



PANATTONI PARK  
**BRAINTREE 2.0**

TO LET / FOR SALE

6 BRAND NEW INDUSTRIAL /  
LOGISTICS UNITS

BRAINTREE | CM77 7AX

6 UNITS TOTTALLING 172,070 SQ FT  
AVAILABLE Q1 2027

///FLOW.BRISK.PURPLE





BRAINTREE 2.0

A131

M25, J28  
24 Miles, 35 Mins

**BRAINTREE 1.0**  
ON-SITE NOW PC Q2 & Q4 2026

5a & 5b

6a & 6b

7 & 8

GRIDSERVE

MED2QUIP

CareCo

YunExpress

CareCo

ASTRALIS

essexXRay

BRITISH OFFSITE

Sategourmet

A131

I.T.WAY

DORMAN SMITH

Reynolds

EnSmart

the plaza

**BRAINTREE 2.0**  
AVAILABLE Q1 2027

A131  
0.1 Mile, 1 Min



London Gateway  
32 Miles, 40 Mins



Stansted Airport  
16 Miles, 18 Mins



Felixstowe  
34 Miles, 45 Mins

# AT THE HEART OF BRAINTREE

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





# BRAINTREE 2.0

Panattoni Park Braintree 2.0 is a premier South East logistics destination, delivering high-specification industrial space in a strategically connected location. Situated just 18 minutes from London Stansted Airport, 35 minutes from the M25, and within one hour of London, Felixstowe and London Gateway, the park offers exceptional access to key air, road and port networks.

The newly acquired site, branded Panattoni Park Braintree 2.0, builds on the successful launch of the park's first phase in 2024, which comprises four units, all of which are currently under construction.

Panattoni Park Braintree 2.0 will deliver an additional 172,070 sq ft of high-quality industrial space across six speculatively developed mid-box units, designed to meet the continued strength of occupier demand in the South East. The units will be available from Q1 2027.

