



TO LET / FOR SALE
6 BRAND NEW INDUSTRIAL /
LOGISTICS UNITS
BRAINTREE | CM77 7AX

PANATTONI PARK
BRAINTREE 2.0



6 UNITS TOTTALLING 172,070 SQ FT
ON-SITE NOW - AVAILABLE Q1 2027

A131

M25, J28
24 Miles, 35 Mins

BRAINTREE 1.0
ON-SITE NOW PC Q2 & Q4 2026

5a & 5b

6a & 6b

7 & 8

BRAINTREE 2.0
AVAILABLE Q1 2027

GRIDSERVE

MEDQUIP

CareCo

YunExpress

CareCo

ASTRALIS

essexXRay

BRITISH OFFSITE

Sategourmet

Reynolds

Hutch

DORMAN SMITH

the plaza

EnSmart

A131

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.

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

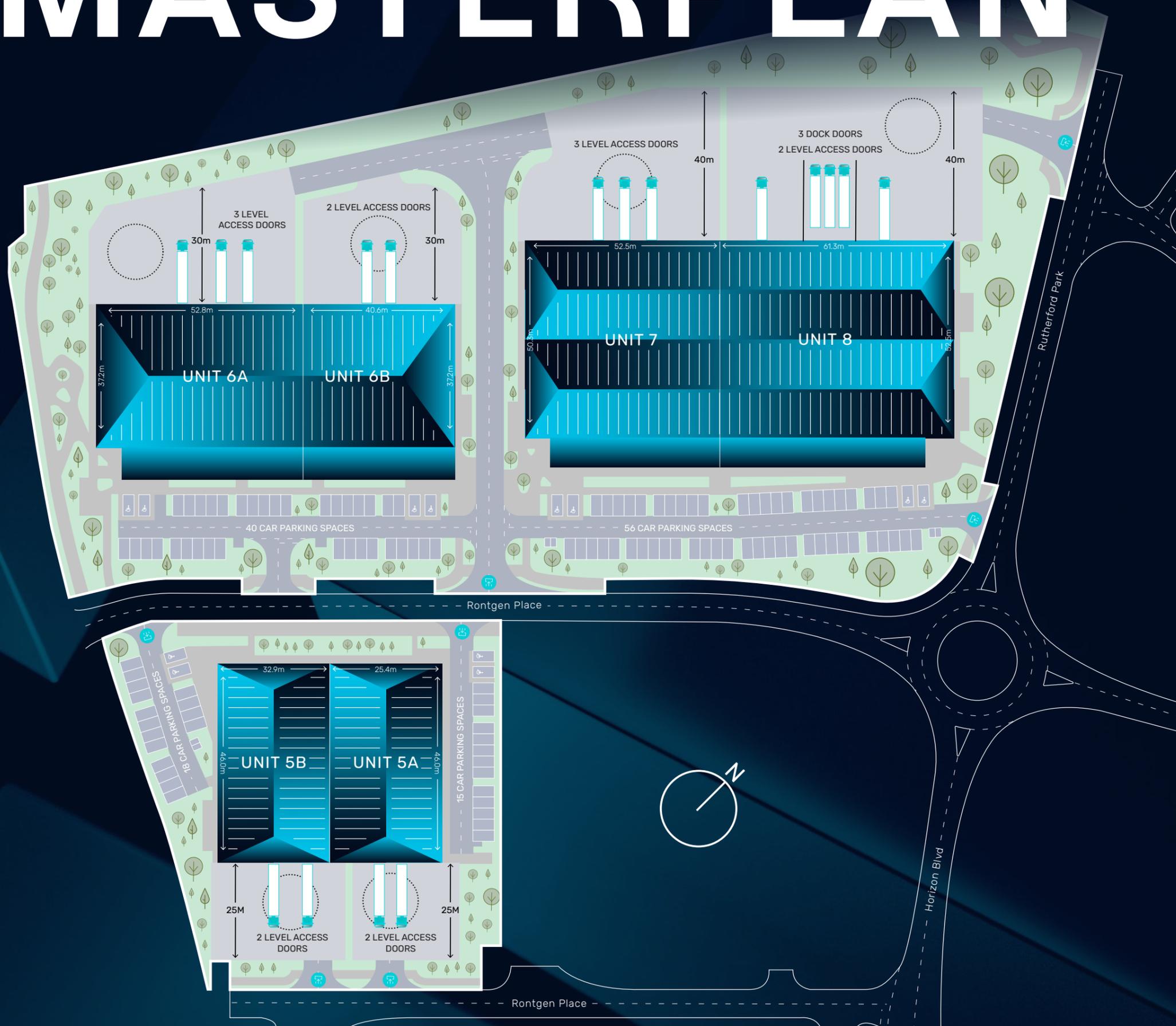


Unrivalled Connectivity





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

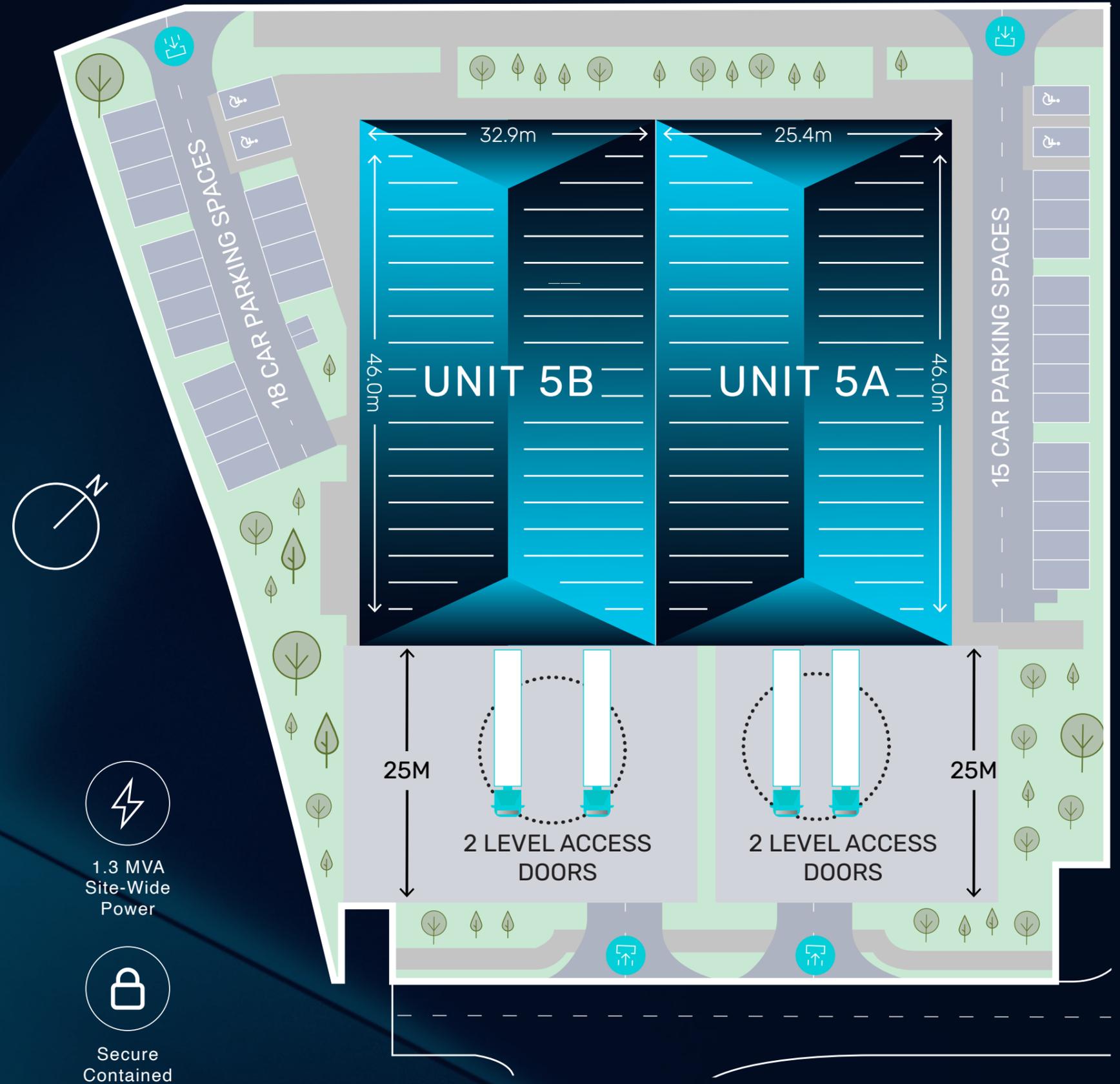


Units 5A & 5B

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

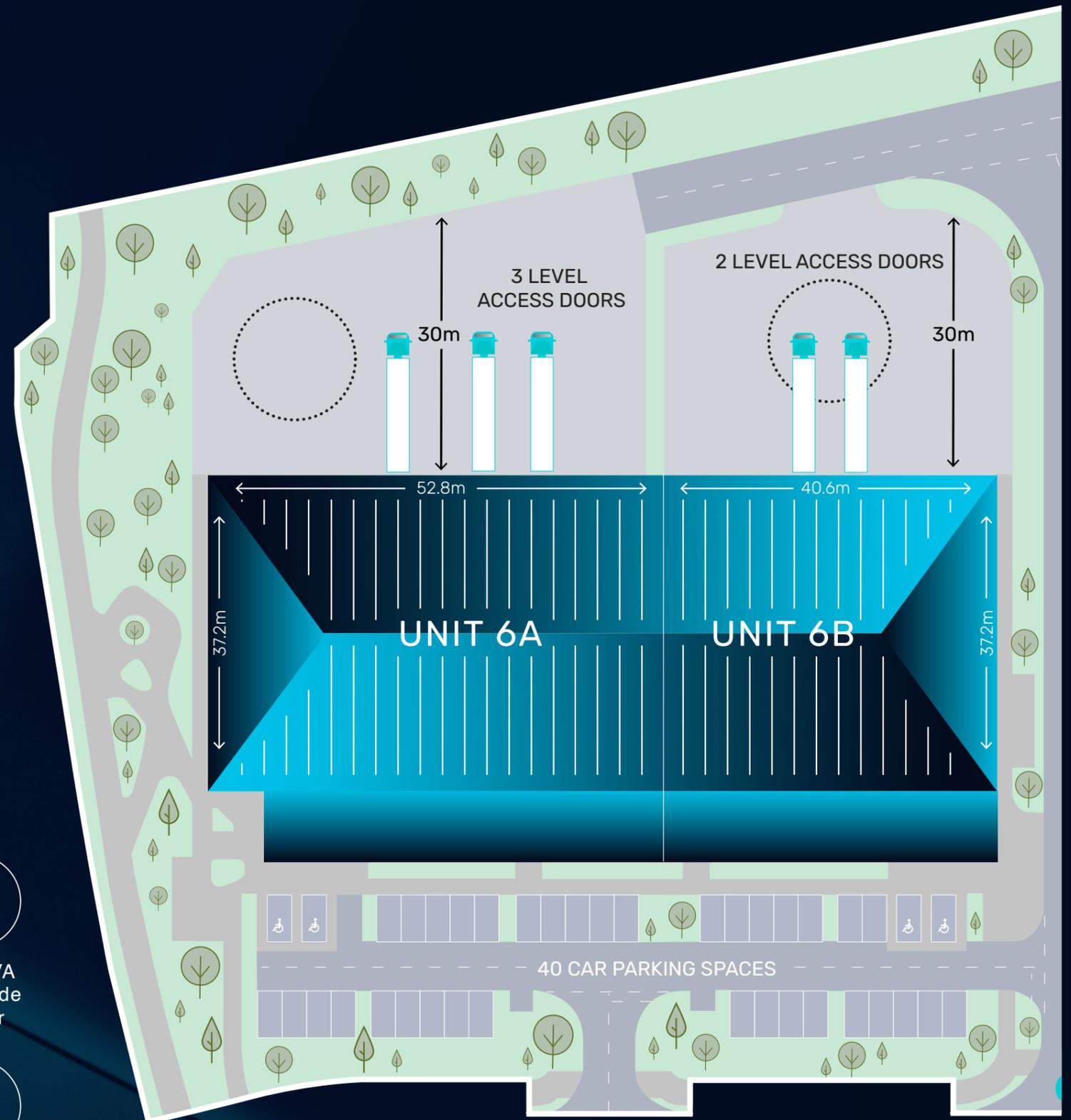


Units 6A & 6B

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

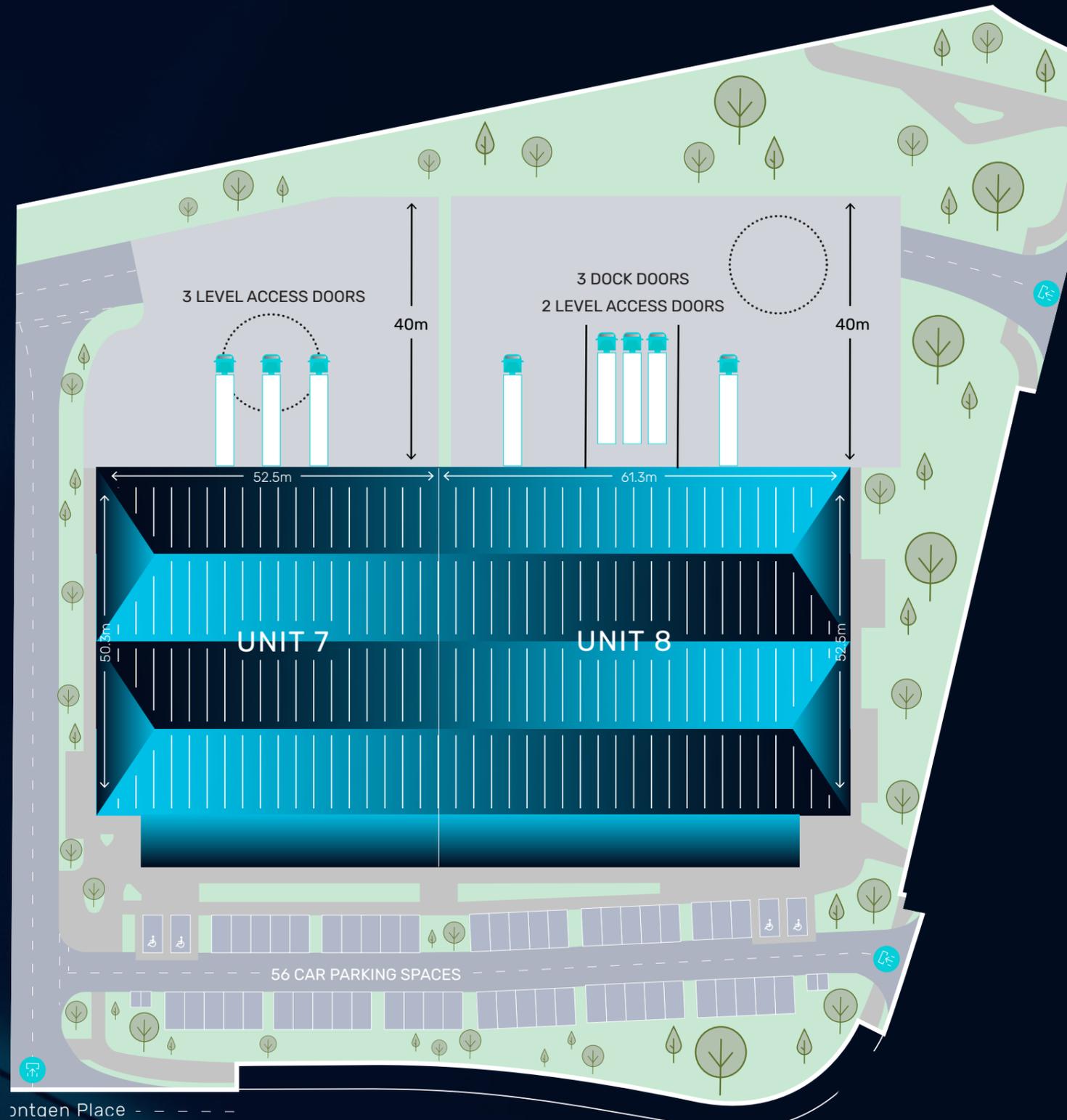


Units 7 & 8

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





AT THE HEART OF GLOBAL TRADE

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.



	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



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



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



THE SMART CHOICE FOR LOGISTICS AND DISTRIBUTION

122,739
 People within a 15 min drive time

528,393
 People within a 30 min drive time

2,000,328
 People within a 45 min drive time

✈ 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: Now open. Providing faster commuter rail access into London (from Chelmsford to London Liverpool Street in ~40 minutes).





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.



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

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:




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





THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni has developed 650 million sq ft to date, with 70 offices across the globe.

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America. Across Europe and India alone, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space, with a further 28 million sq ft currently under construction.

