

# UNIT 1

**GRADE A LOGISTICS SPACE**  
**171,449 SQ FT**

**TENANT PACK**



**171,449 SQ FT - AVAILABLE NOW**

**BRAINTREE | CM77 TAX**



# 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

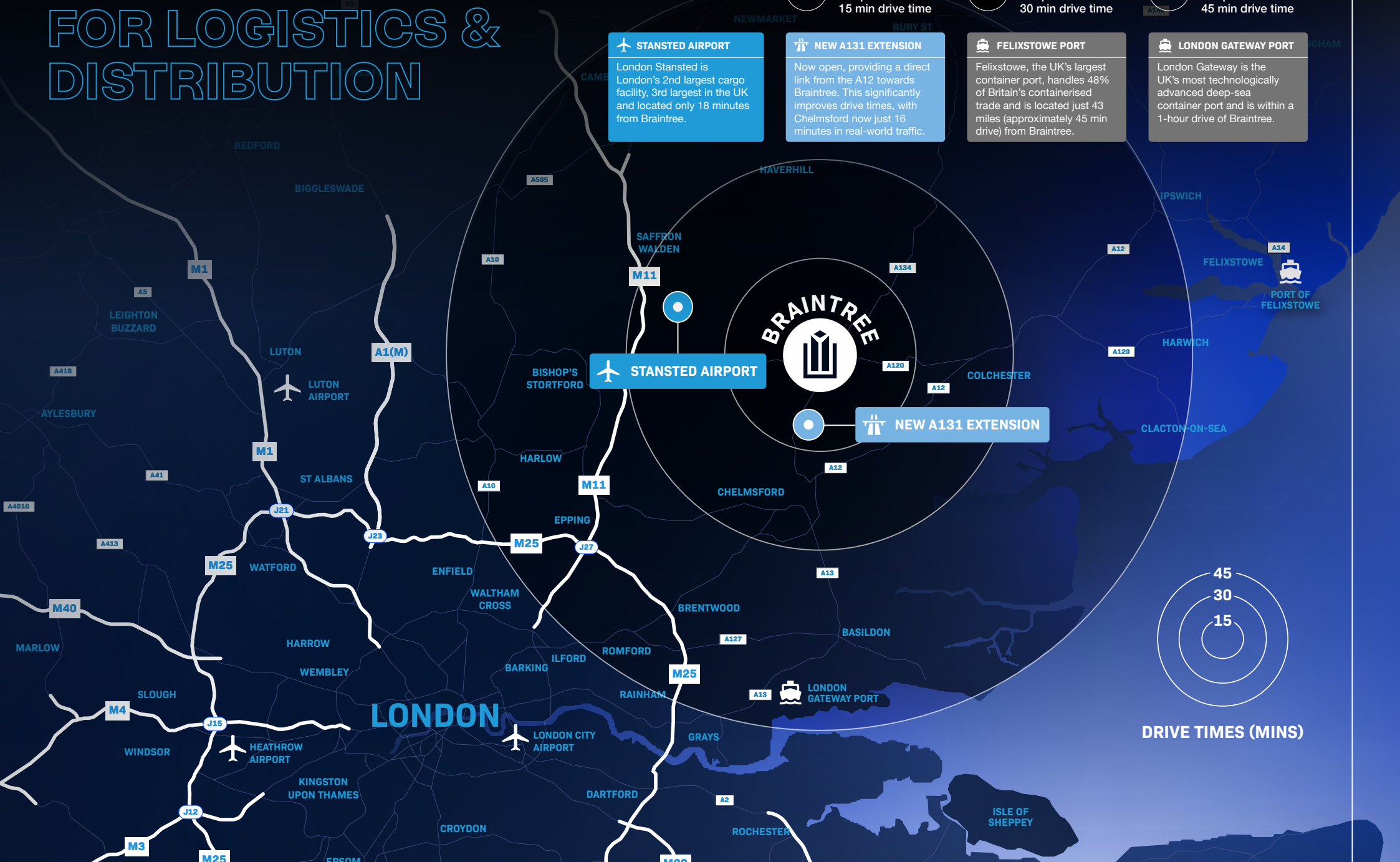
Now open, providing a direct link from the A12 towards Braintree. This significantly improves drive times, with Chelmsford now just 16 minutes in real-world traffic.

