



PANATTONI PARK
BRAINTREE

TO LET

4 BRAND NEW INDUSTRIAL /
LOGISTICS UNITS

PHASE 1: 171,915 SQ FT UNIT
UNDER CONSTRUCTION - AVAILABLE Q2 2026

PHASE 2: 240,872, 99,390 & 64,442 SQ FT
AVAILABLE Q4 2026

BRAINTREE | CM77 7AX

///FLOW.BRISK.PURPLE



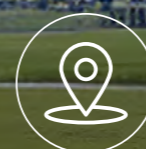


PANATTONI PARK BRAINTREE

Prime South East logistics hub offering 576,619 sq ft of high-spec industrial space with excellent connectivity. Just 18 minutes from London Stansted Airport, 35 minutes from the M25, and within an hour from London, Felixstowe and London Gateway, Panattoni Park Braintree provides seamless access to air, road and port links.

The development is ready for rapid delivery, with detailed consent in place for Phase 1 - a single unit speculative build of 171,915 sq ft, which is under construction and available Q2 2026. A Reserved Matters planning application has been submitted for Phase 2, consisting of three units of 240,872, 99,390 and 64,442 sq ft. These units will be available in Q4 2026.

Designed for sustainability, all units will achieve BREEAM Excellent, EPC A and Net Zero Carbon in construction.



Prime South East
Logistics Location



Meeting Market
Demand



Sustainability
at the Core



Unrivalled
Connectivity



Panattoni Park Braintree provides an exciting extension to Horizon 120, the region's leading logistics park.



