SAT NAV: ME10

///STAND.ASHES.NOVEL

M PANATTONI PARK SITTINGBOURNE

NET ZERO CARBON

DEVELOPMENT

S205 - 205,788 SQ FT S440 - 440,167 SQ FT











A2491MILE/2 MINS

S440 **440,167 SQ FT**

HGV ACCESS

BASE SPECS



15m CLEAR INTERNAL HEIGHT



FM1
FLOORING



50kN/m² FLOOR LOADING

FLEET END

CAR ENTRANCE



15%
ROOFLIGHTS TO WAREHOUSE



50mCONTAINED SERVICE YARD



CHILL STORE
READY BUILDING ENVELOPE

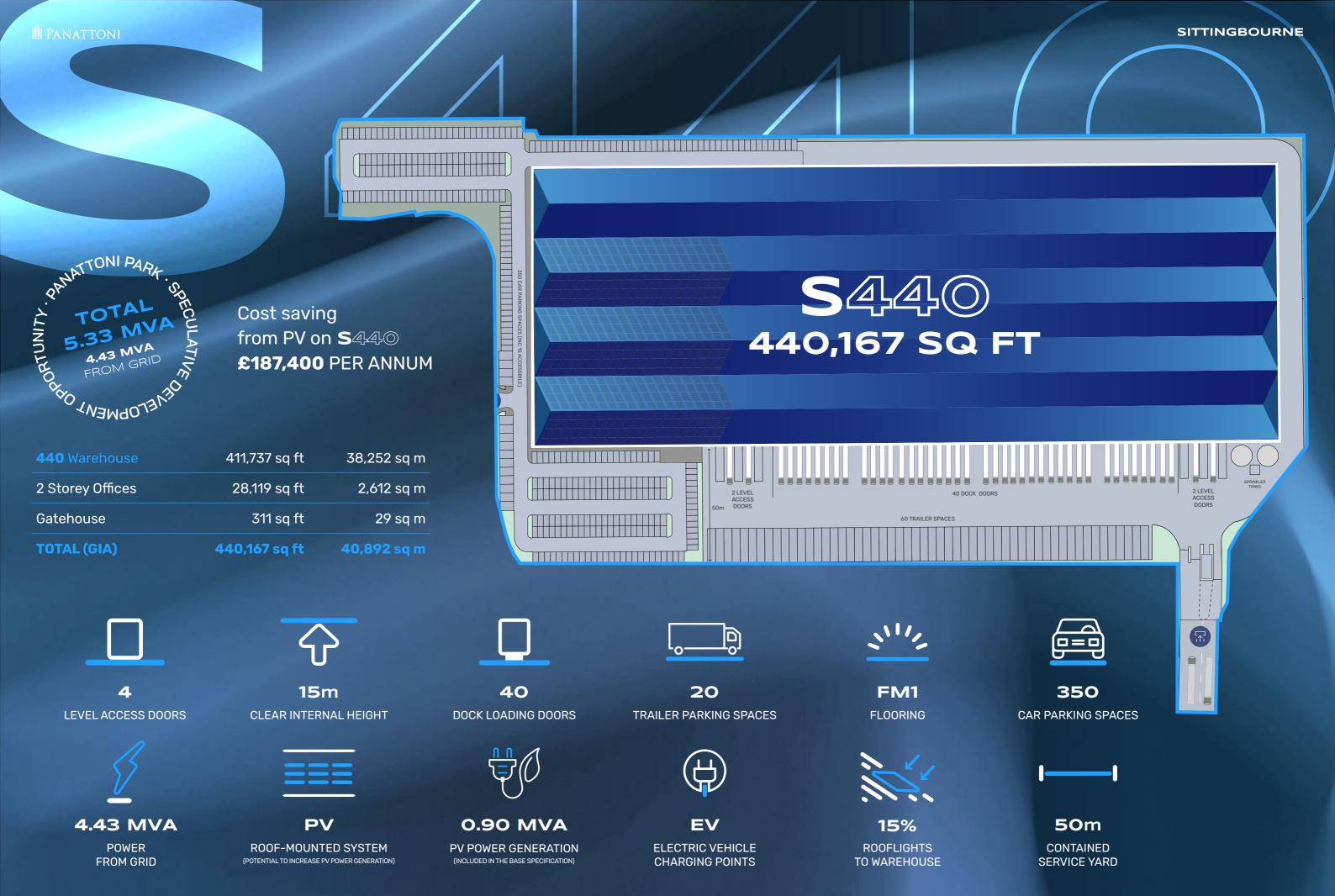
\$205,788 SQ FT

YOUR NEXT CHAPTER.

STARTS AT SITTINGBOURNE.

POWER. SCALE. PERFORMANCE.







