## PANATTONI PARK SITTINGBOURNE

CONSTRUCTION Q1 2024 PC Q4 2024



SECULATIVE DEVELOP G.35MVA AVAILABLE



PANATTONI PARK SITTINGBOURNE is perfectly situated 4 miles from junction 5 of the M2. Acquired from Abrdn, the 26-acre site has been earmarked for a state-of-the-art, net zero carbon development. 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.

> 205,320 SQ FT

10 MINUTES M2/J5 🖷

> UAAC 439,228 SQ FT

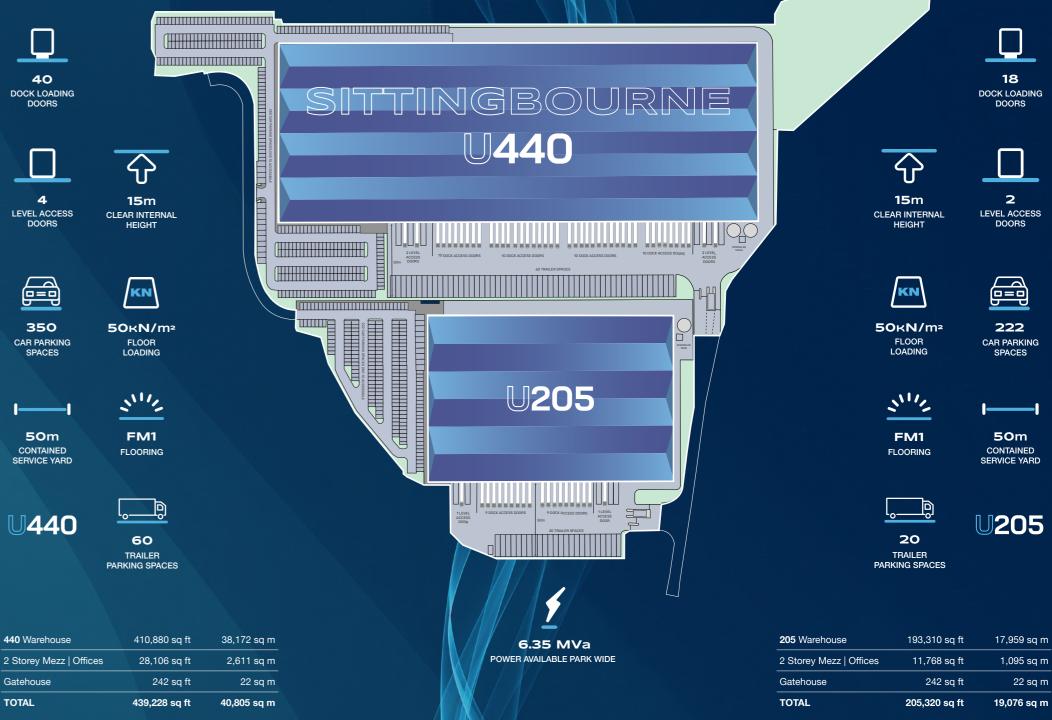
> > LOCAL OCCUPIERS

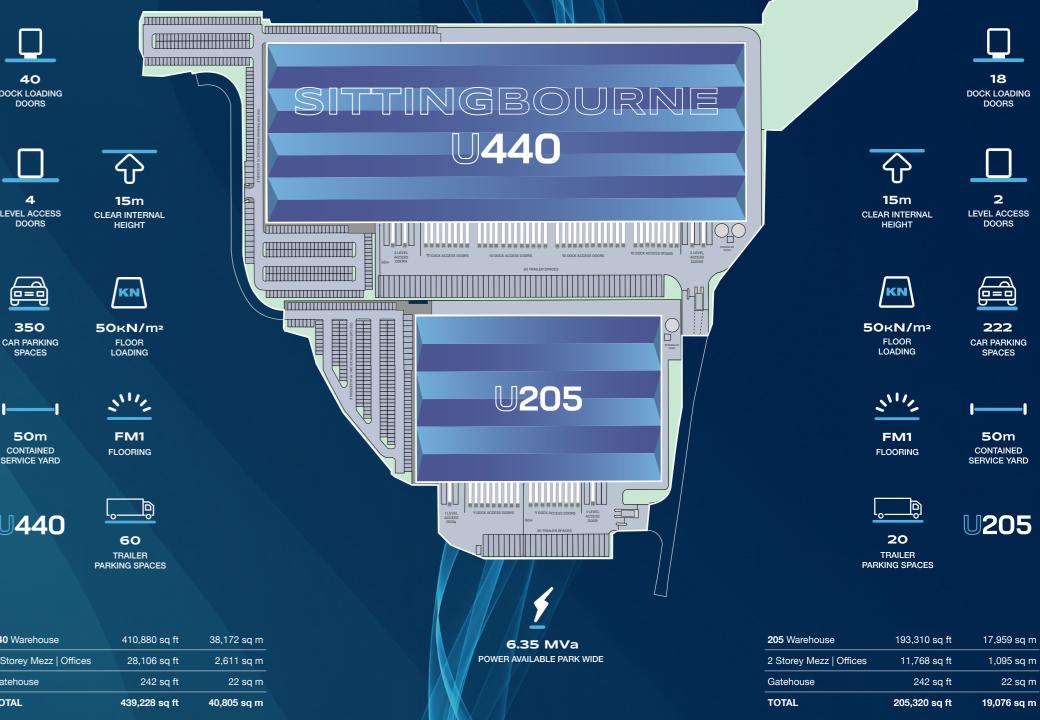
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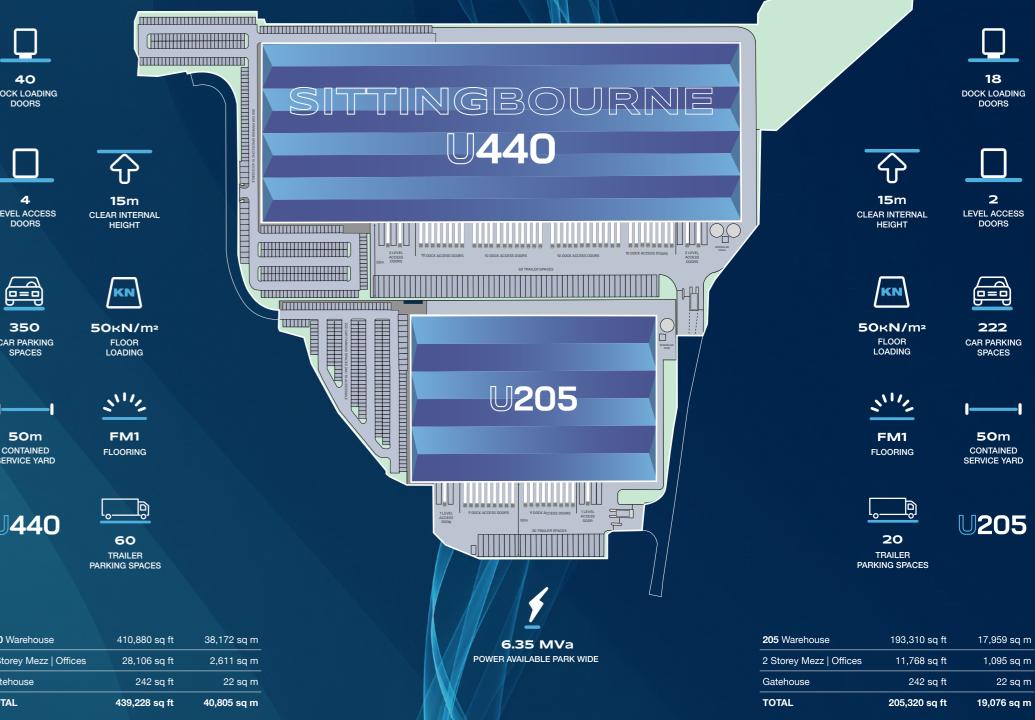
ः Marshalls