M25, J28
24 Miles, 35 Mins



Central London
53 Miles, 1 Hr 15 Mins

UNIT 1

UNIT 2

UNIT 3

UNIT 4

A131



MED_EEQUIP



essexX-Ray
High voltage technology

BRITISH OFFSITE
Manufacture - Construction



A131

I.T.WAY

Gategourmet

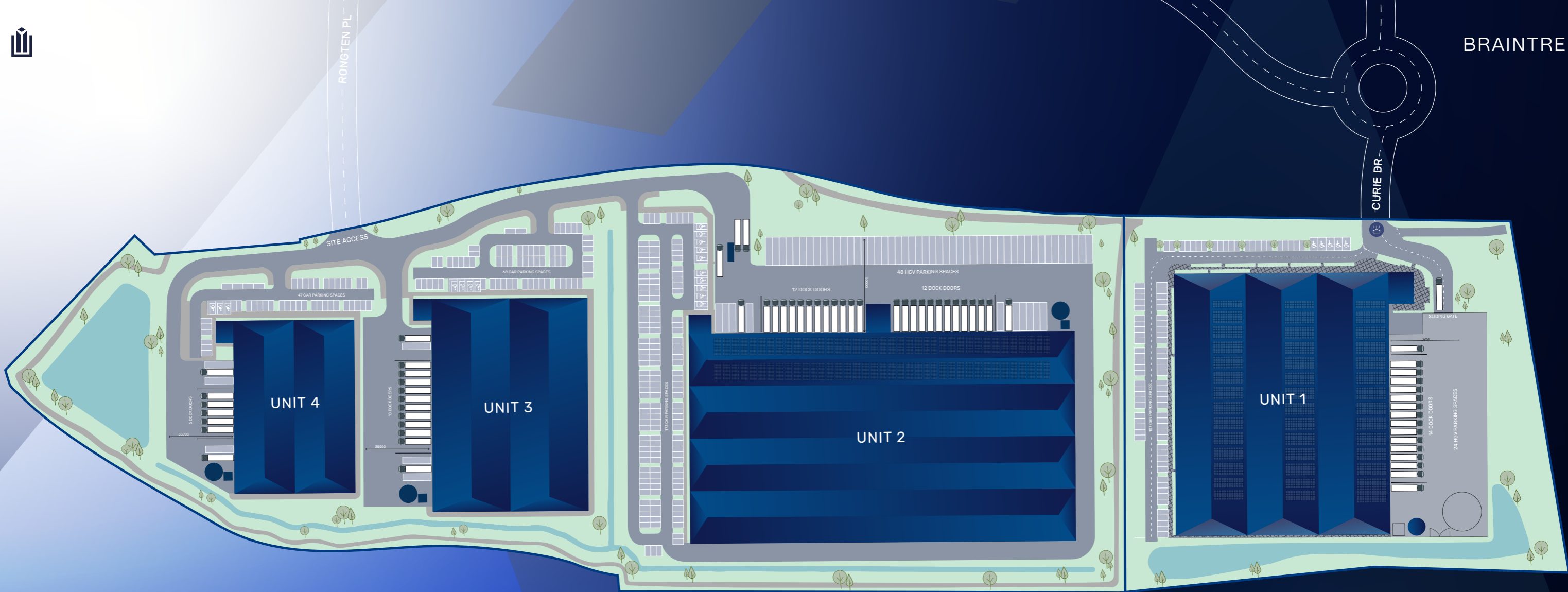
Reynolds



London Gateway
32 Miles, 40 Mins

Stansted Airport
