



PANATTONI PARK
BRAINTREE 1.0



171,915 SQ FT
AVAILABLE APRIL 2026

3 UNITS TOTALLING 404,704 SQFT
UNDER CONSTRUCTION - AVAILABLE Q4 2026



M25, J28
24 Miles, 35 Mins

Central London
53 Miles, 1 Hr 15 Mins

A131

BRAINTREE 1.0

ON-SITE NOW
UNIT 1: PC Q2 2026
UNITS 2-4: PC Q4 2026

UNIT 1

UNIT 2

UNIT 3

UNIT 4

GRIDSERVE

MED-EQUIP

CareCo

CareCo

YunExpress

ASTRALIS

essexXRay

5A & 5B

6A & 6B

7 & 8

BRITISH OFFSITE

Sategourmet

Reynolds

BRAINTREE 2.0
AVAILABLE Q1 2027

A131

Hutch

DORMAN SMITH

EnSmart

the plaza



Stansted Airport
16 Miles, 18 Mins



Felixstowe
34 Miles, 45 Mins



London Gateway
32 Miles, 40 Mins

A131
0.1 Mile, 1 Min

AT THE HEART OF BRAINTREE

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



PANATTONI PARK BRAINTREE

Panattoni Park Braintree is a 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.

All units are now under construction, with UNIT 1 (171,915 sqft) available in Q2 2026, while UNIT 2, UNIT 3 & UNIT 4 (240,872, 99,390 and 64,442 sq ft) are 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