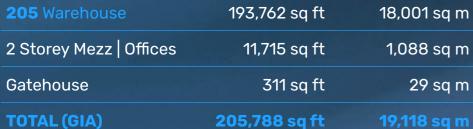
EFFICIENT. AGILE. READY.

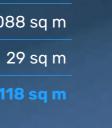




[E

205,788 SQ FT Cost saving from PV on S205









1 LEVEL ACCESS





Ü Panattoni

TOTAL
2.52 MVA
2.07 MVA
PROM GRID

VNEWDOTENDO

VNEWDOTEN

LEVEL ACCESS DOORS



2.07 MVA

POWER FROM GRID



£87,600 PER ANNUM

15m **CLEAR INTERNAL HEIGHT**



PV **ROOF-MOUNTED SYSTEM** (POTENTIAL TO INCREASE PV POWER GENERATION)



18 **DOCK LOADING DOORS**



0.45 MVA PV POWER GENERATION (INCLUDED IN THE BASE SPECIFICATION)



20 TRAILER PARKING SPACES



EV **ELECTRIC VEHICLE CHARGING POINTS**



18 DOCK DOORS

FM1 **FLOORING**



15% **ROOFLIGHTS** TO WAREHOUSE



CAR PARKING SPACES



50m CONTAINED SERVICE YARD

ENGINEERED FOR EFFICIENCY. DESIGNED FOR

DESIGNED FOR A GREENER TOMORROW.



WATER LEAK DETECTION



RAINWATER HARVESTING



ROOF-MOUNTED (PV)
SYSTEM PROVIDING A
COST SAVING OF £42P PSF



HIGH STANDARDS OF INSULATION & AIR TIGHTNESS



15% ROOFLIGHTS
TO WAREHOUSE



WATER SAVING TAPS AND WCS



CYCLE PARKING



ELECTRIC VEHICLE



BREEAM 'EXCELLENT'



