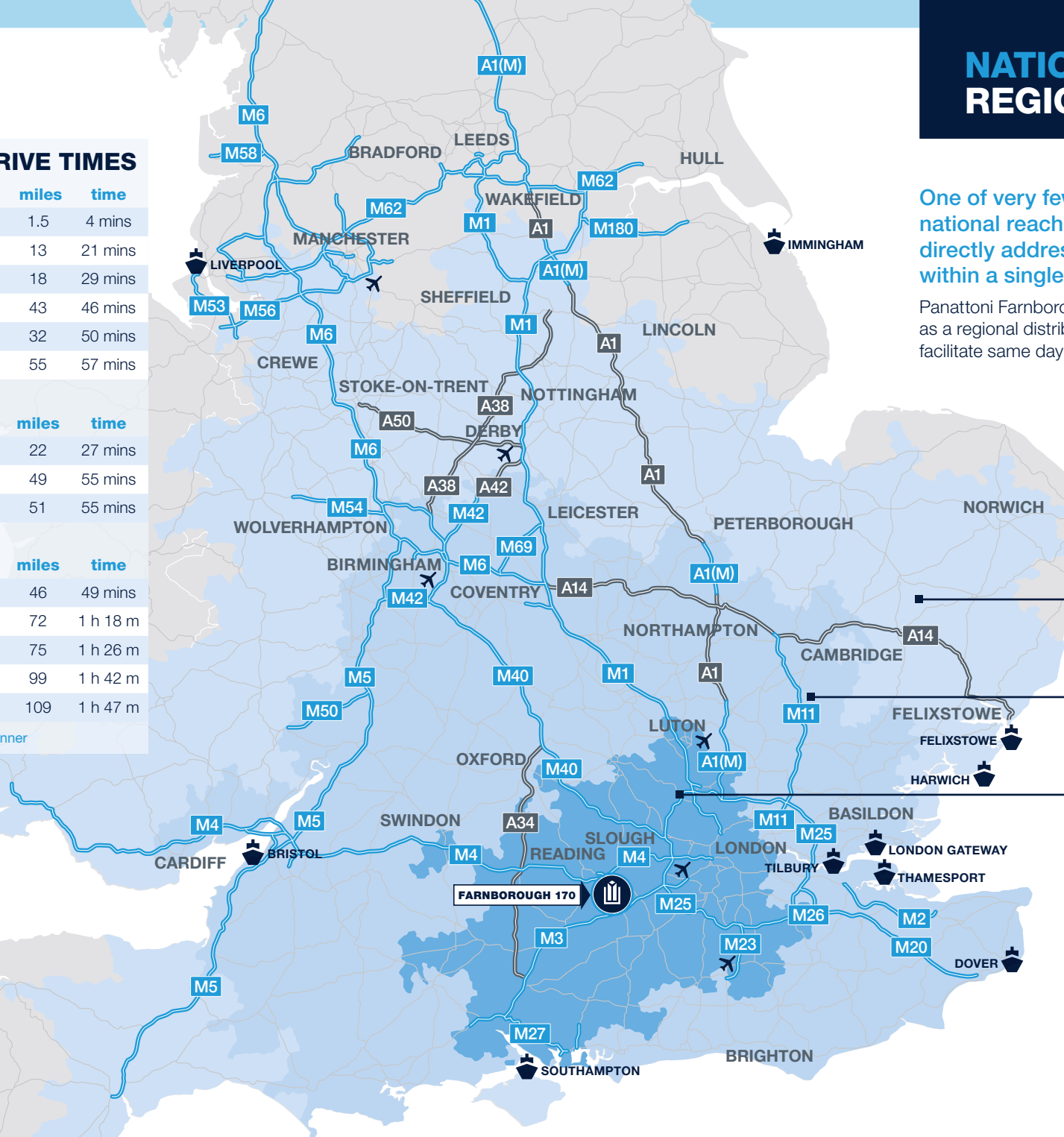
AIRPORTS

| | miles | time |
|------------------|-------|---------|
| Heathrow Airport | 22 | 27 mins |
| Gatwick Airport | 49 | 55 mins |
| Luton Airport | 51 | 55 mins |

PORTS

| | miles | time |
|---------------------|-------|----------|
| Port of Southampton | 46 | 49 mins |
| Port of Tilbury | 72 | 1 h 18 m |
| London Gateway | 75 | 1 h 26 m |
| Port of Bristol | 99 | 1 h 42 m |
| Port of Dover | 109 | 1 h 47 m |

