

[panattoni.co.uk/braintree](http://panattoni.co.uk/braintree)



# PANATTONI PARK BRAINTREE 1.0

UNIT 1

**171,449 SQ FT SPECULATIVE UNIT  
AVAILABLE NOW**



BRAINTREE | CM77 7AX

# BUILT FOR MODERN LOGISTICS

Strategically positioned within one of the South East's fastest-growing logistics locations, Unit 1 at Panattoni Park Braintree provides a rare opportunity to secure high-quality industrial space with immediate availability. Combining strong sustainability credentials, impressive connectivity and a future-focused specification, the building is designed to support ambitious businesses operating at scale.



**PRIME SOUTH  
EAST LOGISTICS  
LOCATION**



**MEETING MARKET  
DEMAND**



**SUSTAINABILITY  
AT THE CORE**



**UNRIVALLED  
CONNECTIVITY**





# AVAILABLE



# NOW



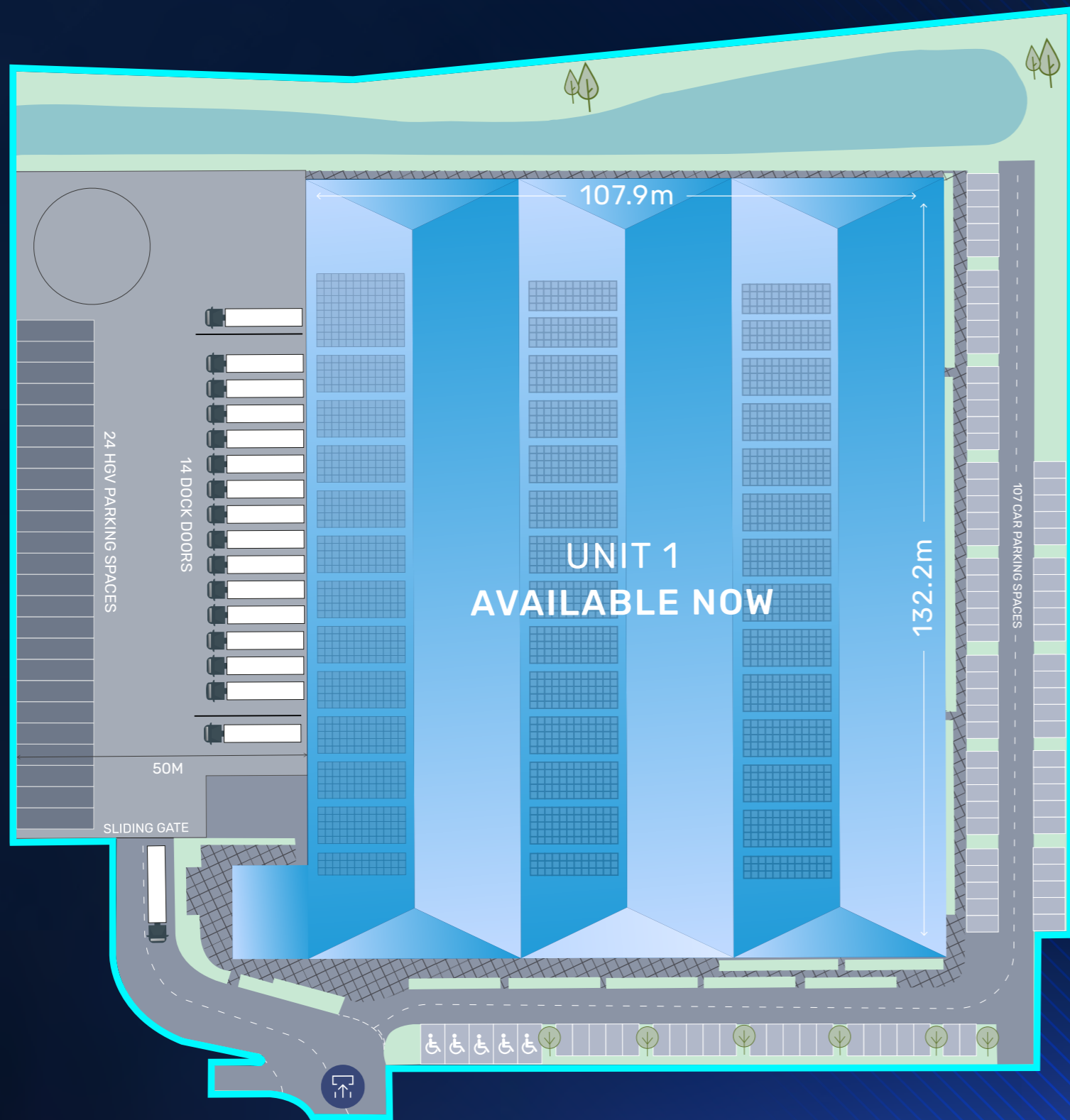
STANSTED AIRPORT  
16 MILES, 18 MINS



FELIXSTOWE  
43 MILES, 45 MINS

## 171,449 SQ FT OF GRADE A LOGISTICS SPACE

Located just 18 minutes from Stansted Airport and within easy reach of the M25, London Gateway and the Port of Felixstowe, Panattoni Park Braintree is ideally positioned for modern supply chain operations. Designed to deliver operational efficiency, flexibility and long-term business performance, the facility combines a high-performance specification with strong ESG credentials, including EPC A(5) and BREEAM Excellent ratings, providing a sustainable platform for future growth.



