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Sat Nav: ME10 2FD

panattoni.co.uk/sittingbourne



PANATTONI PARK SITTINGBOURNE

PHASE 1 | AVAILABLE NOW
PHASE 2 | PRE-LET TO DPD

S440 - 440,167 SQ FT

S205 - 205,788 SQ FT



TARGETING
NET **ZERO** CARBON
DEVELOPMENT



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 6.5 MVA of power available with a further 1.35 MVA of power generated from the solar PV included within the base specification by Panattoni.

Both Phase 1 units are available now.

MASTER PLAN

A249
1 MILE/2 MINS

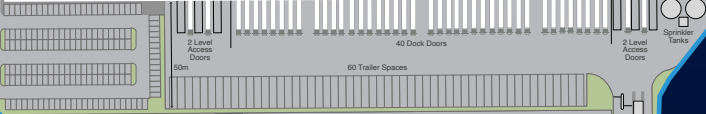
FLEET END

BARGE WAY

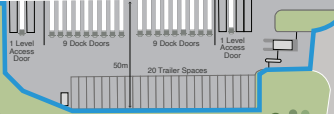
Scan to view
in more detail



S440	sq ft	sq m
Warehouse	411,737	38,252
Mezz/offices	28,119	2,612
Gatehouse	311	29
TOTAL (GIA)	440,167	40,893



S205	sq ft	sq m
Warehouse	193,762	18,001
Mezz/offices	11,715	1,088
Gatehouse	311	29
TOTAL (GIA)	205,788	19,118



OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT
7.85 MVA
AVAILABLE
PHASE 1

PIONEERING PROGRESS

 PANATTONI



Rainwater harvesting



Water leak detection



Water saving taps and WCs



15% rooflights to warehouse



Roof-mounted (PV) system providing an estimated cost saving of 50p psf



High standards of insulation & air tightness



Cycle parking



Electric vehicle charging



Sub-metering of energy consumption

BREEAM[®] Targeting BREEAM 'Excellent'



MORE LABOUR MORE SOLUTIONS

HGV drivetimes

- 4.5 hrs
- 3 hrs
- 1.5 hrs



Wages are

12.5%

lower than Purfleet
and Dartford



Wages on average are

60%

of the total occupier cost
(rent is 5-8%) and Dartford



A local workforce with

90%

of workers within
30 mins of the site

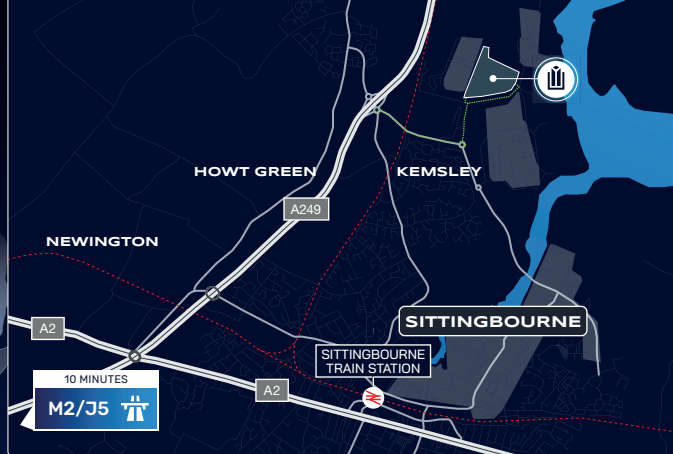


Labour pool

72.3%

of the population
in Sittingbourne is
economically active
(reference: nomis)

LOCAL & GLOBAL MARKETS



Local drivetimes

 20 MINS DRIVE TIME

Population: 450,740
Households: 183,127

 40 MINS DRIVE TIME

Population: 1,365,364
Households: 553,477

 60 MINS DRIVE TIME

Population: 6,100,667
Households: 2,464,550

FOR MORE INFORMATION PLEASE
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