Source: Lorry Route Planner



60% OF THE
UK CAN BE REACHED WITHIN
4.5 hours



REACH WITHIN
270 mins
42 MILLION PEOPLE



REACH WITHIN
180 mins
29 MILLION PEOPLE



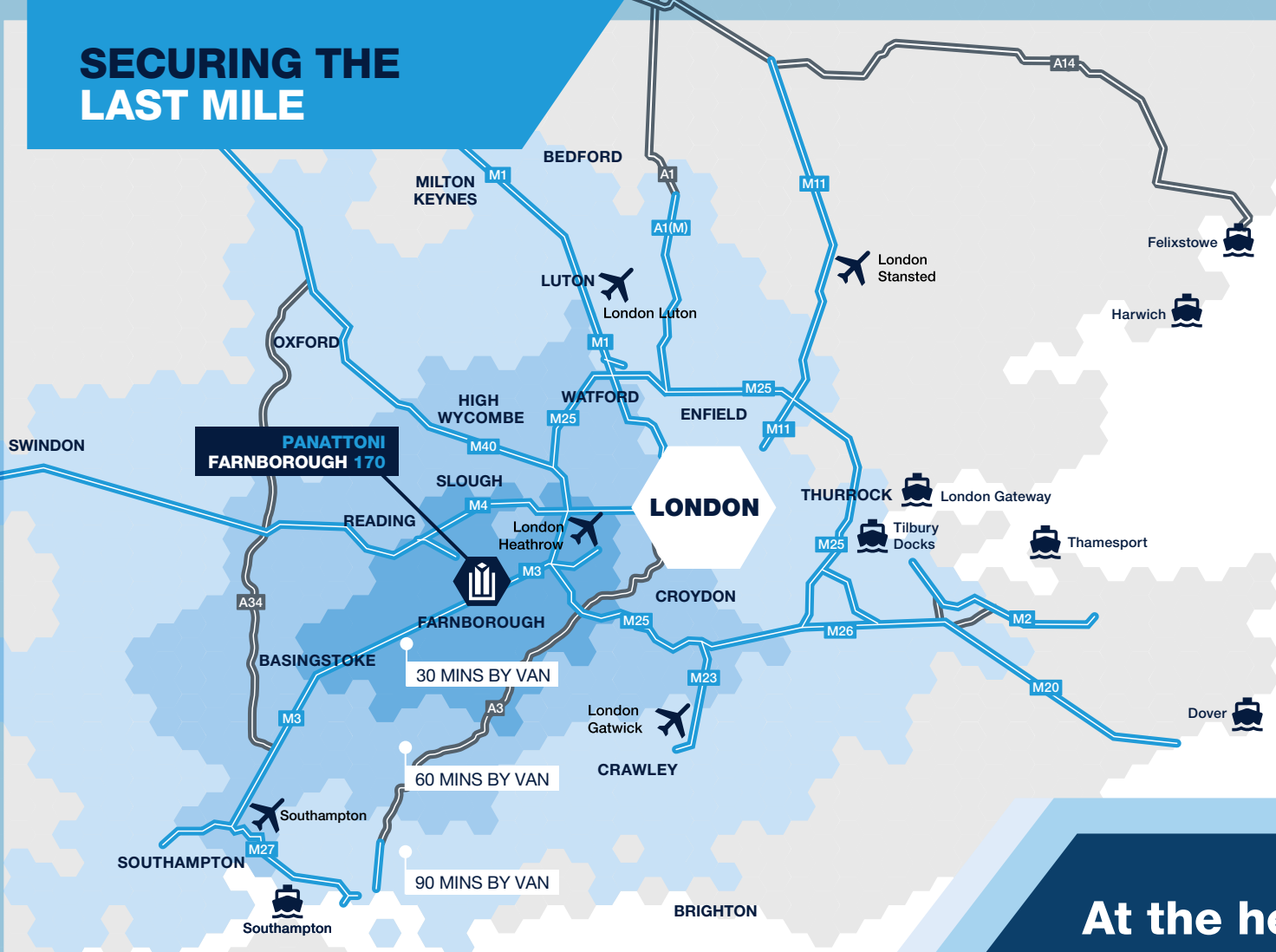
REACH WITHIN
90 mins
11 MILLION PEOPLE



558,878
ADDRESSES WITHIN
15 miles

Sources: Lorry Route Planner, Royal Mail

SECURING THE LAST MILE



 **15 minutes to J12 M25**

DRIVE TIME BY VAN

 **60 minutes to Mayfair**

DRIVE TIME BY VAN

 **1.4 million consumers**

WITHIN 30 MINS BY VAN

 **6.9 million consumers**

WITHIN 60 MINS BY VAN

 **15.6 million consumers**

WITHIN 90 MINS BY VAN

Sources: Google, www.drivetimemaps.co.uk

At the heart of Europe's largest consumer market

Located within an hour of Central London, Panattoni Farnborough 170 is in prime position to provide fast access to the massive metropolitan markets of the South East.