ASDA

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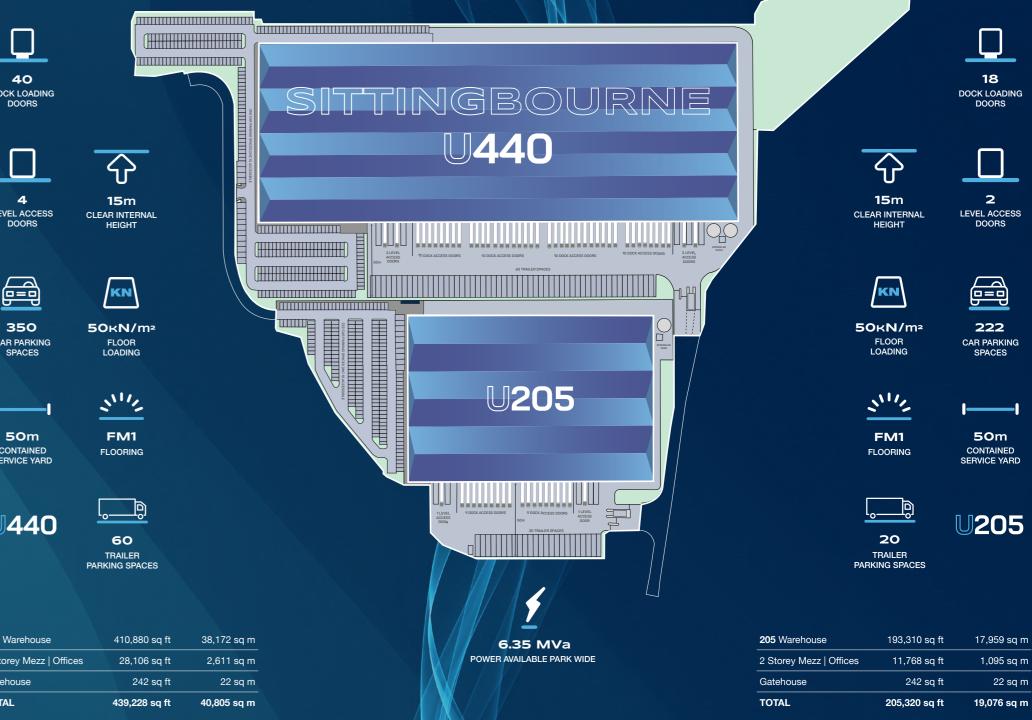






TOTAL





Stand ALDI COOK



## Denattoni Park SITTINGBOURNE

	DISTANCE	JOURNEY
Sittingbourne	3.5 miles	10 mins
Dover	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

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<u> </u>	DISTANCE	JOURNEY
anston Int.	39 miles	46 mins
atwick	52 miles	59 mins
ondon City	52 miles	1 hr 8 m
tansted	72 miles	1 hr 20 m
eathrow	75 miles	1 hr 25 m
uton	92 miles	1 hr 40 m

RNEY mins mins

1hr r 8 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

Luton	92 miles	1 hr
	DISTANCE	JOU
Medway	8 miles	17
Dover	35 miles	50
London Gateway	94 miles	
Felixstowe	112 miles	2 h



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A1 (M)

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