



# PANATTONI PARK BRAINTREE

**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



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 UNDER CONSTRUCTION

UNIT 2

## UNIT 3

UNIT 4

A131



**ASTRALIS**  
TECHNOLOGIES



essexX-Ray  
High voltage technology



BRITISH OFFSITE  
Manufacture - Construction



A131

**I.T.WAY**

DORMAN  
SMITH



**EnSmart**  
Energy Conservation & Energy Storage

**A131**  
0.1 Mile, 1 Min

**London Gateway**  
32 Miles, 40 Mins

**Stansted Airport**  
16 Miles, 18 Mins

**Felixstowe**  
34 Miles, 45 Mins



# 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



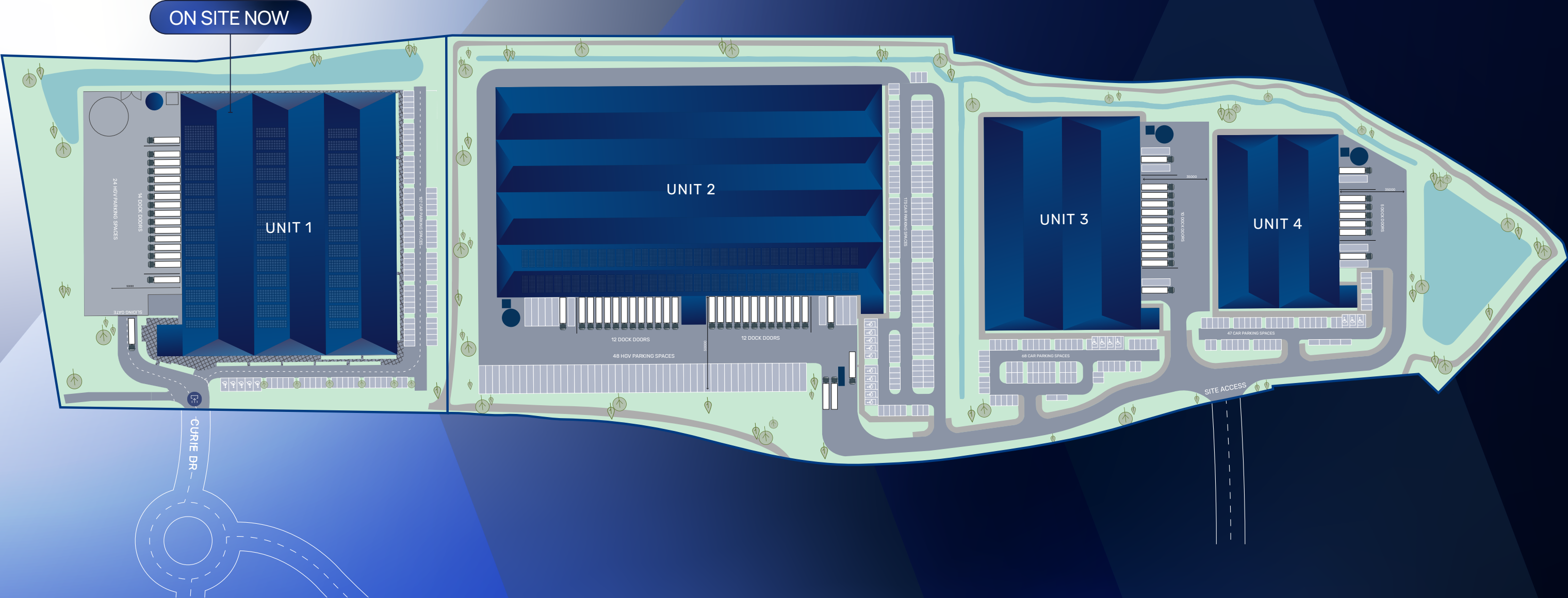
Meeting Market  
Demand



Sustainability  
at the Core



Unrivalled  
Connectivity



# SITE MASTERPLAN

| 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       |

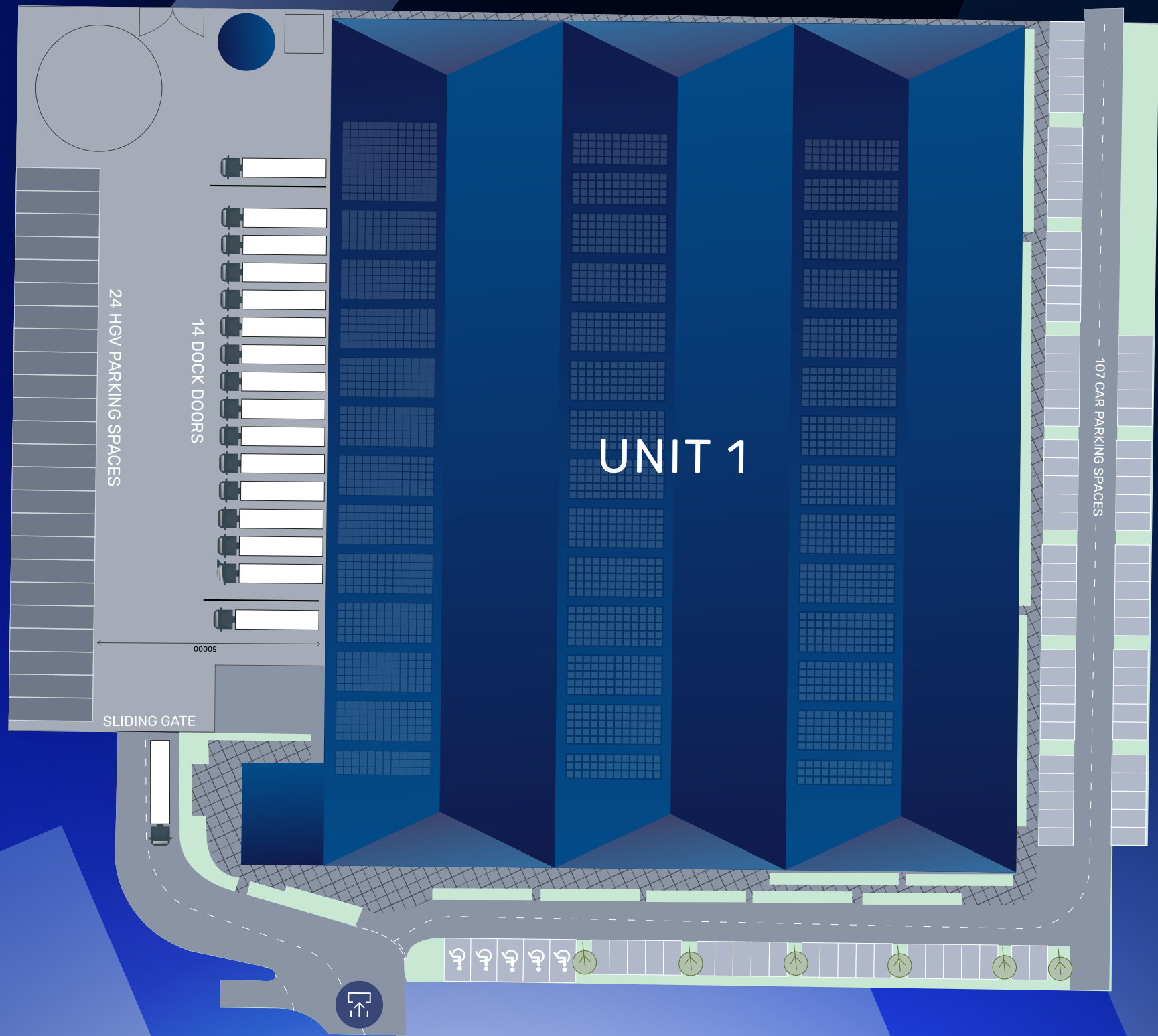
| Unit 2             | Sq Ft   |
|--------------------|---------|
| Warehouse          | 231,610 |
| Mezzanine Offices  | 6,917   |
| Hub Offices        | 2,345   |
| Total (GEA)        | 240,872 |
| Car Parking        | 173     |
| Dock Doors         | 24      |
| Level Access Doors | 2       |