16 Miles, 18 Mins

Felixstowe
34 Miles, 45 Mins



SITE MASTERPLAN

Unit 4	Sq Ft
Warehouse	59,052
Mezzanine Offices	5,390
Total (GEA)	64,442
Car Parking	47
Dock Doors	5
Level Access Doors	2

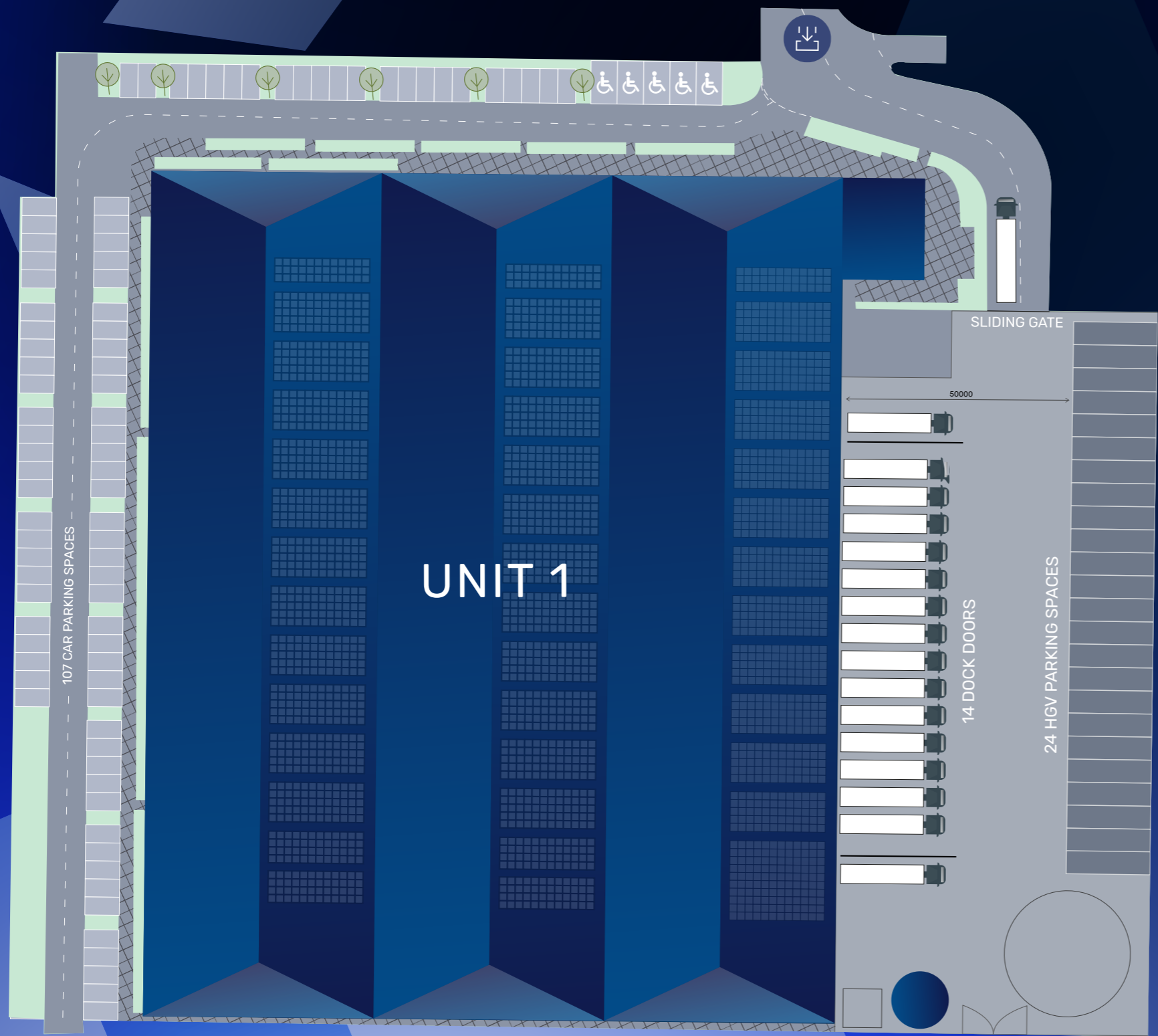
Unit 3	Sq Ft
Warehouse	93,493
Mezzanine Offices	5,897
Total (GEA)	99,390
Car Parking	68
Dock Doors	10
Level Access Doors	2