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



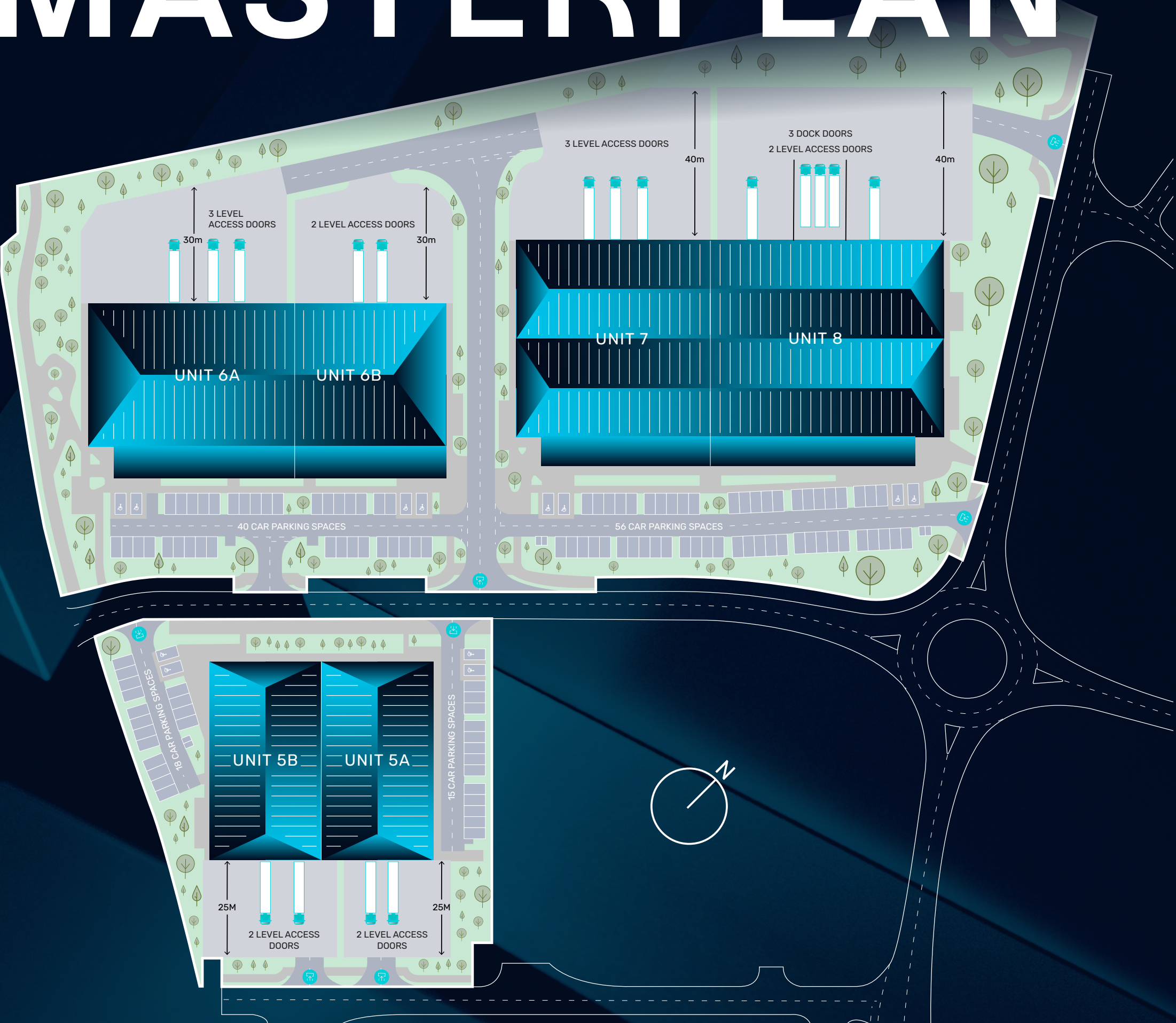
Unrivalled  
Connectivity







# MASTERPLAN



Unit 5a	Sq Ft
Ground	14,696
First	1,905
Total (GEA)	16,601

Unit 5b	Sq Ft
Ground	19,226
First	2,544
Total (GEA)	21,770

Unit 6a	Sq Ft
Ground	26,815
First	3,297
Total (GEA)	30,112

Unit 6b	Sq Ft
Ground	20,223
First	2,464
Total (GEA)	22,697

Unit 7	Sq Ft
Ground	32,677
First	4,008
Total (GEA)	36,685

Unit 8	Sq Ft
Ground	39,334
First	4,871
Total (GEA)	44,205

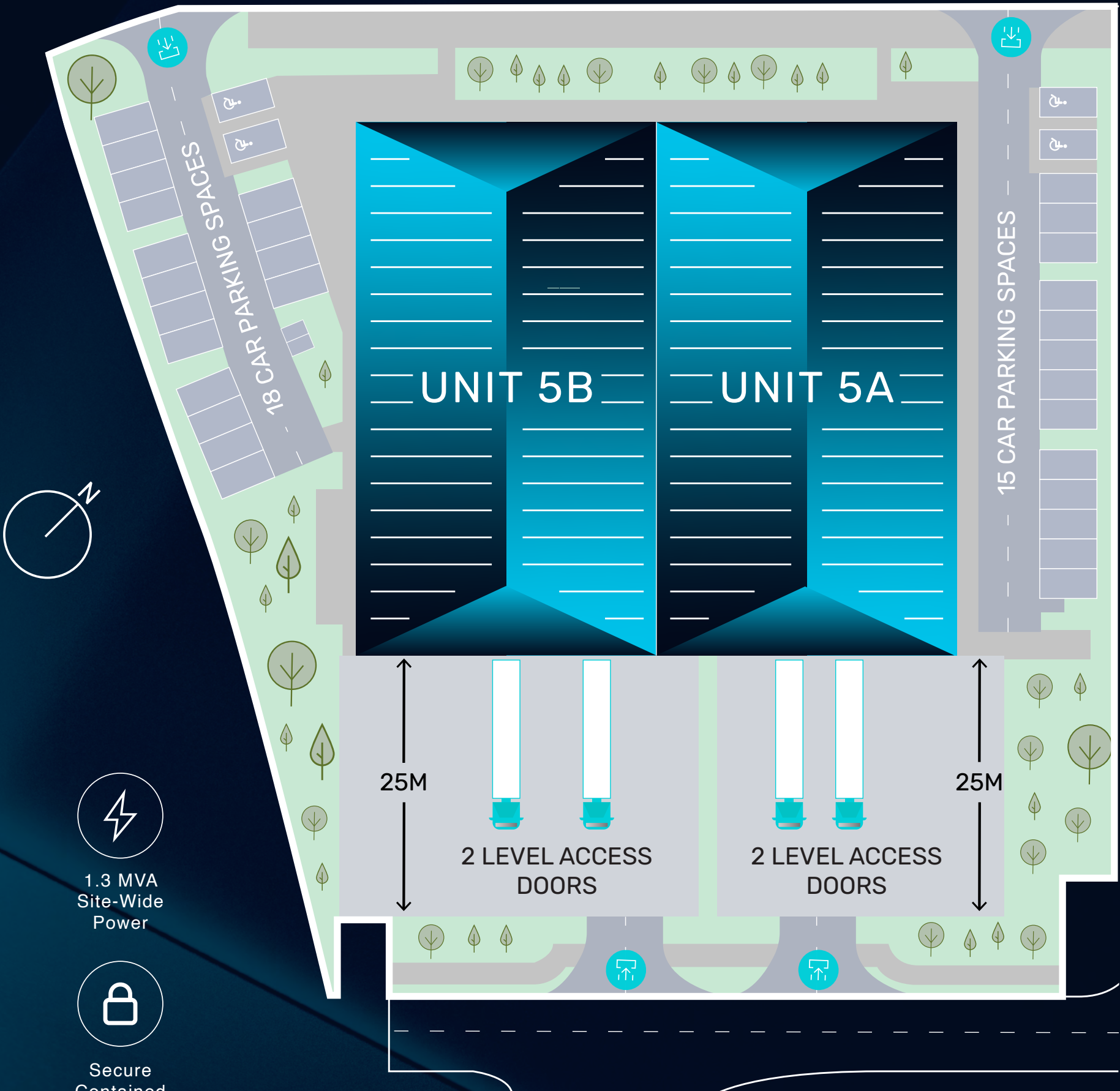


# Units 5A & 5B

Units 5A and 5B will deliver a total of 38,371 sq ft of modern industrial space, with Unit 5A at 16,601 sq ft and Unit 5B at 21,770 sq ft. The units will be available from Q1 2027 and can be taken individually or combined to suit operational requirements.

Unit 5A	Sq Ft
Ground	14,696
First	1,905
Total (GEA)	16,601

Unit 5B	Sq Ft
Ground	19,226
First	2,544
Total (GEA)	21,770



- 4 Level Access Doors
- 10m Clear Internal Height
- (PV) Photovoltaic Panels
- LED Lighting
- 1.3 MVA Site-Wide Power
- EV Charging
- Car Parking Unit 5A: 15 Unit 5B: 18
- 25m Yard Depth
- Mezzanine Offices
- Secure Contained Service Yard