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



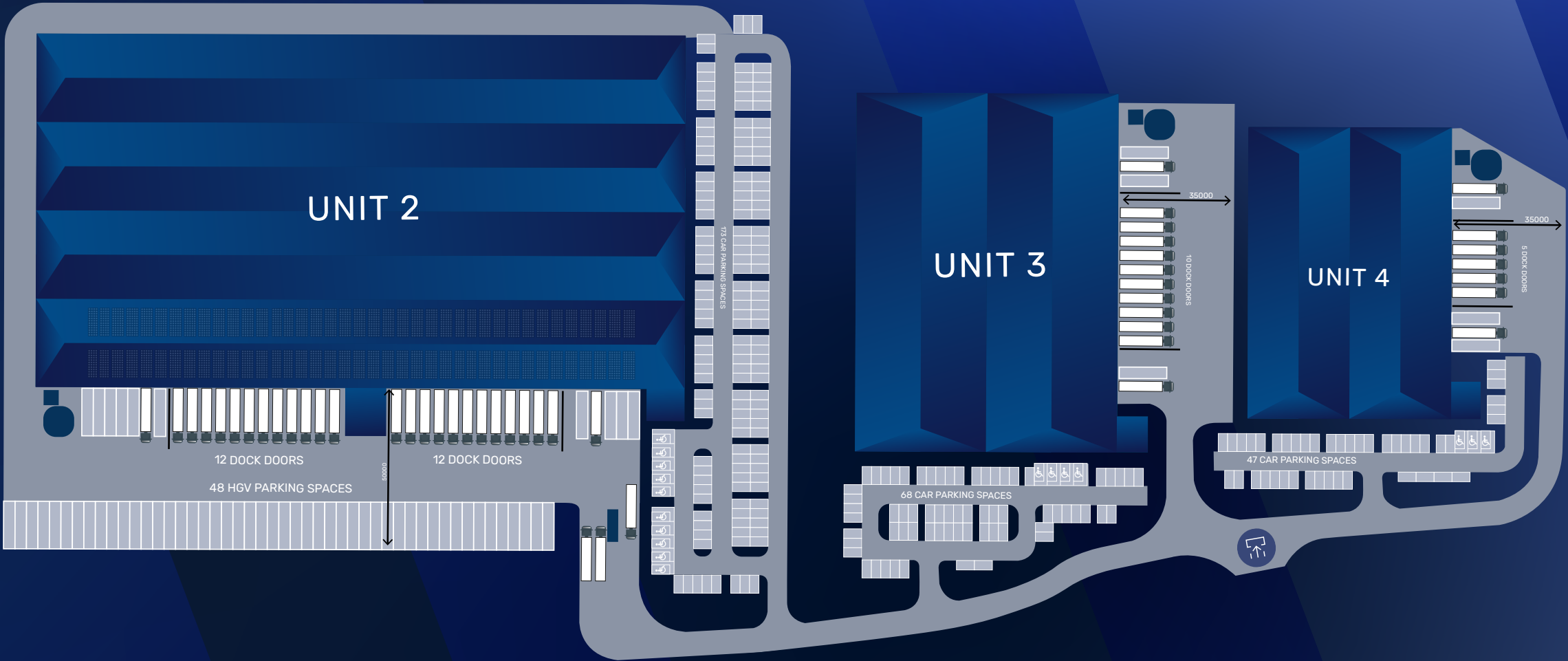
PHASE 2 - 404,704 SQ FT  
AVAILABLE Q4 2026