Unit 2	Sq Ft
Warehouse	231,610
Mezzanine Offices	6,917
Hub Offices	2,345
Total (GEA)	240,872
Car Parking	173
Dock Doors	24
Level Access Doors	2

Unit 1	Sq Ft
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107
Dock Doors	14
Level Access Doors	2



PHASE 1 - 171,915 SQ FT
UNDER CONSTRUCTION



14 Dock
Doors



2 Level
Access Doors



12.5m Clear
Internal Height



Secure Contained
Service Yard



107 Car
Parking Spaces



Mezzanine
Offices



1.25 MVA
Power Supply



EV
Charging



(PV) Photovoltaic
Panels



LED
Lighting

PHASE 1: 171,915 SQ FT SPECULATIVE UNIT

Phase 1 consists of a single speculative unit of 171,915 sq ft which is currently under construction. Completion is set for Q2 2026.

Unit 1	Sq Ft
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107



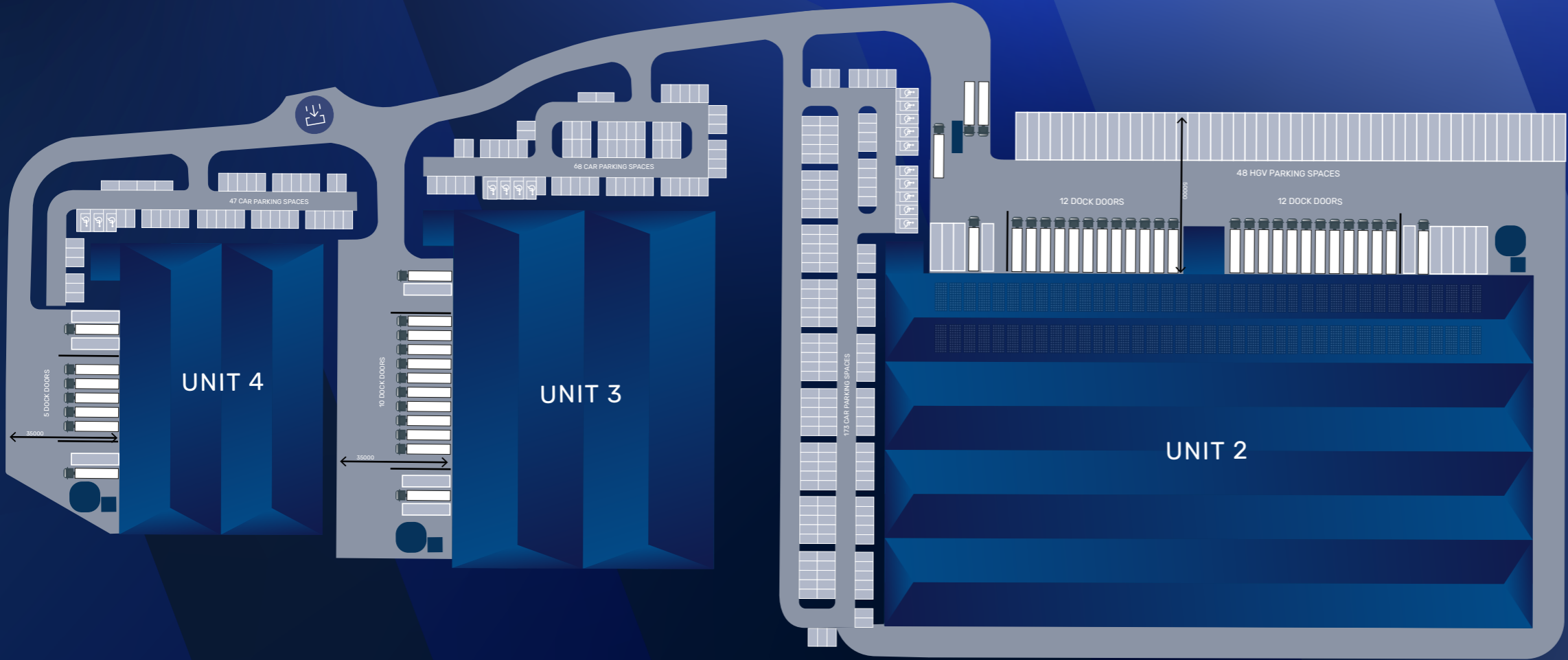
PHASE 2 - 404,704 SQ FT
AVAILABLE Q4 2026