Positioned adjacent to J4 of the M3, Panattoni Farnborough brings over 15.6 million people within a single 1.5 hour van journey.

Thanks to a 15m clear eaves height, generous loading provision and competitive costs, Panattoni Farnborough 170 is the ideal location for a fast moving operation.



SKILLED AND COMPETITIVE WORKFORCE

Inexpensive labour costs compared to regional and national averages.

The number of people employed in transportation and storage in the country outways those of adjoining areas. A large labour pool offers competitive labour costs around Hampshire.

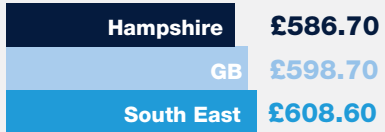
The percentage of the workforce employed in professional, scientific and technical trades is also above average, reflecting a strong hi-tech manufacturing sector and R&D spend by companies along the M3 corridor.

WORKFORCE EMPLOYED IN TRANSPORT AND STORAGE

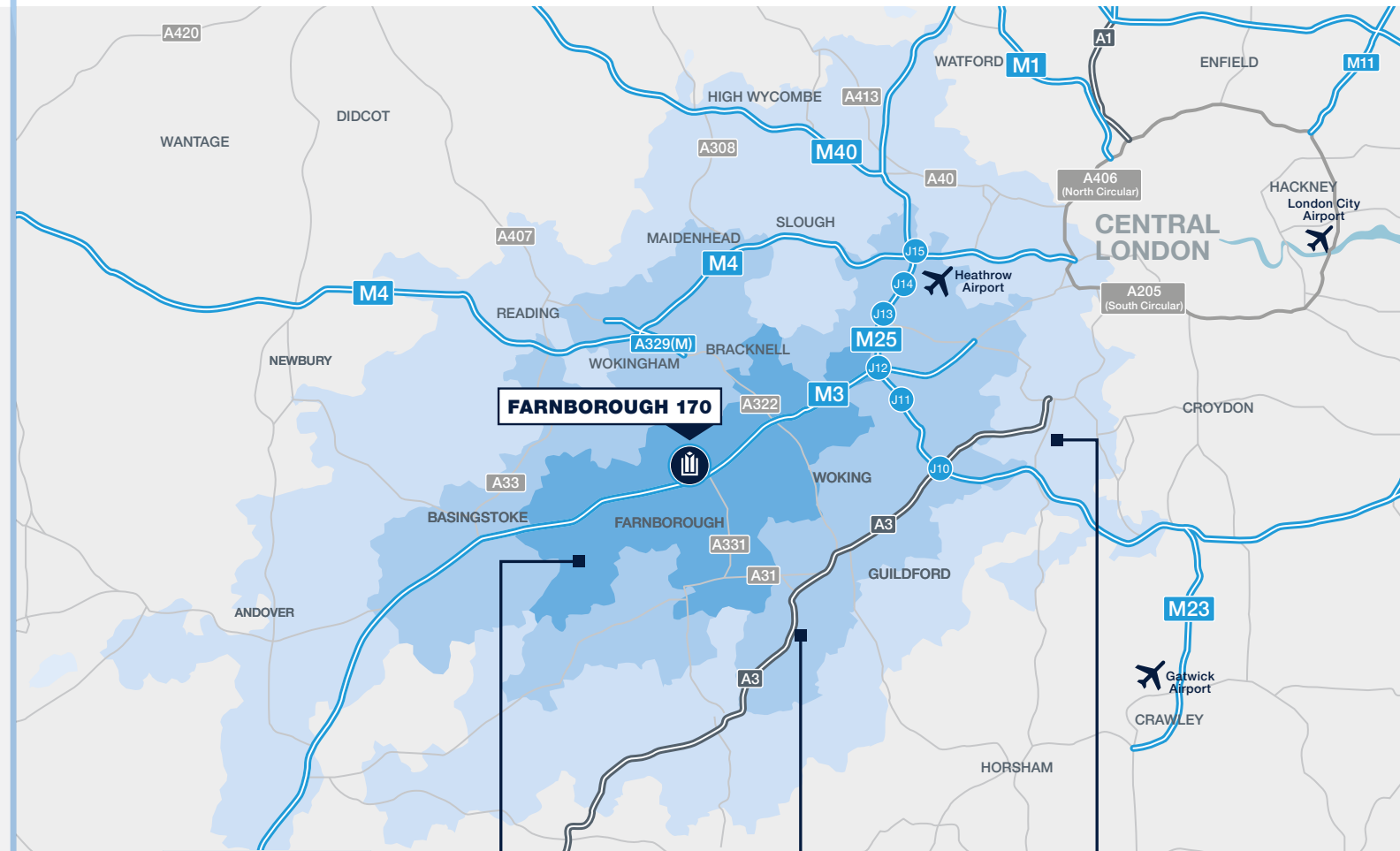


Source: NOMIS 2019

GROSS WEEKLY FULL TIME PAY BY PLACE OF WORK



Source: NOMIS 2020



DRIVE TO WORK:



GET MORE AT FARNBOROUGH 170

With unrivalled market access and highly competitive rents, Panattoni Farnborough 170 is the logistics location to beat.

