

A27 | UK
Brighton City Airport
Brighton
BN43 5FF
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panattoni.co.uk/brighton

PANATTONI PARK BRIGHTON

UNDER CONSTRUCTION • UNDER CONSTRUCTION
AVAILABLE Q2
2024

7 speculative build industrial/logistics opportunities

FROM 19,834 TO 268,063 SQ FT

PANATTONI PARK BRIGHTON: THE SOUTH COAST'S PEERLESS WAREHOUSE OPPORTUNITY

7 GRADE-A
OPPORTUNITIES:
19,834 TO
268,063 SQ FT

Situated adjacent to Brighton City Airport and the A27 dual carriageway, Panattoni Park Brighton will deliver much-needed Grade-A space within this fast-growing region.

Panattoni Park Brighton presents a very rare industrial and logistics opportunity.

Panattoni Park Brighton is the ideal location for last mile delivery operations looking to address consumer markets clustering the south coast.

Brighton and Hove is predicted to become one of the UK's Top 10 fastest growing economies by the end of 2023, reaching fifth place overall for economic output.*

Detailed planning permission is in place, with work already underway on site. All units will be complete and ready to occupy in Q2 2024.

* Source: Centre for Economics and Business Research (CEBR)



UNIT 5 CGI indicative image

UNIT 1 CGI indicative image



HIGH SPECIFICATION

Opportunities from 19,834 to 268,063 sq ft, the seven Grade-A units are well-specified to appeal to a broad range of industrial and logistics occupiers.

All units will target a BREEAM 'Excellent' and EPC 'A' rating, along with standard features such as 15% warehouse rooflights and EV charging points. With detailed planning in place, building work has already commenced and all units are scheduled to be available to occupy from Q2 2024.

BASE SPECIFICATION

- 2-4 LEVEL ACCESS DOORS
- UP TO 10M CLEAR INTERNAL HEIGHT
- MINIMUM 50KN/M2 FLOOR LOADING
- 15% ROOF LIGHTS
- 9 TONNE RACK LEG LOADING
- FM2 FLOORING
- 2.5 MVA POWER SUPPLY PARK WIDE
- SOLAR PV READY
- LED LIGHTING
- MINIMUM 26.7M YARD DEPTH
- 20% EV CHARGING POINTS
- CYCLE PARKING SPACES



UNITS 3 & 4 CGI Indicative image



UNIT 2 CGI indicative image

PANATTONI SUSTAINABLE AS STANDARD

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.

- Building fabric designed and constructed to very high standards of insulation and air tightness
- Water saving taps and WCs
- Water leak detection
- 15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting
- Electric vehicle charging points in the car park
- Cycle parking
- Roof-mounted solar photovoltaic (PV) system
- Sub-metering of energy consumption
- Rainwater harvesting



ESG Meets environmental & social standards

BREEAM® Targeting BREEAM 'Excellent'

A 0-25 EPC rating of 'A'

7 SPECULATIVELY BUILT UNITS TOTTALING

268,063 SQ FT

ON SITE NOW

Construction underway

Q2 2024

All units ready to occupy

UNDER CONSTRUCTION • UNDER CONSTRUCTION •
AVAILABLE Q2 2024



UNIT 1

Warehouse	51,648 sq ft	4,798 sq m
Offices	3,984 sq ft	370 sq m
TOTAL (GEA)	55,632 sq ft	5,168 sq m

- 4 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 38.9M YARD DEPTH
- 49 CAR PARKING SPACES
- 6 EV CHARGING POINTS

UNIT 2A

Warehouse	21,259 sq ft	1,975 sq m
Offices	3,396 sq ft	316 sq m
TOTAL (GEA)	24,655 sq ft	2,291 sq m

- 2 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 26.7M YARD DEPTH
- 24 CAR PARKING SPACES
- 3 EV CHARGING POINTS

UNIT 2B

Warehouse	17,570 sq ft	1,632 sq m
Offices	2,264 sq ft	210 sq m
TOTAL (GEA)	19,834 sq ft	1,842 sq m

- 2 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 26.7M YARD DEPTH
- 25 CAR PARKING SPACES
- 3 EV CHARGING POINTS

UNIT 2C

Warehouse	25,857 sq ft	2,402 sq m
Offices	4,575 sq ft	425 sq m
TOTAL (GEA)	30,432 sq ft	2,827 sq m

- 3 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 26.7M YARD DEPTH
- 26 CAR PARKING SPACES
- 3 EV CHARGING POINTS

UNIT 3

Warehouse	44,325 sq ft	4,118 sq m
Offices	5,165 sq ft	480 sq m
TOTAL (GEA)	49,490 sq ft	4,598 sq m

- 4 LEVEL ACCESS DOORS
- 10M CLEAR INTERNAL HEIGHT
- 33.8M YARD DEPTH
- 49 CAR PARKING SPACES
- 5 EV CHARGING POINTS

UNIT 4

Warehouse	46,335 sq ft	4,305 sq m
Offices	5,165 sq ft	480 sq m
TOTAL (GEA)	51,500 sq ft	4,785 sq m

- 4 LEVEL ACCESS DOORS
- 10M CLEAR INTERNAL HEIGHT
- 33.8M YARD DEPTH
- 50 CAR PARKING SPACES
- 5 EV CHARGING POINTS

UNIT 5

Warehouse	32,150 sq ft	2,987 sq m
Offices	4,370 sq ft	406 sq m
TOTAL (GEA)	36,520 sq ft	3,393 sq m

- 3 LEVEL ACCESS DOORS
- 7M CLEAR INTERNAL HEIGHT
- 29M YARD DEPTH
- 39 CAR PARKING SPACES
- 4 EV CHARGING POINTS

SPECULATIVE BUILD INDUSTRIAL / LOGISTICS UNITS

COMPETITIVE LABOUR COSTS

Panattoni Park Brighton has access to skilled labour appropriate for industrial and distribution occupiers.

