



CONSTRUCTION COMMENCING Q1 2028

Panattoni Brackmills 340 offers a versatile development platform. For a limited period, occupiers have a rare opportunity to influence design, layout and specification ahead of submission of planning.

Work directly with Panattoni's specialist design and delivery teams to:

- Adapt internal layouts and loading arrangements
- Adjust office configuration and amenities
- Integrate bespoke energy, automation or storage solutions
- Enhance ESG and efficiency outcomes



PALLET POSITIONS

89,880*
NARROW AISLE

65,460*
WIDE AISLE

with potential to increase if required



FM2
FLOORING



20% EV
CHARGING POINTS



SEPARATE
CAR PARKS



CYCLE
PARKING SPACES



SECURE YARD & GATEHOUSE



BRACKMILLS340

Area	sq ft	sq m
Warehouse	317,345	29,482
Office (inc. GF core)	16,702	1,552
Transport Office	2,500	232
Gatehouse	300	28
Total GIA	336,847	31,294

15%
ROOF LIGHTS

18m CLEAR
INTERNAL HEIGHT

50kN/m²
FLOOR LOADING

3 LEVEL
ACCESS DOORS

27
DOCK DOORS

50m
YARD DEPTH