Panattoni manages over 145 million sq ft of logistics and industrial assets and has embedded sustainability at scale, with around 200 million sq ft certified under BREEAM, DGNB, or LEED standards and a further 45 million sq ft in the certification pipeline

www.panattoni.co.uk

Clients/customers include:



270+ MILLION

SQ FT DEVELOPED
BY PANATTONI
EUROPE

69 OFFICES

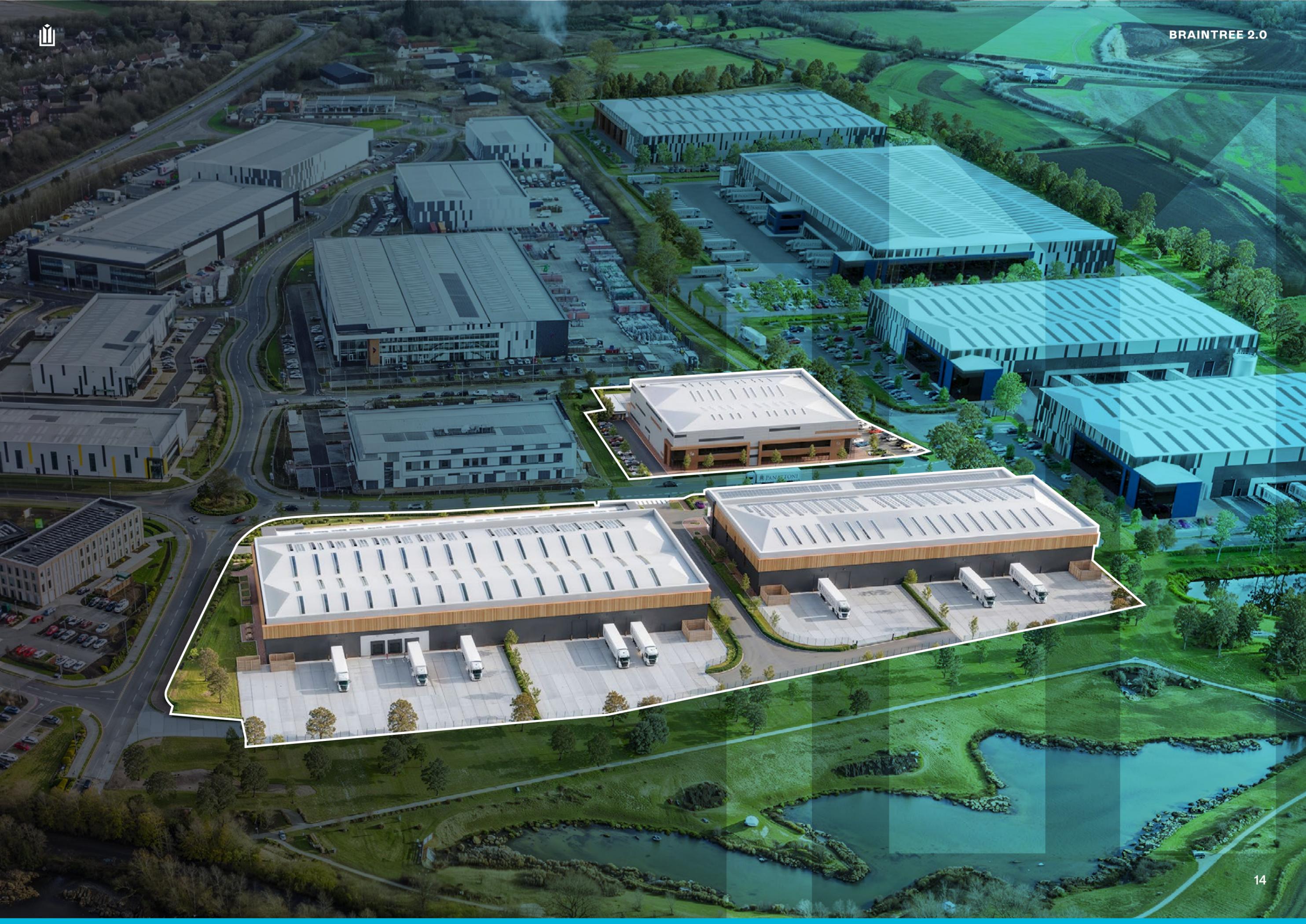
WORLDWIDE

2,500 CUSTOMERS

WORLDWIDE

650 MILLION

SQ FT DEVELOPED
BY PANATTONI
WORLDWIDE



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