### 🚢 FELIXSTOWE PORT

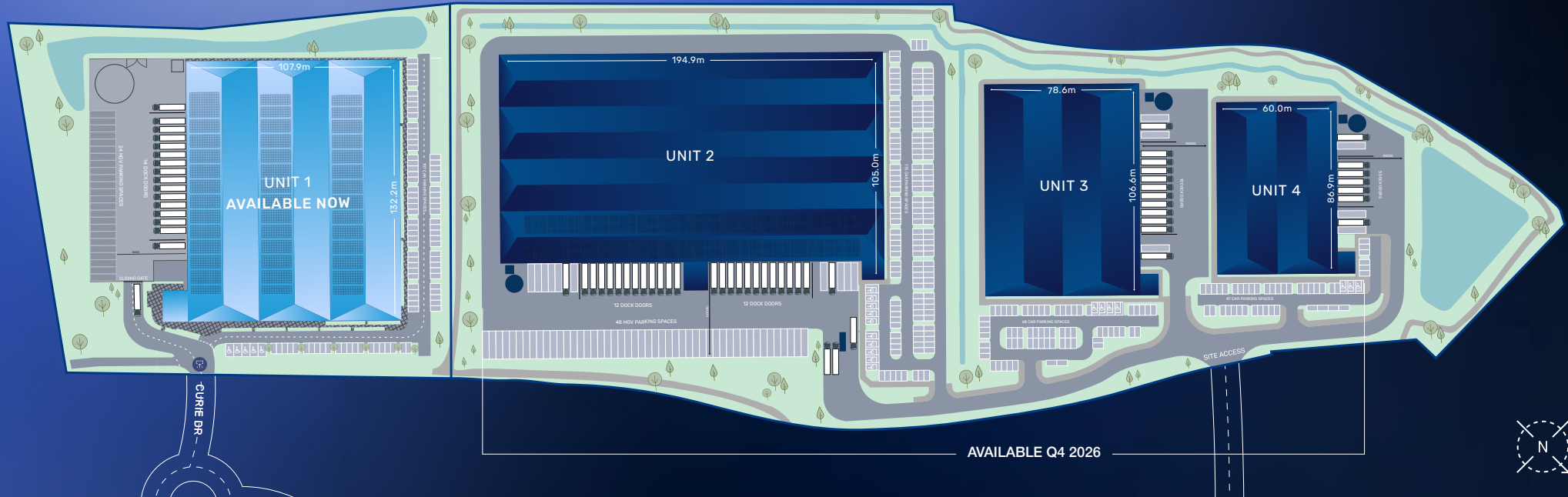
Felixstowe, the UK's largest container port, handles 48% of Britain's containerised trade and is located just 43 miles (approximately 45 min drive) from Braintree.