NET ZERO CARBON DEVELOPMENT



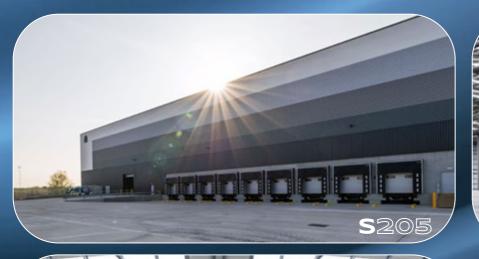
SUB-METERING OF ENERGY CONSUMPTION



EPC A RATING



EPC A+ OFFICES <u>Ů</u> PANATTONI

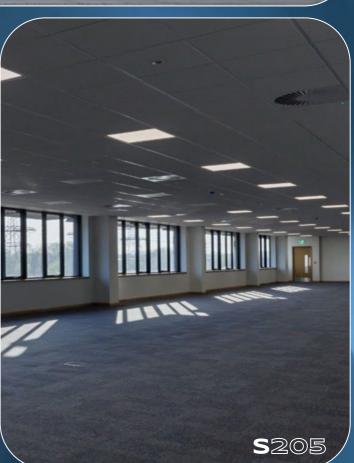






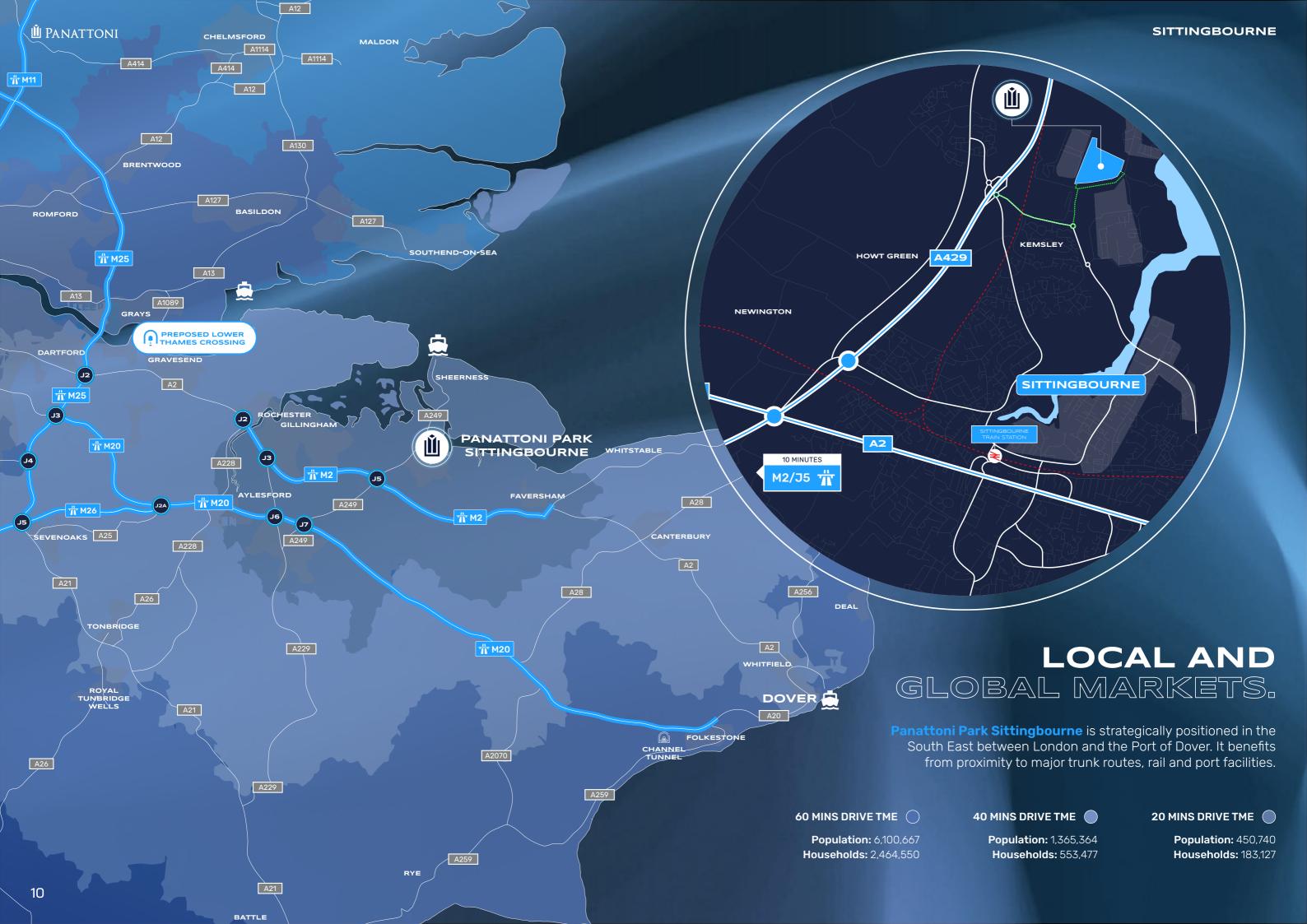












Ů Panattoni M62 M18 MANCHESTER LIVERPOOL X SHEFFIELD NOTTINGHAM X BIRMINGHAM MILTON M1 KEYNES M11 A1 (M) M40 X LONDON M20 X CRAWLEY SOUTHAMPTON HGV 4.5 HOURS HGV 3 HOURS HGV 1.5 HOURS

POSITIONED FOR PERFORMANCE.

POWERFUL CONNECTIONS.

Strategically located in a prime location, with easy access to major trunk routes, a wellconnected railway network, and nearby port facilities. This thriving development sits merely 4 miles north of Junction 5 on the M2 offering seamless entry to the motorway network.

LABOUR DEMOGRAPHICS

A LOCAL WORKFORCE WITH

LOWER THAN PURFLEET AND DARTFORD



WAGES ON AVERAGE ARE

OF THE TOTAL OCCUPIER COST (RENT IS 5-8%)



•	DISTANCE	JOURNEY
Sittingbourne	3.5 miles	10 mins
Channel Tunnel	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

Y		DISTANCE	JOURNEY
S	Manston Int.	39 miles	46 mins
S	Gatwick	52 miles	59 mins
n	London City	52 miles	1 hr 8 m
n	Stansted	72 miles	1 hr 20 m
n	Heathrow	75 miles	1 hr 25 m
n	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	1hr
Felixstowe	112 miles	2 hr 8 m

SOUTHEASTERN SERVICE FROM SITTINGBOURNE STATION	JOURNEY
Dover Priory Dover Priory	49 mins
London St Pancras	58 mins
London Victoria	1 hr 6 m

SITINGBOURNE YOURNEXCHARIER



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 60 offices around the globe, we have developed over 645 million sq ft of space. 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 to exceed our customer expectations.

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.



Toby Green

+44 (0) 7870 555 716 Tgreen@savills.com

Hugh Walton

+44 (0) 7807 999 7<u>77</u> Hugh.walton@savills.com

Harry Stoneham

+44 (0) 7870 999 263 Harry.stoneham@savills.com

John Allan

+44 (0) 7540 694 611 John.allan@avisonyoung.com

Chris Proctor

+44 (0) 7798 690 234 Chris.proctor@avisonyoung.com

Saffron Harding

+44 (0) 7786 419 663 Saffron.harding@avisonyoung.com **CBRE**

Richard Seton-Clements

+44 (0) 7710 319 574 Richard.setonclements@cbre.com

Hannah Stainforth

+44 (0) 7500 990 467 Hannah.stainforth@cbre.com

Olivia Newport

+44 (0) 7920 822 081 Olivia.newport2@cbre.com

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. May 2025.