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

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

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



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



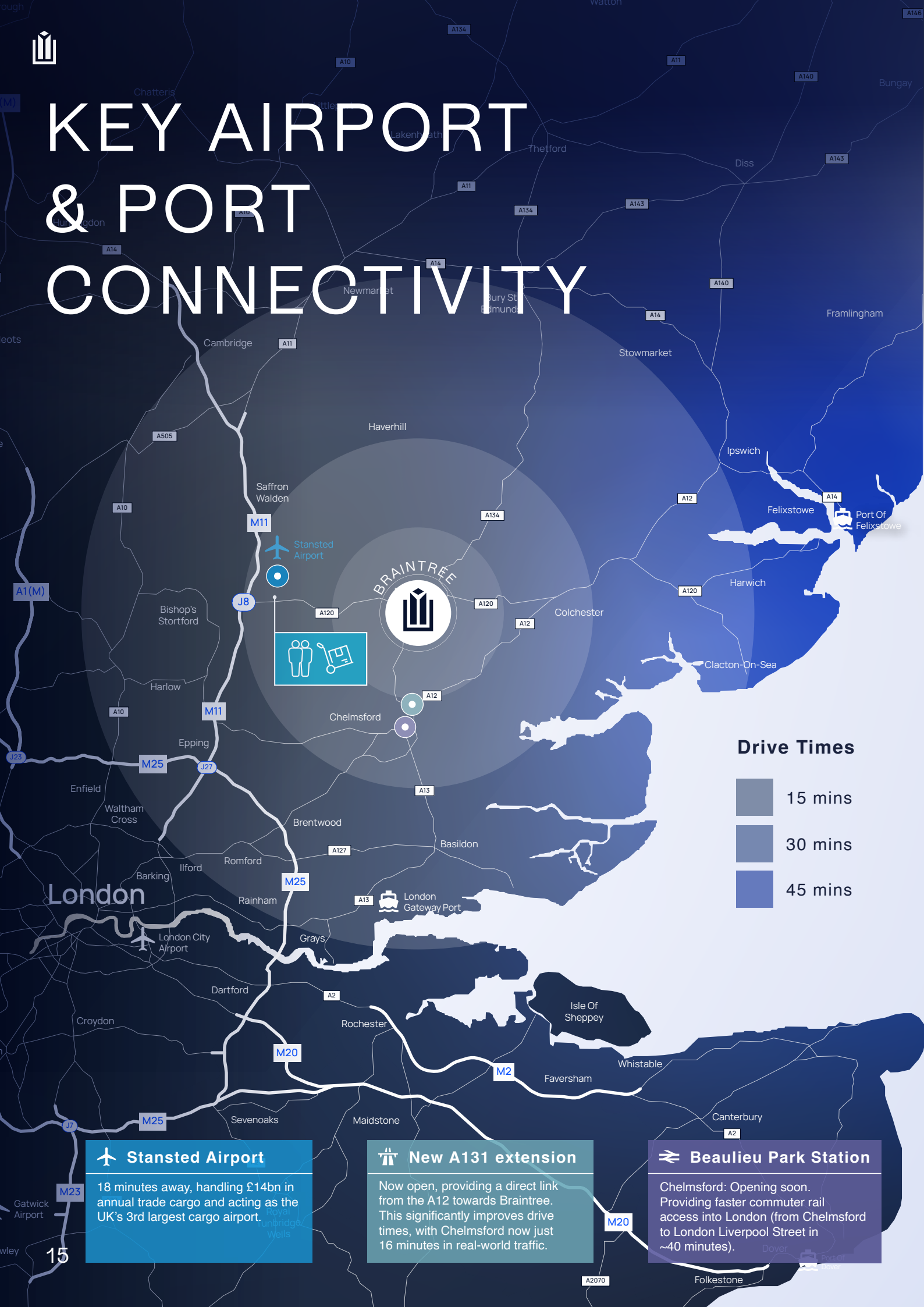
(PV) Photovoltaic Panels



LED Lighting



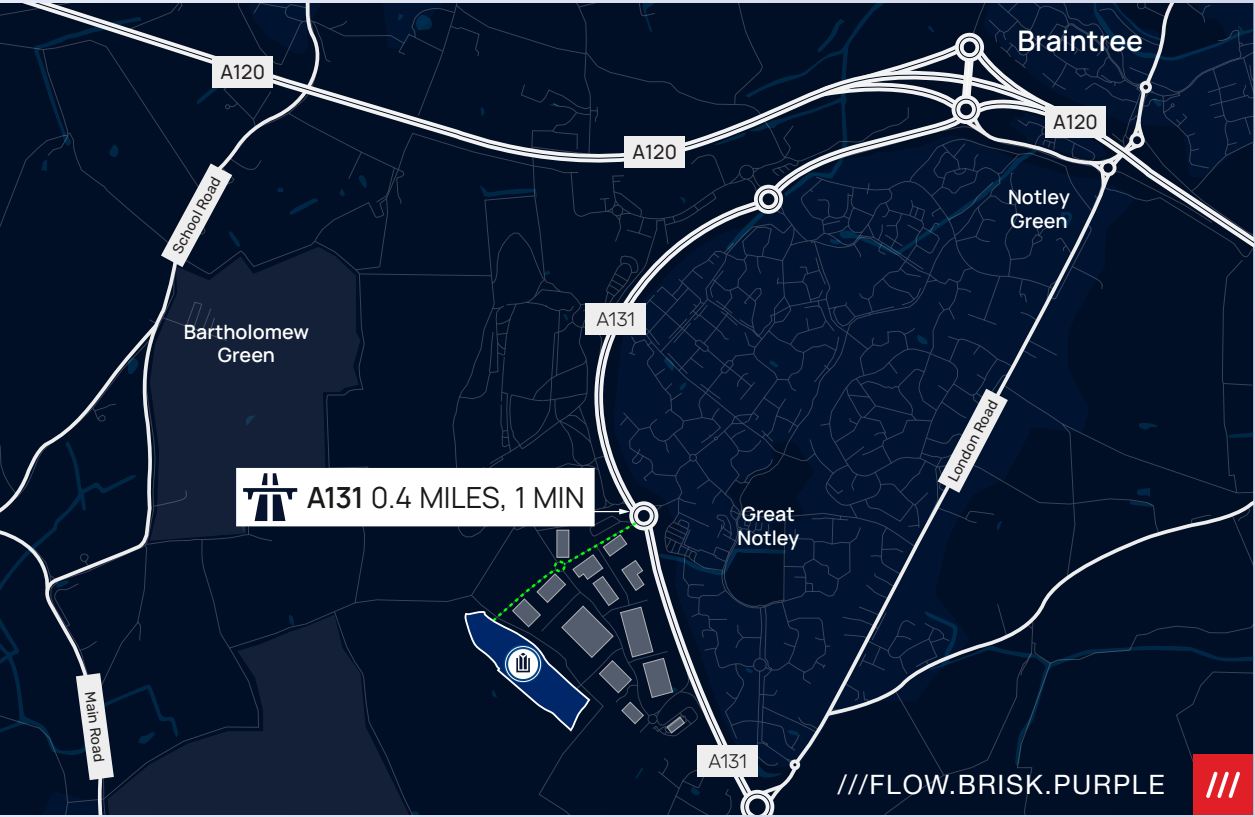
# KEY AIRPORT & PORT CONNECTIVITY



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 |  | Distance  | Journey       |
|---------------------------------------------------------------------------------------|--------------|---------|---------------------------------------------------------------------------------------|-----------|---------------|
| A131                                                                                  | 0.1 Mile     | 1 Min   | London Stansted                                                                       | 16 Miles  | 18 Mins       |
| A12 J19                                                                               | 10 Miles     | 17 Mins | London City                                                                           | 47 Miles  | 50 Mins       |
| M11 J8                                                                                | 17 Miles     | 20 Mins | London Heathrow                                                                       | 79 Miles  | 1 Hr 20 Mins  |
|  | Journey      |         |  | Distance  | Journey       |
| Braintree Station                                                                     | 8 Mins       |         | London Gateway                                                                        | 32 Miles  | 40 Mins       |