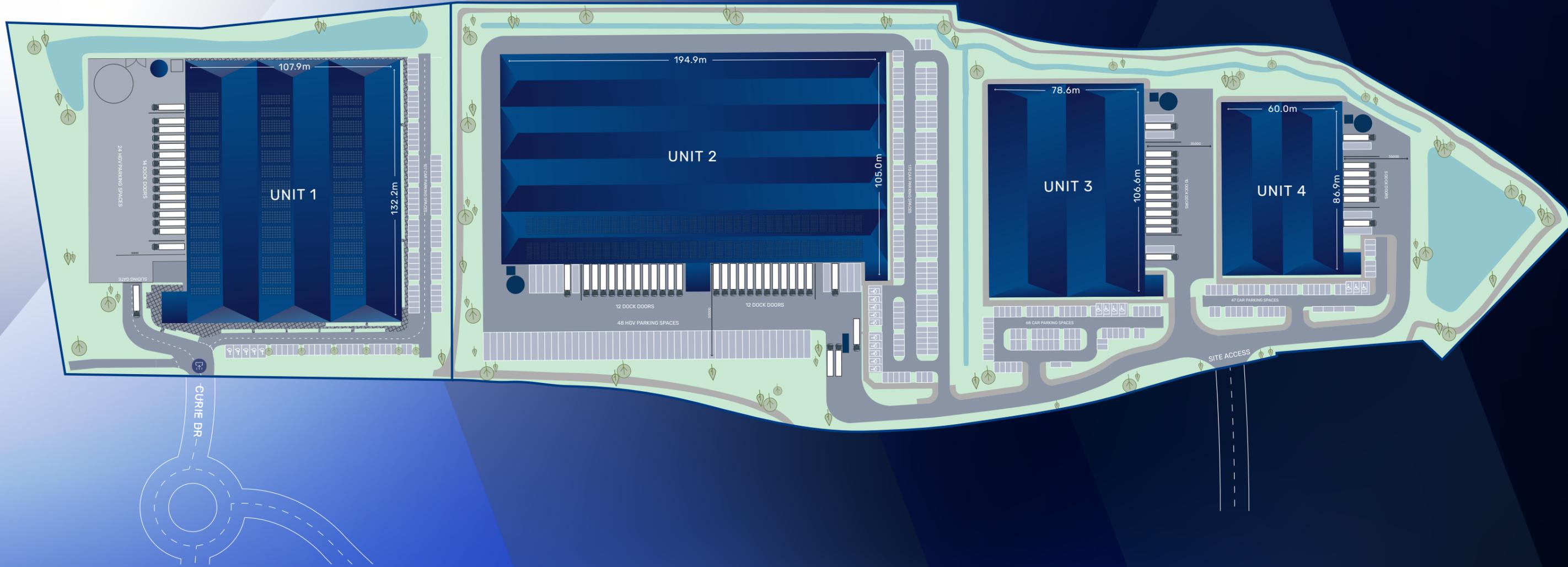


Sustainability
at the Core



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

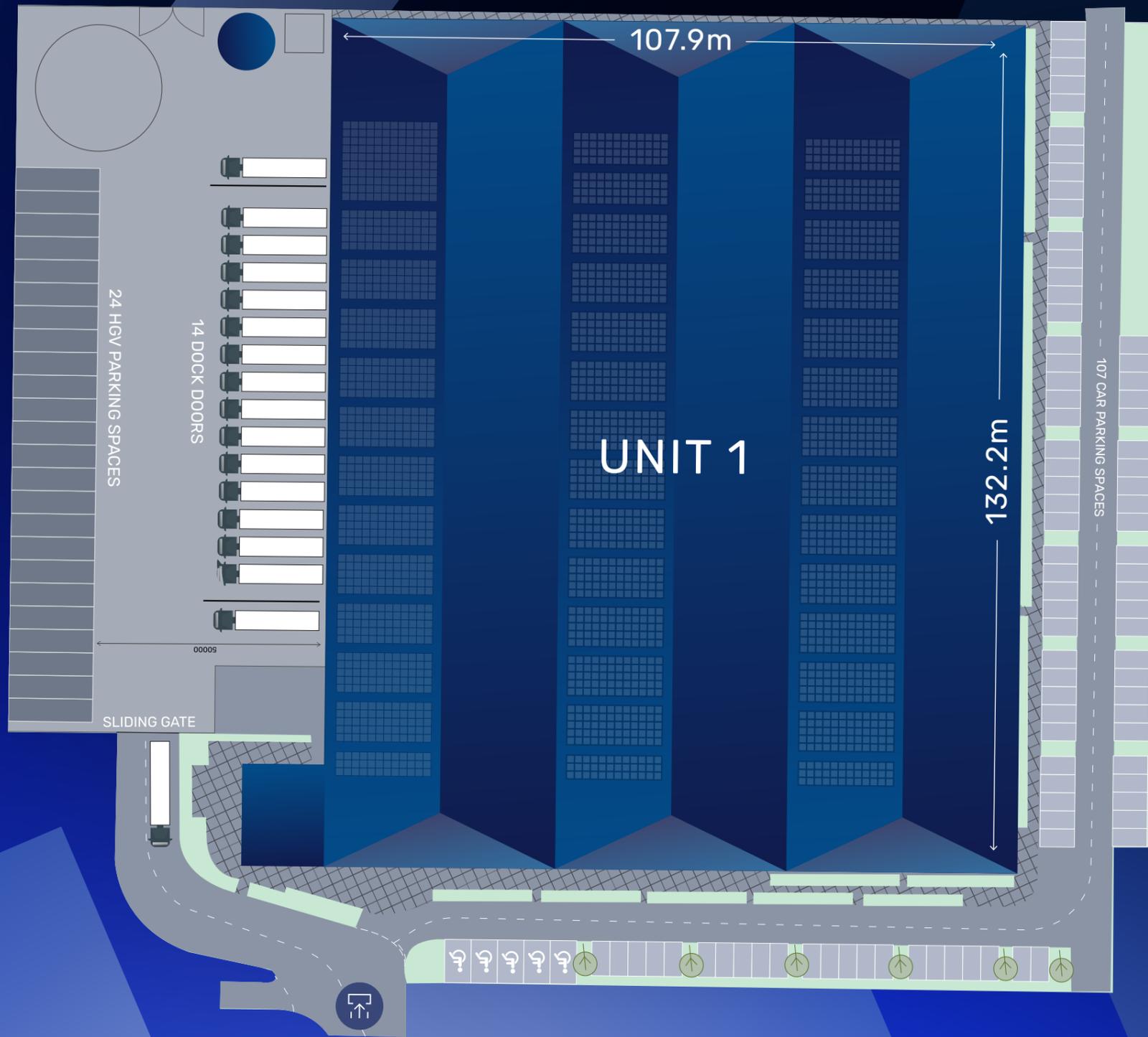
UNIT 2	Sq Ft
Warehouse	231,610
Mezzanine Offices	6,917
Hub Offices	2,345
Total (GEA)	240,872
Car Parking	173
Dock Doors	24
Level Access Doors	2