In addition, labour prices are very affordable by both national and regional norms, offering substantial savings over Greater London and the wider South East.

Ready to work



45,300
WANT A JOB
IN WEST SUSSEX,
EAST SUSSEX,
BRIGHTON & HOVE

Source: NOMIS June 2022

Suitable skills and sectors



42,500
MANUFACTURING
WORKERS



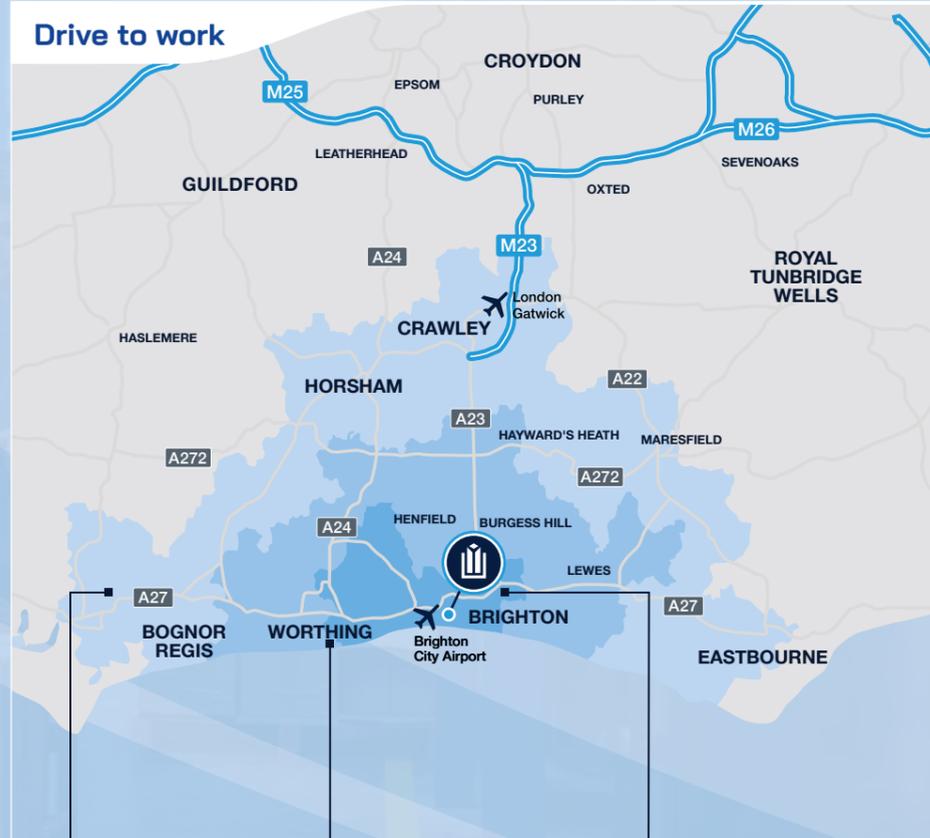
39,000
TRANSPORT AND
STORAGE WORKERS

In West Sussex, East Sussex, Brighton & Hove
Sources: NOMIS 2020

Competitive wages

East Sussex	£554.20
West Sussex	£580.20
UK average	£612.80
South East	£635.00
London	£766.60

Gross weekly full time pay by place of work. Source: NOMIS 2021



1.11 million
PEOPLE WITHIN
45 MINS BY CAR

630,677
PEOPLE WITHIN
30 MINS BY CAR

260,494
PEOPLE WITHIN
15 MINS BY CAR

Source: www.drivetimemaps.co.uk

UNMATCHED LAST MILE LOCATION



14.2 million
CONSUMERS WITHIN
120 MINS BY VAN

3.57 million
CONSUMERS WITHIN
80 MINS BY VAN

965,664
CONSUMERS WITHIN
40 MINS BY VAN

Sources: www.drivetimemaps.co.uk, Royal Mail, Lorry Route Planner 2022

Panattoni Park Brighton provides direct access to the wealthy consumer markets of the south coast, making it ideal for last mile operations.

With 5,304 people per sq km, Brighton and Hove plus the surrounding area is the most densely populated conurbation outside London. Adding to this, 600 new homes are due to be built immediately adjacent to the park.



21 mins to Brighton
BY VAN



59 mins to J7 M25
BY VAN



5.5 million
ADDRESSES
WITHIN 50 MILES



Van drive times

	miles	hrs:mins
A27	1	00:02
Shoreham	3	00:07
Worthing	6	00:16
A23	8	00:19
Brighton	10	00:21
Bognor Regis	20	00:41
M23	24	00:46
Crawley	27	00:43
Gatwick Airport	33	00:52
Eastbourne	33	00:52
M25 J7	38	00:59

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 20 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.

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 575 million sq ft to date, with 53 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

53
offices
worldwide

2,500
international
customers

218 million+
sq ft developed by
Panattoni across Europe

575 million+
sq ft developed by
Panattoni worldwide

LARGEST IN THE UK • LARGEST IN EUROPE



LOCATION

Panattoni Park Brighton benefits from a location directly fronting the A27 dual carriageway linking Brighton with Worthing and Eastbourne.

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