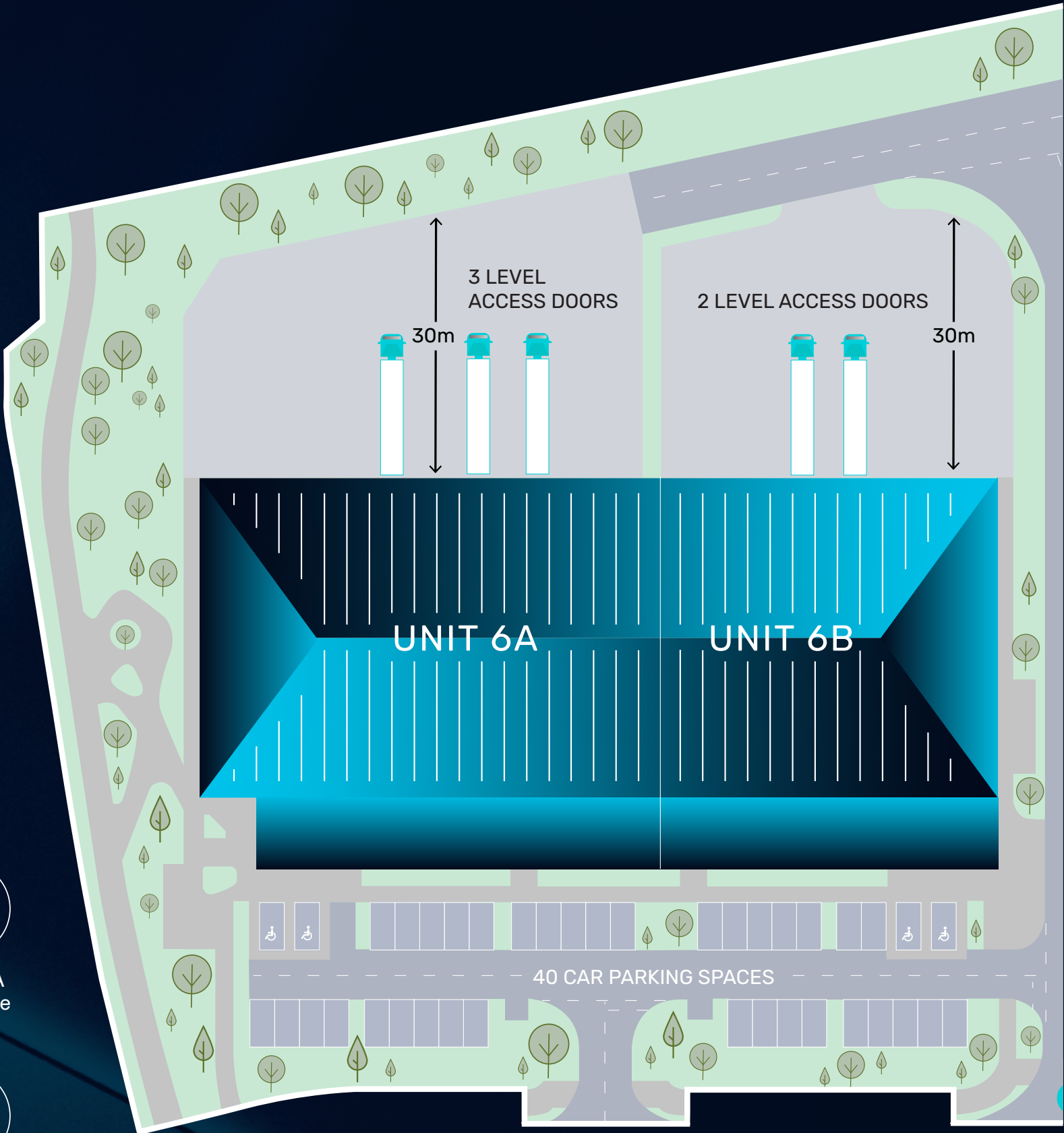


# Units 6A & 6B

Units 6A and 6B will deliver 52,809 sq ft of high-quality accommodation, with Unit 6A extending to 30,112 sq ft and Unit 6B providing 22,697 sq ft. Available from Q1 2027, the units offer versatile space that can be leased separately or combined to support a wide range of operational requirements.

Unit 6A	Sq Ft
Ground	26,815
First	3,297
Total (GEA)	30,112

Unit 6B	Sq Ft
Ground	20,223
First	2,464
Total (GEA)	22,697



5 Level  
Access Doors



10m Clear  
Internal Height



(PV)  
Photovoltaic  
Panels



LED  
Lighting



1.3 MVA  
Site-Wide  
Power



EV  
Charging



Car Parking  
Unit 6A: 22  
Unit 6B: 18



30m Yard  
Depth



Mezzanine  
Offices



Secure  
Contained  
Service Yard





# Units 7 & 8

Units 7 & 8 offer a combined 80,890 sq ft of high-spec space, with Unit 7 extending to 36,685 sq ft and Unit 8 providing 44,205 sq ft. Available from Q1 2027, these units deliver substantial capacity and can be leased individually or together, giving occupiers the flexibility to scale their operations with ease.