### 🚢 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)



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

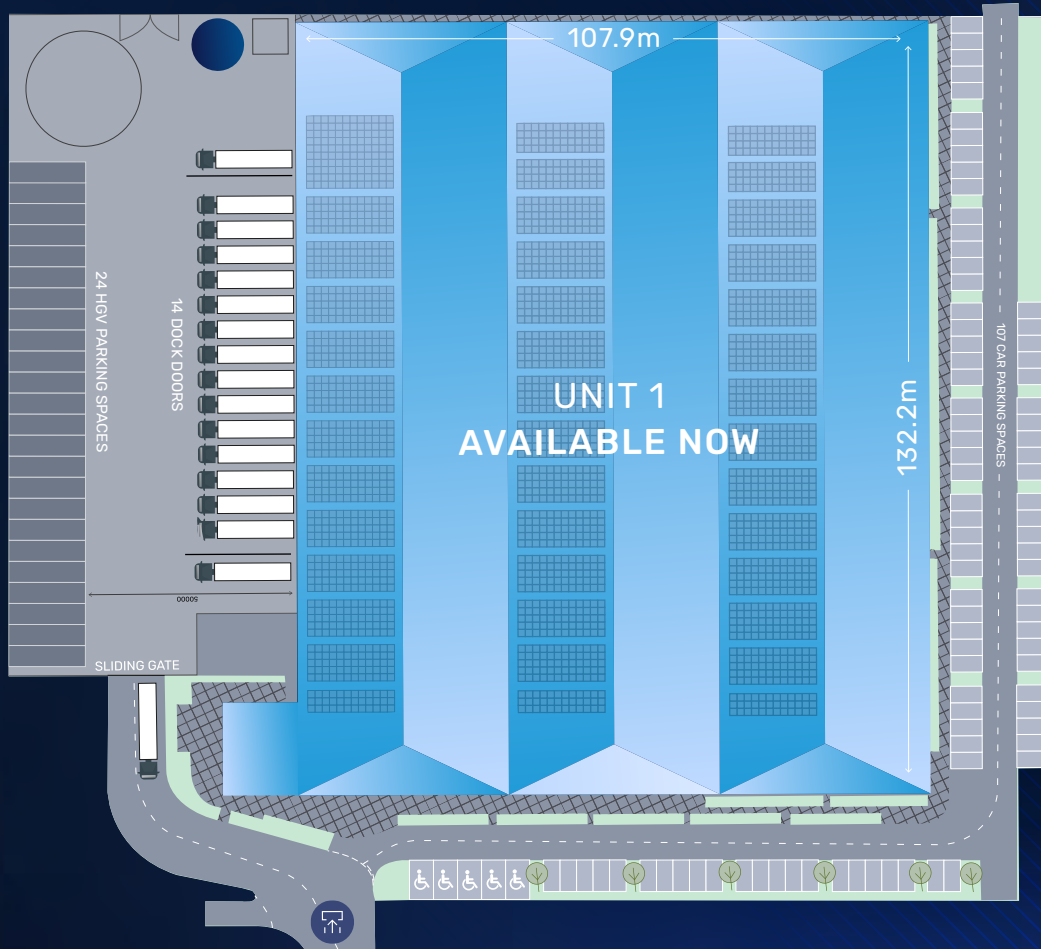
UNIT 2	SQ FT
Warehouse	231,610
First Floor Office	6,917
Hub Offices	2,345
<b>Total (GEA)</b>	<b>240,872</b>
Car Parking	173
HGV Parking	48
Dock Doors	24
Level Access Doors	2

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 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





# 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)**



# EPC CERTIFICATE

## Energy performance certificate (EPC)

Unit 1 Panattoni Braintree, Horizon Blvd, Braintree, Essex, CM77 7AU	Energy rating	Valid until: 14 May 2036
	<b>A</b>	Certificate number: 8924-9151-2839-0506-7533

Property type	General Industrial and Special Industrial Groups
Total floor area	15,618 square metres

### Rules on letting this property

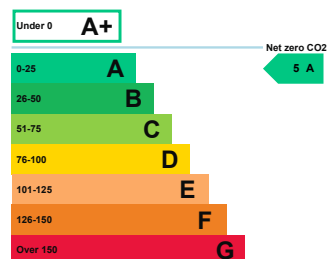
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>11 A</b>
If typical of the existing stock	<b>42 B</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	0.44
Primary energy use (kWh/m2 per year)	4

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0958-7259-6425-1083-1944\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Yahia Kheder
Telephone	07518522539
Email	<a href="mailto:ykheder@envisioneco.com">ykheder@envisioneco.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210305
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Envision Sustainability Ltd
Employer address	8-9 Stephen Mews
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 May 2025
Date of certificate	15 May 2026

# BREEAM CERTIFICATE

## BREEAM<sup>®</sup>

### Interim Certificate: Design Stage

The assessment of:

**Unit 1 (Panattoni), Braintree**  
**Horizon Blvd.**  
**Braintree**  
**Essex**  
**CM77 7AX**

has been carried out according to Technical Manual:

**BREEAM UK New Construction V6**

and based on the Assessment Report produced by:

**Envision**

has achieved a score of **73.8%**

**Excellent**

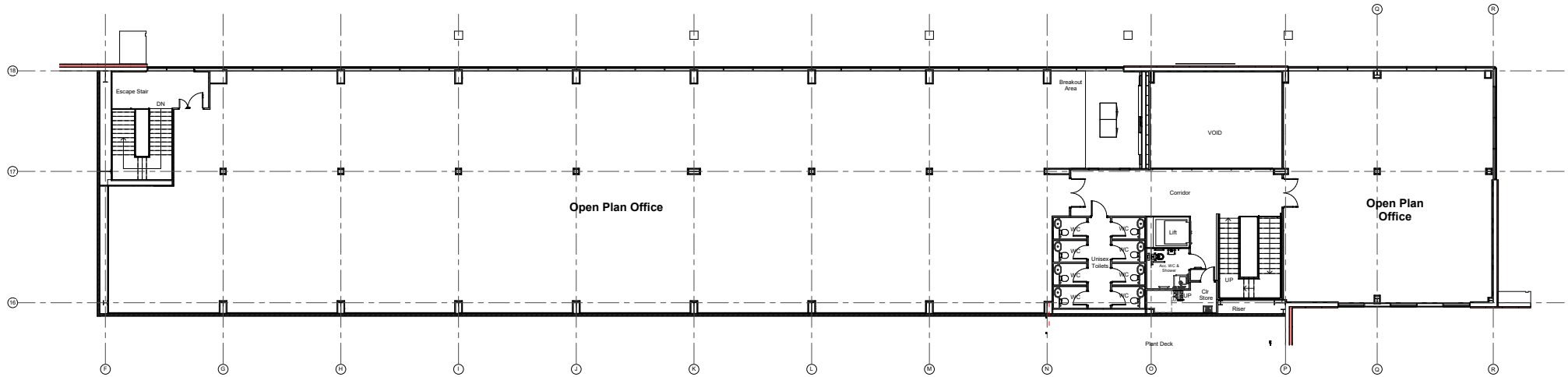


Certificate Number: **BREEAM-0141-3921**

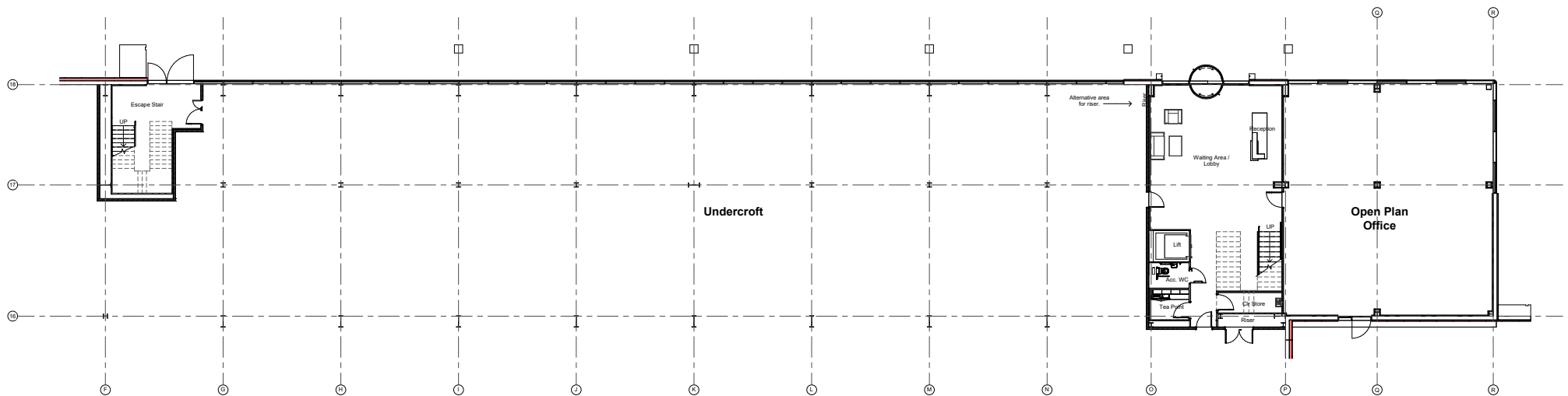
Issue: **01**



# OFFICE PLANS

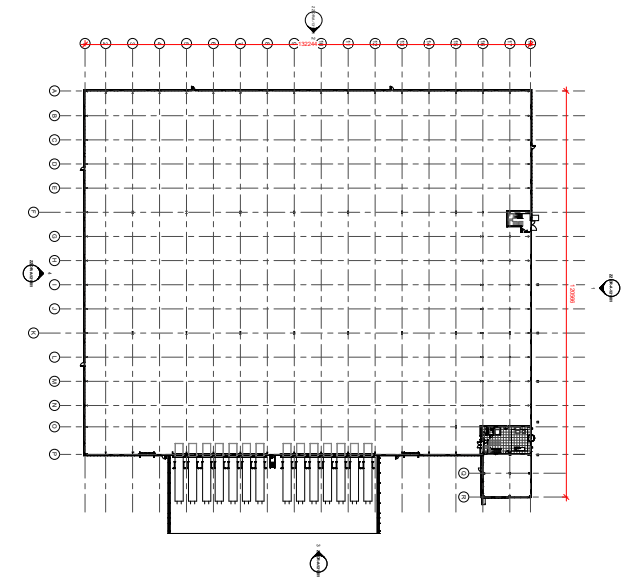
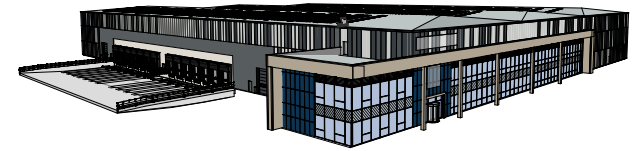
