

 PANATTONI PARK

SITTINGBOURNE

CONSTRUCTION Q1 2024

PC Q4 2024



TARGETING NET
ZERO CARBON
DEVELOPMENT

· SPECULATIVE DEVELOPMENT ·
6.35MVA
AVAILABLE

/// STAND.ASHES.NOVEL



INDICATIVE IMAGE

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.



LOCAL OCCUPIERS



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	439,228 sq ft	40,805 sq m

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	205,320 sq ft	19,076 sq m

PANATTONI 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



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



	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



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