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



171,915 SQ FT
UNDER CONSTRUCTION
AVAILABLE Q2 2026



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

171,915 SQ FT SPECULATIVE UNIT
UNDER CONSTRUCTION
AVAILABLE Q2 2026

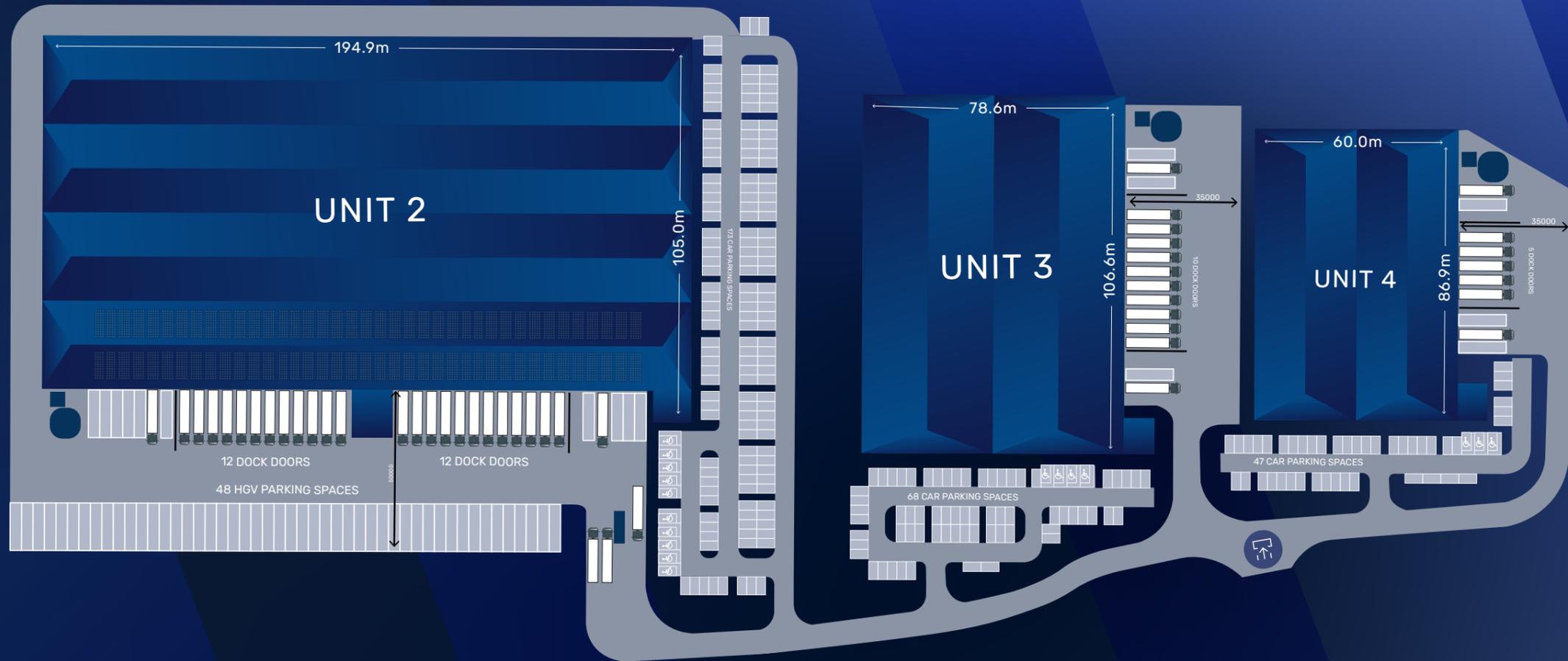
UNIT 1	Sq Ft
Warehouse	157,895
Mezzanine Offices	14,020
Total (GEA)	171,915
Car Parking	107