PHASE 2: 3 UNITS TALLING 404,704 SQ FT AVAILABLE Q4 2026

A Reserved Matters planning application has been submitted for Phase 2, consisting of three units totalling 404,704 sq ft.

These units will be built speculatively, with completion set for Q4 2026.



Unit 4	Sq Ft
Warehouse	59,052
Mezzanine Offices	5,390
Total (GEA)	64,442
Car Parking	47

Unit 3	Sq Ft
Warehouse	93,493
Mezzanine Offices	5,897
Total (GEA)	99,390
Car Parking	68

Unit 2	Sq Ft
Warehouse	231,610
Mezzanine Offices	6,917
Hub Offices	2,345
Total (GEA)	240,872
Car Parking	173

BRAINTREE



Dock Level Loading Doors



Level Access Doors



12.5m Clear Internal Height



Secure Contained Service Yard



Car Parking Spaces



Mezzanine Offices



2.75 MVA Power Supply



EV Charging



(PV) Photovoltaic Panels



LED Lighting



KEY AIRPORT & PORT CONNECTIVITY

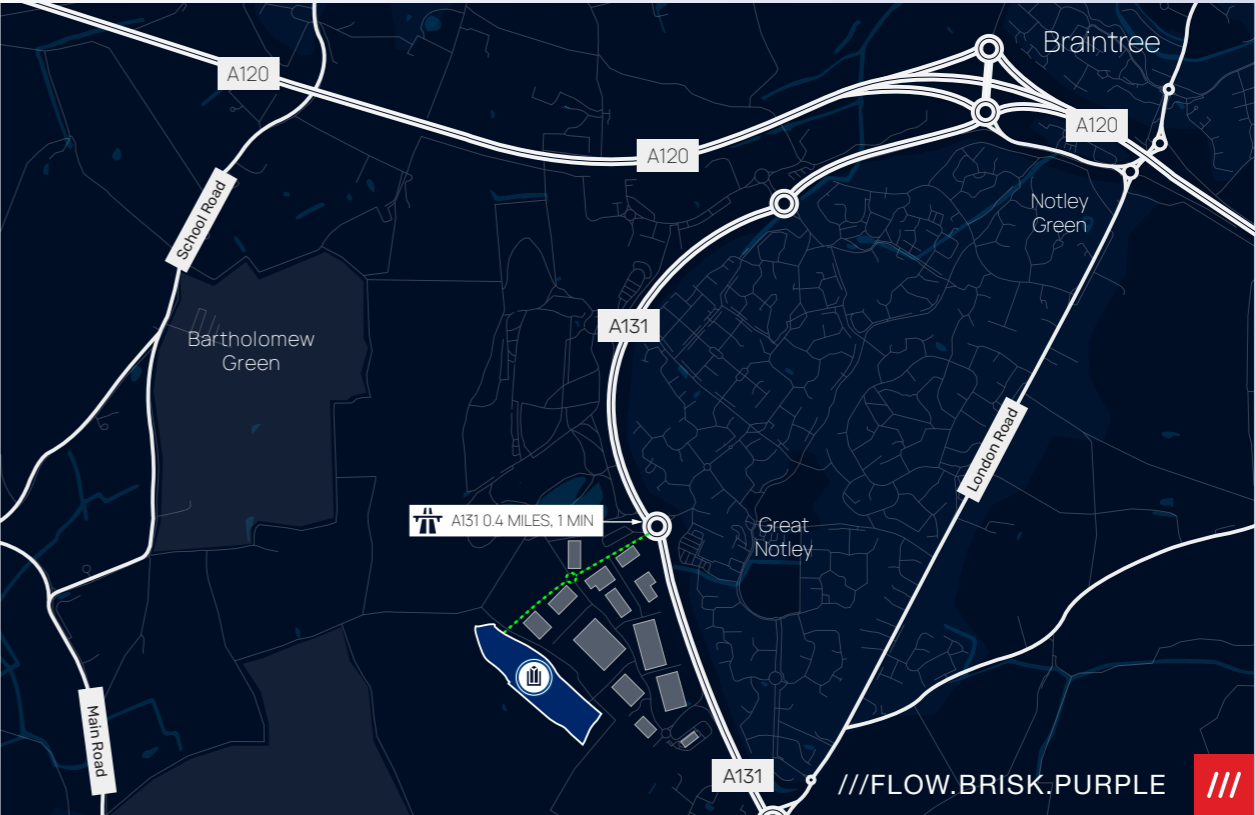


BRAINTREE

Panattoni Park Braintree is situated in a highly strategic location and offers outstanding connectivity to key transport hubs and trade routes. Just 18 minutes from London Stansted Airport—the UK’s third-largest cargo airport—it provides direct access to international freight networks. The M25 motorway is reachable within 35 minutes, ensuring seamless links to Greater London and beyond.

For port access, the site is ideally positioned approximately one hour’s drive from both the Port of Felixstowe—the UK’s largest container port—and London Gateway Port, London’s premier port, which supports efficient supply chain operations.

The site is located within Horizon 120 Business Park (CM77 7AX) and benefits from excellent on-site amenities, including a Gridserve hub, Costa Coffee, and Café Plaza, enhancing convenience for businesses and employees.



DRIVE TIMES



	Distance	Journey
A131	0.1 Mile	1 Min
A12 J19	10 Miles	17 Mins
M11 J8	17 Miles	20 Mins



	Distance	Journey
London Stansted	16 Miles	18 Mins
London City	47 Miles	50 Mins
London Heathrow	79 Miles	1 Hr 20 Mins



	Journey
Braintree Station	8 Mins
Cambridge	45 Mins
London Victoria	1 Hr 15 Mins



	Distance	Journey
London Gateway	32 Miles	40 Mins
Port of Felixstowe	34 Miles	45 Mins
Port of Southampton	138 Miles	2 Hrs 20 Mins



SKILLED WORKFORCE

Braintree has a working-age population of 96,800 and is set for sustained growth. Over the next five years, the area's working-age population is forecast to increase by 1.4%, more than double the UK average of 0.6%, ensuring a strong and sustainable labour market.



Braintree Population
Working Age: 16-65
years (96,800)



Working Age Population
5 Year Growth Forecast
Braintree: +1.4%
UK: +0.6%



Employment In Manufacturing
Braintree: 11.6%
East of England: 9.8%
UK: 7.6%



Housing Masterplan
More than 14,000 homes to be built across
Braintree over a 20-year period



20,888 Pupils in
Education Attending
Braintree Schools



A PLACE WHERE BUSINESS AND NATURE FLOURISH



GREAT NOTLEY COUNTRY PARK

Covering 100 acres of open space, Great Notley Country Park provides a peaceful environment to connect with nature. With a fishing lake, wildflower meadows, and diverse wildlife, it offers the perfect setting for relaxation and recreation. Awarded Green Flag status in 2023, the park is a popular destination for outdoor activities, including birdwatching, walking, cycling, and fishing.







GRIDSERVE ELECTRIC FORECOURT

Located next to Panattoni Park Braintree, the Gridserve Electric Forecourt is the UK's first dedicated EV charging station, offering 30 charging devices with 42 connectors, as well as a Tesla supercharger with 6 connectors. More than just a charging facility, it features a café, four office pods, and an electric car showroom, providing a convenient and modern space for drivers and businesses alike.



A LOCATION DESIGNED FOR WELLBEING

-  Picturesque natural surroundings
-  Country park within walking distance
-  Dedicated exercise walkway
-  Extensive landscaped environment



'EXCELLENT'



EPC RATING
OF 'A'



NET ZERO CARBON IN
CONSTRUCTION



PANATTONI PARK

BRAINTREE



PANATTONI

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 253 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.

CBRE

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Coke Gearing

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