# 171,449 SQ FT SPECULATIVE UNIT AVAILABLE NOW

UNIT 1	SQ FT
Warehouse	157,868
First Floor Office	13,581
<b>Total (GEA)</b>	<b>171,449</b>



14 DOCK DOORS



2 LEVEL ACCESS DOORS



12.5M CLEAR INTERNAL HEIGHT



SECURE 50M SERVICE YARD



107 CAR PARKING SPACES



GRADE A OFFICES



1.25 MVA POWER SUPPLY



EV CHARGING



(PV) PHOTOVOLTAIC PANELS



LED LIGHTING



24 HGV PARKING SPACES



UNIT 1	SQ FT
Warehouse	157,868
First Floor Office	13,581
<b>Total (GEA)</b>	<b>171,449</b>
Car Parking	107
HGV Parking	24
Dock Doors	14
Level Access Doors	2

UNIT 2	SQ FT
Warehouse	231,610
First Floor Office	6,917
Hub Offices	2,345
<b>Total (GEA)</b>	<b>240,872</b>
Car Parking	173
HGV Parking	48
Dock Doors	24
Level Access Doors	2

UNIT 3	SQ FT
Warehouse	93,493
First Floor Office	5,897
<b>Total (GEA)</b>	<b>99,390</b>
Car Parking	68
HGV Parking	3
Dock Doors	10
Level Access Doors	2

UNIT 4	SQ FT
Warehouse	59,052
First Floor Office	5,390
<b>Total (GEA)</b>	<b>64,442</b>
Car Parking	47
HGV Parking	3
Dock Doors	5
Level Access Doors	2

# MASTERPLAN

Panattoni Park Braintree is a landmark logistics and industrial development delivering over 576,000 sq ft of high-quality accommodation across four strategically designed units. Positioned within one of the South East's fastest-growing business locations, the scheme combines exceptional connectivity, modern specification and strong sustainability credentials to create a best-in-class logistics destination.



# 171,449 SQ FT

**AVAILABLE NOW**

Designed to meet the demands of modern logistics occupiers, Unit 1 Braintree delivers high-quality industrial accommodation with the flexibility, scale and specification required for efficient operations. The building combines generous internal volumes with a future-focused design to support long-term operational performance.



**BREEAM RATING  
'EXCELLENT'**



**NET-ZERO CARBON  
IN CONSTRUCTION**



**EPC RATING  
OF A(5)**



# AT THE HEART OF GLOBAL TRADE

Panattoni Park Braintree occupies a highly strategic location, offering outstanding connectivity to the UK's major road, air and sea freight networks. Just 18 minutes from London Stansted Airport – London's second-largest and the UK's third-largest cargo airport – the scheme provides direct access to global freight services, with the airport handling 298,566 tonnes of cargo annually.

For port access, the site is ideally positioned within a one-hour drive of both the Port of Felixstowe—the UK's largest container port—and London Gateway Port, London's premier port, supporting 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
A131	0.1 Mile	1 Min
A12 J19	10 Miles	17 Mins
M11 J8	17 Miles	20 Mins
M25 J28	23 Miles	35 Mins

