

/// STAND.ASHES.NOVEL

SAT NAV: ME10 2FD

OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT
6.35MVA
AVAILABLE
PARK WIDE

 PANATTONI PARK

SITTINGBOURNE

UNDER CONSTRUCTION
PC Q1 2025

S205 - 205,320 SQ FT

S440 - 439,228 SQ FT



TARGETING NET
ZERO CARBON
DEVELOPMENT

PANATTONI PARK SITTINGBOURNE



⚡
GRAIN CHP
POWER STATION

🚢
MEDWAY PORT
8 MILES / 17 MINS

KINGSFERRY BRIDGE

📍
SHEERNESS

📍
ISLE OF SHEPPEY

A249

10 MINUTES
M2/J5 🚦

A249

17 MINUTES
M20/J7 🚦

Morrisons
Since 1899

Morrisons
Since 1899

KNAUF

S440
439,228 SQ FT

S205
205,320 SQ FT

FLEET END

BARGE WAY

BARGE WAY

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

300 CAR PARKING SPACES (INC 15 ACCESSIBLE)

S440
439,228 SQ FT

2 LEVEL ACCESS DOORS
10 DOCK ACCESS DOORS
10 DOCK ACCESS DOORS
10 DOCK ACCESS DOORS
10 DOCK ACCESS DOORS
2 LEVEL ACCESS DOORS
60 TRAILER SPACES
SPRINKLER TANKS



OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT
6.35MVA
AVAILABLE
PARK WIDE

BARGE WAY

222 CAR PARKING SPACES (INC 10 ACCESSIBLE)

S205
205,320 SQ FT

1 LEVEL ACCESS DOOR
9 DOCK ACCESS DOORS
9 DOCK ACCESS DOORS
1 LEVEL ACCESS DOOR
20 TRAILER SPACES
SPRINKLER TANK



PIONEERING PROGRESS



Rainwater harvesting



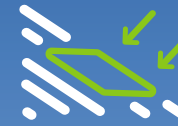
Water saving taps and WCs



Cycle Parking



Water leak detection



15% rooflights to warehouse



Electric vehicle charging



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



High standards of insulation & air tightness



Sub-metering of energy consumption

BREEAM® Targeting BREEAM 'Excellent'

PANATTON.CO.UK/SITTINGBOURNE

PANATTON.CO.UK/SITTINGBOURNE



PANATTONI PARK S440

- 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 MVA**
ESTIMATED PV POWER GENERATION