| Cambridge                                                                             | 45 Mins      |         | Port of Felixstowe                                                                    | 34 Miles  | 45 Mins       |
| London Victoria                                                                       | 1 Hr 15 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)  
Source: ONS



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



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



Housing Masterplan  
More than 14,000 homes to be built across  
Braintree over a 20-year period  
Source: Braintree District Council Local Plan



20,888 Pupils in  
Education Attending  
Braintree Schools  
Source: Department for Education



# STANSTED AIRPORT GROWTH STORY

Strategically positioned for London,  
East Anglia & Europe via Stansted.

With Stansted Airport on its doorstep, Panattoni Park Braintree is directly connected to international markets, benefiting from record-breaking passenger growth, world-class cargo capacity, and leading global logistics operators.

- Essex and North Greater London corridor are high-demand logistics location due to e-commerce growth.
- Braintree offers a cost-effective alternative to M25 logistics hubs while still within easy reach of London and key infrastructure.
- Lower occupational costs than core London/ M25 markets.

Major Delivery and Logistics occupiers at Stansted include:

FedEx



DHL



29.4 Million  
Passengers  
Annually



£14bn of UK  
trade flows through  
Stansted cargo



Specialising in  
express air freight  
& perishables



Largest European  
base for EasyJet and  
strong cargo operators



Just 18 minutes  
from London  
Stansted Airport



# 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.

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