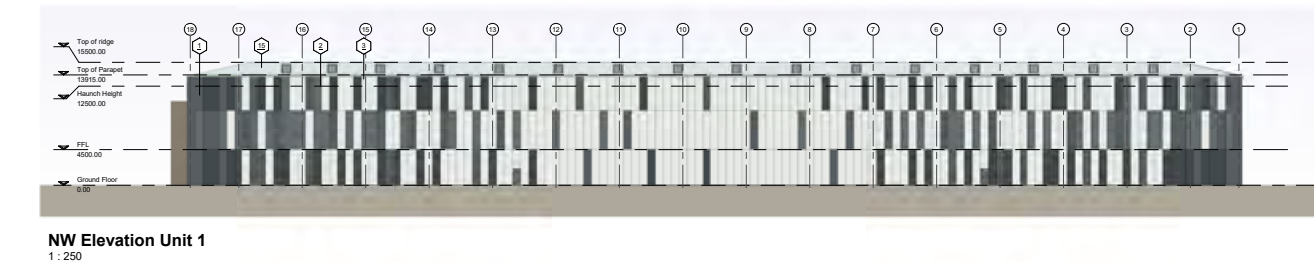
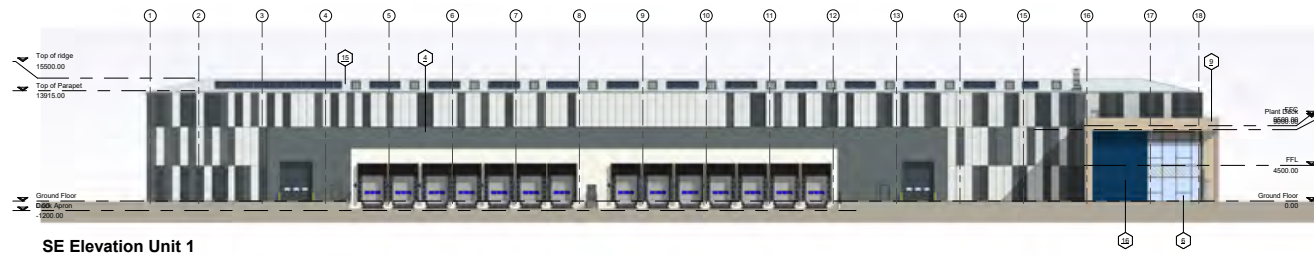
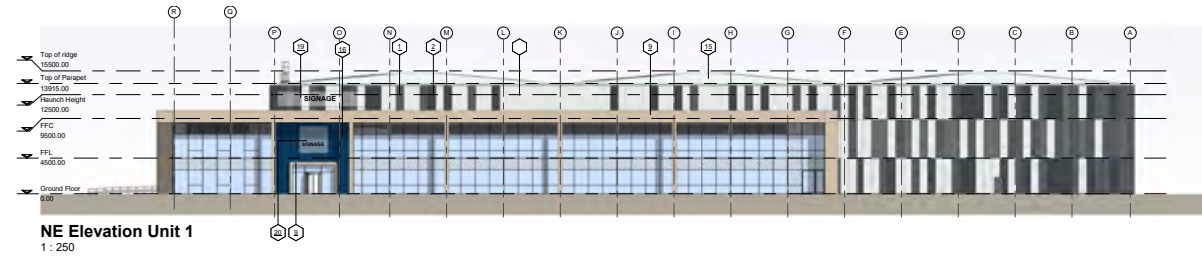


Office Plan Level 01  
Scale: 1 : 100





# ELEVATIONS





## CBRE

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## Coke Gearing

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