Unit 7	Sq Ft
Ground	32,382
First	4,008
Total (GEA)	36,685

Unit 8	Sq Ft
Ground	39,334
First	4,871
Total (GEA)	44,205



3 Dock Level  
Doors / 5 Level  
Access Doors



10m Clear  
Internal Height



(PV)  
Photovoltaic  
Panels



LED  
Lighting



1.3 MVA  
Site-Wide  
Power



EV  
Charging



Car Parking  
7: 26  
8: 30



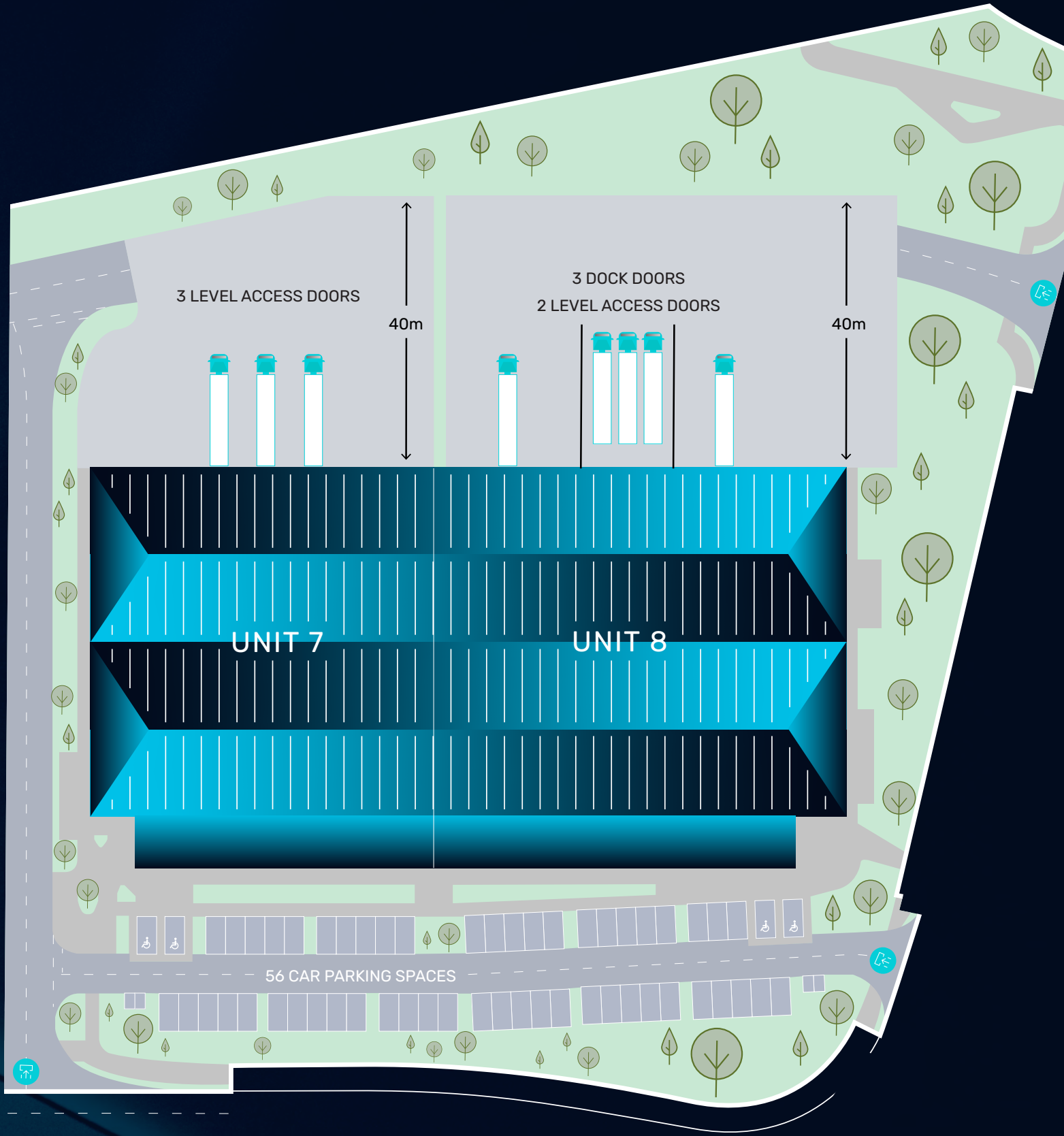
40m Yard  
Depth



Mezzanine  
Offices



Secure  
Contained  
Service Yard







# WHERE HIGH-PERFORMANCE LOGISTICS MEETS NEXT- GENERATION INFRASTRUCTURE







# THE SMART CHOICE FOR LOGISTICS AND DISTRIBUTION



**Stansted Airport**  
18 minutes away, handling £14bn in annual trade cargo and acting as the UK's 3rd largest cargo airport.

**New A131 extension**  
Now open, providing a direct link from the A12 towards Braintree. This significantly improves drive times, with Chelmsford now just 16 minutes in real-world traffic.

**Beaulieu Park Station**  
Chelmsford: Opening soon. Providing faster commuter rail access into London (from Chelmsford to London Liverpool Street in ~40 minutes).

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

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

	Distance	Journey
London Stansted	16 Miles	18 Mins
London City	47 Miles	50 Mins
Luton	67 Miles	1 Hr 5 Mins
London Heathrow	79 Miles	1 Hr 20 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

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.

w3w:///flow.brisk.purple







# 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 14,739 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:



29.4 Million  
Passengers  
Annually



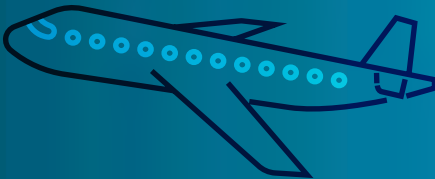
£14bn of UK  
trade flows through  
Stansted cargo



Specialising in  
express air freight  
& perishables



Largest European  
base for EasyJet and  
strong cargo operators







# 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

BREEAM®

'EXCELLENT'

EPC A

EPC RATING  
OF 'A'



NET ZERO CARBON IN  
CONSTRUCTION



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 in the UK and Europe, and our extra-mile approach has seen us recognised as Top Logistics Developer for 8 consecutive years.

CBRE

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