Closer and faster to the M25 orbital motorway than comparable logistics hotspots, Panattoni Farnborough 170 combines direct market access with the region's most cost-competitive floor rates.

Adding greater internal volume, 15m clear internal height and 21 loading doors to facilitate the movements of goods, you can see why Panattoni Farnborough 170 will be the go-to location for the fastest movers.

13
MINUTES

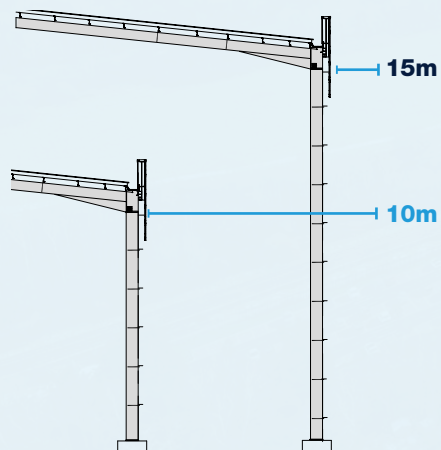
Fast access to the M25

-20%

Up to 20% lower rent than recent developments inside the M25



ADDITIONAL POSITIONS DELIVERING REDUCED RENT PER PALLET



With a 15m clear eaves height, Panattoni Farnborough 170 offers a reduced cost per pallet location compared to units offering less volume.

+50%



GENEROUS LOADING PROVISIONS

Thanks to a generous complement of loading doors, moving goods in and out is a fast flowing affair at Panattoni Farnborough 170.

10
DOCK DOORS

2
EURO DOCK DOORS

9
LEVEL DOORS

SUSTAINABILITY BUILT IN



Benefits from a high standard specification harnessing Low and Zero Carbon (LZC) technology to prioritise energy efficiency and reduce operating costs

- BREEAM 'Very Good' target rating
- EV charging points to 10% of car park spaces
- High level of natural daylight via 15% roof lights to the warehouse
- Glazing providing excellent thermal performance and optimum reflectance, minimising solar heat gain
- 'Supertight' air tightness of 2.5m³/m²/hr @ 50Pa
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming
- Rainwater harvesting systems
- High efficiency zoned office ventilation with hybrid heat recovery and low energy mechanicals
- Variable speed pumps and fans, minimising energy usage in low draw situations compared to single speed systems
- Utilising efficient, modularised off-site manufacturing processes where appropriate
- Specifying recycled components and aggregates
- Recycling of all construction waste where possible
- Provision of recycling facilities during occupation
- Use of unbonded materials to facilitate end of life recycling
- Cycle shelters

BREEAM®

Built to BREEAM rating of 'Very Good'
EPC rating of 'A'

A 0-25

 PANATTONI 

**PANATTONI
SPEC BUILD**

MEETING THE UK'S DEMAND FOR FLEXIBLE, HIGH QUALITY LOGISTICS SPACE

PANATTONI CONTINUES TO BE THE LARGEST SPECULATIVE DEVELOPER IN THE UK AND HAS, TO DATE, COMMITTED TO MORE THAN 10 MILLION SQ FT OF NEW INDUSTRIAL SPACE.

We speculatively build in strategic locations that offer easy access to major trunk roads, connecting occupiers effortlessly to both labour supply and customers.



Indicative images only



PANATTONI IN NUMBERS

PANATTONI IS THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER, HAVING DEVELOPED 422 MILLION SQ FT TO DATE, WITH 28 OFFICES ACROSS THE GLOBE.

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 to always exceed our client expectations.

Find out more about Panattoni at www.panattoni.co.uk



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



STEELWORK PRE-FINISHED WITH FACTORY APPLIED TWO PART EPOXY COATING

28

Offices worldwide

422 million +

sq ft developed by Panattoni worldwide

2,500 +

customers across europe

50 million

sq ft every three years

GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY



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With strong local public transport links including two train stations close by, Panattoni Farnborough is ideal for getting people in and goods out. A direct train to Waterloo Station takes less than 50 minutes from Farnborough Station and runs several times per hour.

 **PANATTONI**