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

OPPORTUNITY • PANATTONI PARK • SPECULATIVE DEVELOPMENT

6.35MVA
AVAILABLE PARK WIDE

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

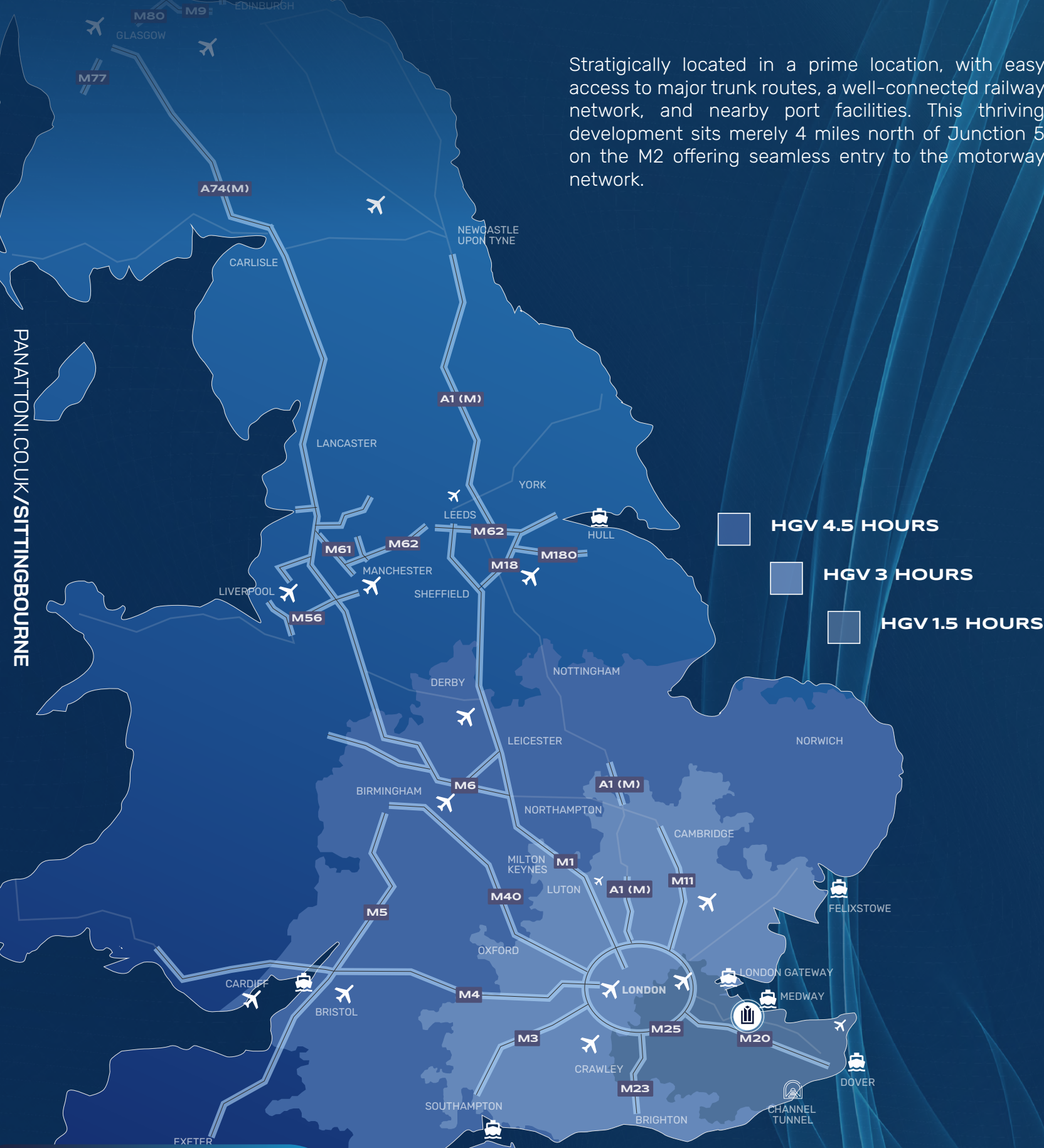
450 KVA
ESTIMATED PV
POWER GENERATION

OPPORTUNITY • PANATTONI PARK • SPECULATIVE DEVELOPMENT
6.35MVA
AVAILABLE
PARK WIDE

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

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.