UNIT 2, UNIT 3 & UNIT 4
UNDER CONSTRUCTION
AND AVAILABLE Q4 2026



3 UNITS TALLING 404,704 SQ FT UNDER CONSTRUCTION AVAILABLE Q4 2026



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

UNIT 2	Sq Ft
Warehouse	231,610
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Total (GEA)	64,442
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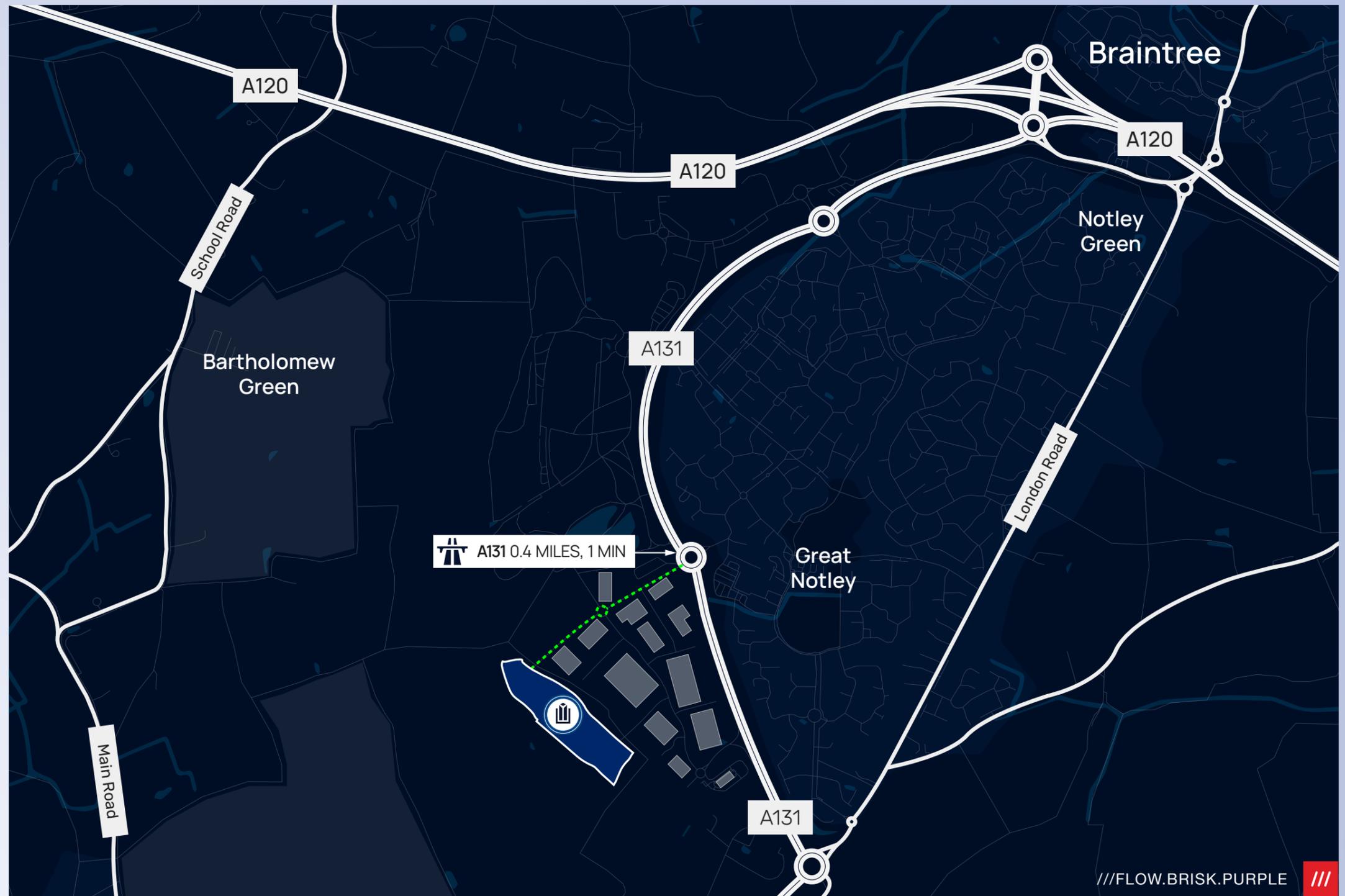


AT THE HEART OF THE GLOBAL TRADE

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.



///FLOW.BRISK.PURPLE ///

DRIVE TIMES

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

	Distance	Journey
London Stansted	16 Miles	18 Mins
London City	47 Miles	50 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
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

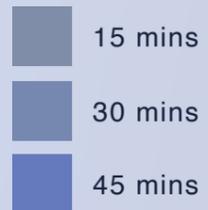
Now open, providing a direct link from the A12 towards Braintree. This significantly improves drive times, with Chelmsford now just 16 minutes in real-world traffic.

🚉 Beaulieu Park Station

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



Drive Times





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

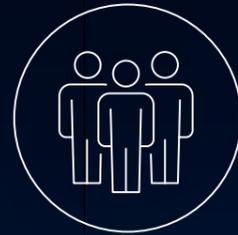
Strategically positioned for London,
East Anglia & Europe via Stansted.

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.



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

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





PANATTONI PARK BRAINTREE

PANATTONI

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

CBRE

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