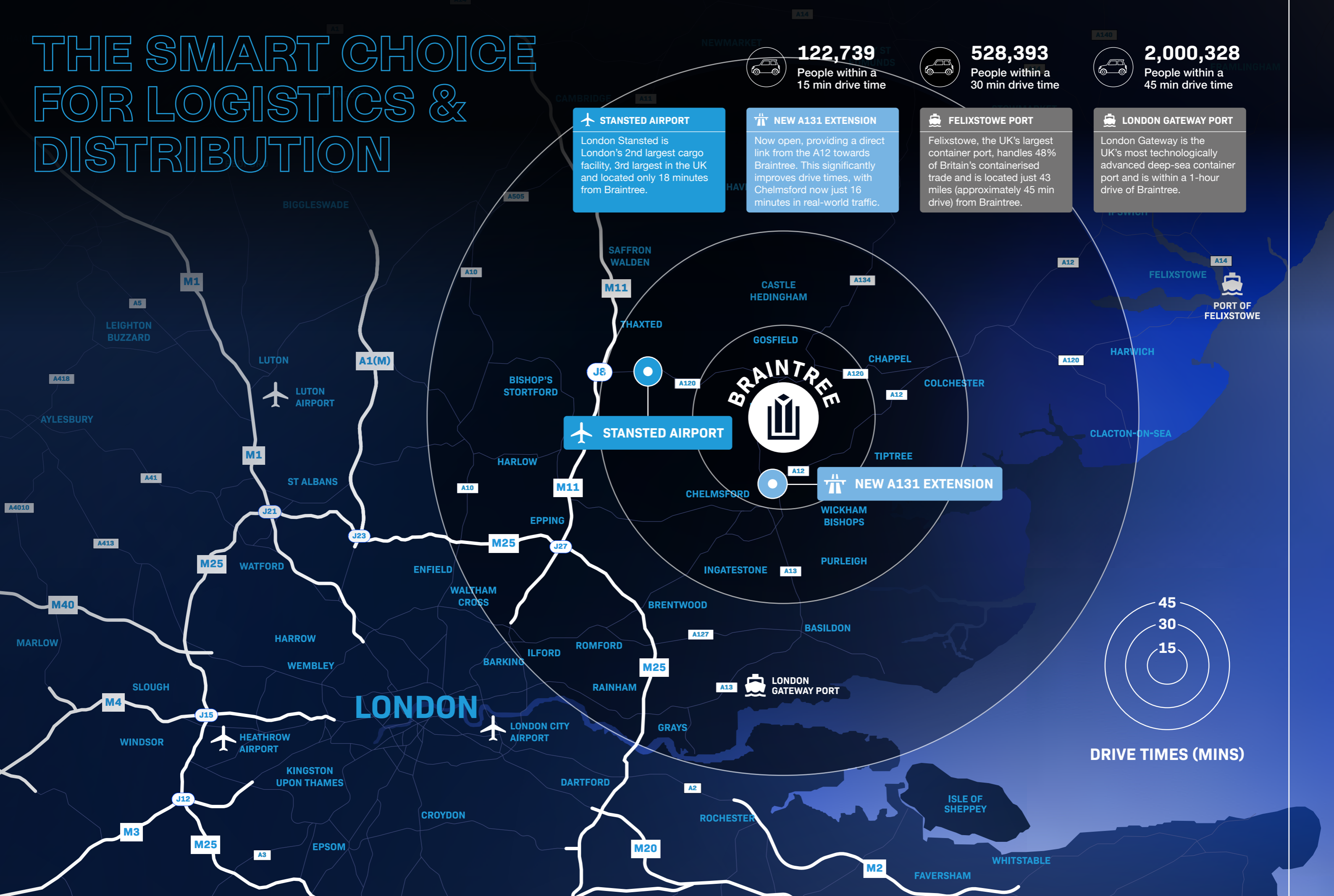
	DISTANCE	JOURNEY
London Stansted	16 Miles	18 Mins
London City	47 Miles	50 Mins
London Heathrow	79 Miles	1 Hr 20 Mins

	JOURNEY
Braintree Station	8 Mins
Chelmsford	16 Mins
Cambridge	45 Mins
London Victoria	1 Hr 15 Mins

	DISTANCE	JOURNEY
London Gateway	32 Miles	40 Mins
Port of Felixstowe	43 Miles	45 Mins
Port of Southampton	138 Miles	2 Hrs 20 Mins



# THE SMART CHOICE FOR LOGISTICS & DISTRIBUTION



**122,739**  
 People within a 15 min drive time

**528,393**  
 People within a 30 min drive time

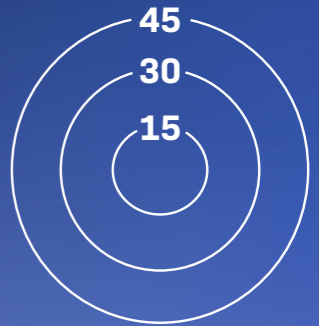
**2,000,328**  
 People within a 45 min drive time

**STANSTED AIRPORT**  
 London Stansted is London's 2nd largest cargo facility, 3rd largest in the UK and located only 18 minutes from Braintree.

**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.

**FELIXSTOWE PORT**  
 Felixstowe, the UK's largest container port, handles 48% of Britain's containerised trade and is located just 43 miles (approximately 45 min drive) from Braintree.

**LONDON GATEWAY PORT**  
 London Gateway is the UK's most technologically advanced deep-sea container port and is within a 1-hour drive of Braintree.



DRIVE TIMES (MINS)



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.

To learn more about Panattoni, visit:  
[www.panattoni.co.uk](http://www.panattoni.co.uk)



PANATTONI PARK  
**BRAINTREE 1.0**

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## **Coke Gearing**

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