HGV 4.5 HOURS
HGV 3 HOURS
HGV 1.5 HOURS



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

LOCAL AND GLOBAL MARKETS

20 MINS DRIVE TME
 40 MINS DRIVE TIME
 60 MINS DRIVE TIME

Population: 450,740

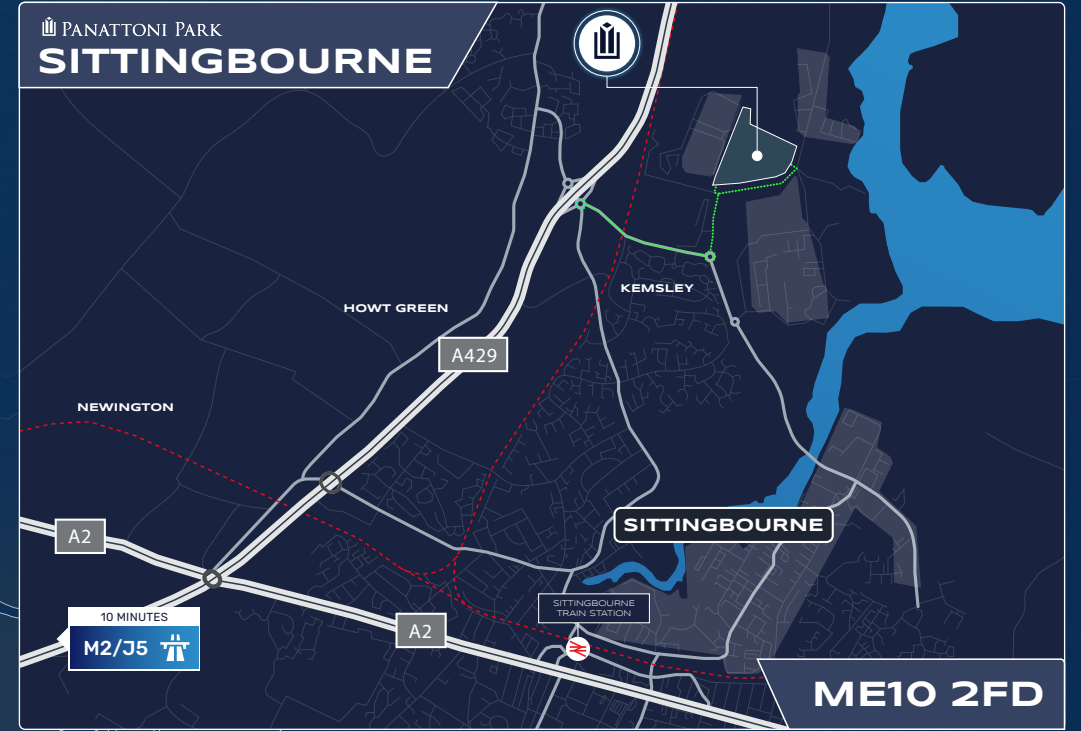
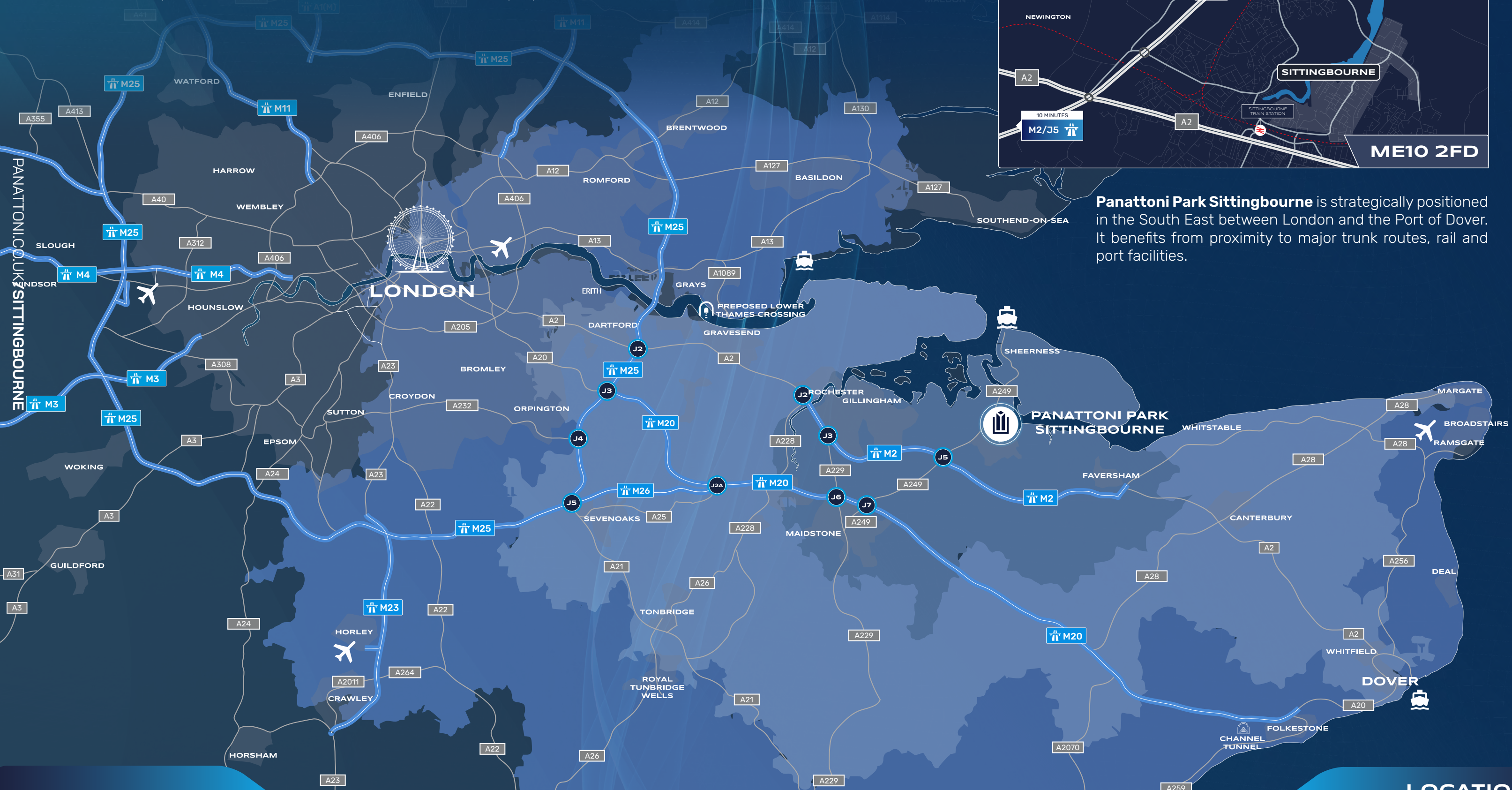
Households: 183,127

Population: 1,365,364

Households: 553,477

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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