

PANATTONI PARK MAIDSTONE

INDUSTRIAL / LOGISTICS OPPORTUNITIES

1 MILLION SQ FT

KENT'S LARGEST NEW INDUSTRIAL PARK

PHASE 1: ON-SITE Q1 2027, READY TO OCCUPY Q3 2028

2 SPECULATIVE BUILD UNITS OF
95,195 & 153,301 SQ FT

PHASE 2: READY FOR DELIVERY WITHIN 15 MONTHS
OF SECURING RESERVED PLANNING CONSENT

BUILD TO SUIT UNITS UP TO
775,000 SQ FT

J8/9 M20

Dickley Lane / Lenham / Kent / ME17 2DE

 trinkets.vows.decent

panattoni.co.uk/maidstone



PANATTONI PARK MAIDSTONE

← J9 10 miles/14 minutes

M20

M25 J3 27 miles/34 minutes ↓

J8 12 miles/17 minutes →

↓ Site entrance

A20

Panattoni Park Maidstone will be Kent's largest employment site.

Located within the crucial M20 corridor, the site offers rapid access to London and the South East, as well as three ports (Dover, Tilbury, and London Gateway).



Up to 1 million sq ft
of industrial
logistics space



Single units
of up to
625,000 sq ft



Sustainable,
Grade-A base
specification



10 MVA
power available
site-wide

DELIVERING SPACE AT SCALE ON THE M20



PANATTONI PARK MAIDSTONE



PHASE 1:



Two speculative units
totalling 248,496 sq ft

PHASE 2:



Build-to-suit opportunities
up to 625,000 sq ft

TOTAL DEVELOPMENT:

OVER
1 MILLION
SQ FT



PANATTONI PARK MAIDSTONE

The flexible masterplan at Panattoni Park Maidstone is capable of delivering everything from mid-box manufacturing units to one of Kent's largest distribution facilities.

BASE SPECIFICATION

				
FM1 flooring	10 MVA power supply park-wide	Up to 50m secure yards	50 acre park	B2 and B8 approval pending
				
Separate car parking	Dock doors	Level access doors	EV charging points	Well being area
				
15% roof lights	Up to 12.5m clear internal height	9 Tonne rack-leg loading	Up to 50kN/m ² floor loading	Cycle parking spaces

PHASE 1:
2 SPECULATIVE
BUILD UNITS
95,195 & 153,301 SQ FT



PANATTONI PARK MAIDSTONE

SPECULATIVE DEVELOPMENT

ON-SITE Q1 2027

READY TO OCCUPY Q3 2028

M155	SQ FT	SQ M
Warehouse	144,991	13,470
Single-storey mezzanine offices	8,030	746
Gatehouse:	280	26
Total	153,301	14,242



147 Car
parking spaces



31 Trailer
parking spaces



2 Level
access doors



14
Dock doors



50m
Yard depth



EV charging
points

DOWNLOAD RACKING PLANS



PANATTONI PARK MAIDSTONE

SPECULATIVE DEVELOPMENT

ON-SITE Q1 2027

READY TO OCCUPY Q3 2028

M95	SQ FT	SQ M
Warehouse	89,879	8,350
Single-storey mezzanine offices	5,316	494
Total	95,195	8,844



71 Car
parking spaces



17 Trailer
parking spaces



35m
Yard depth



2 Level
access doors

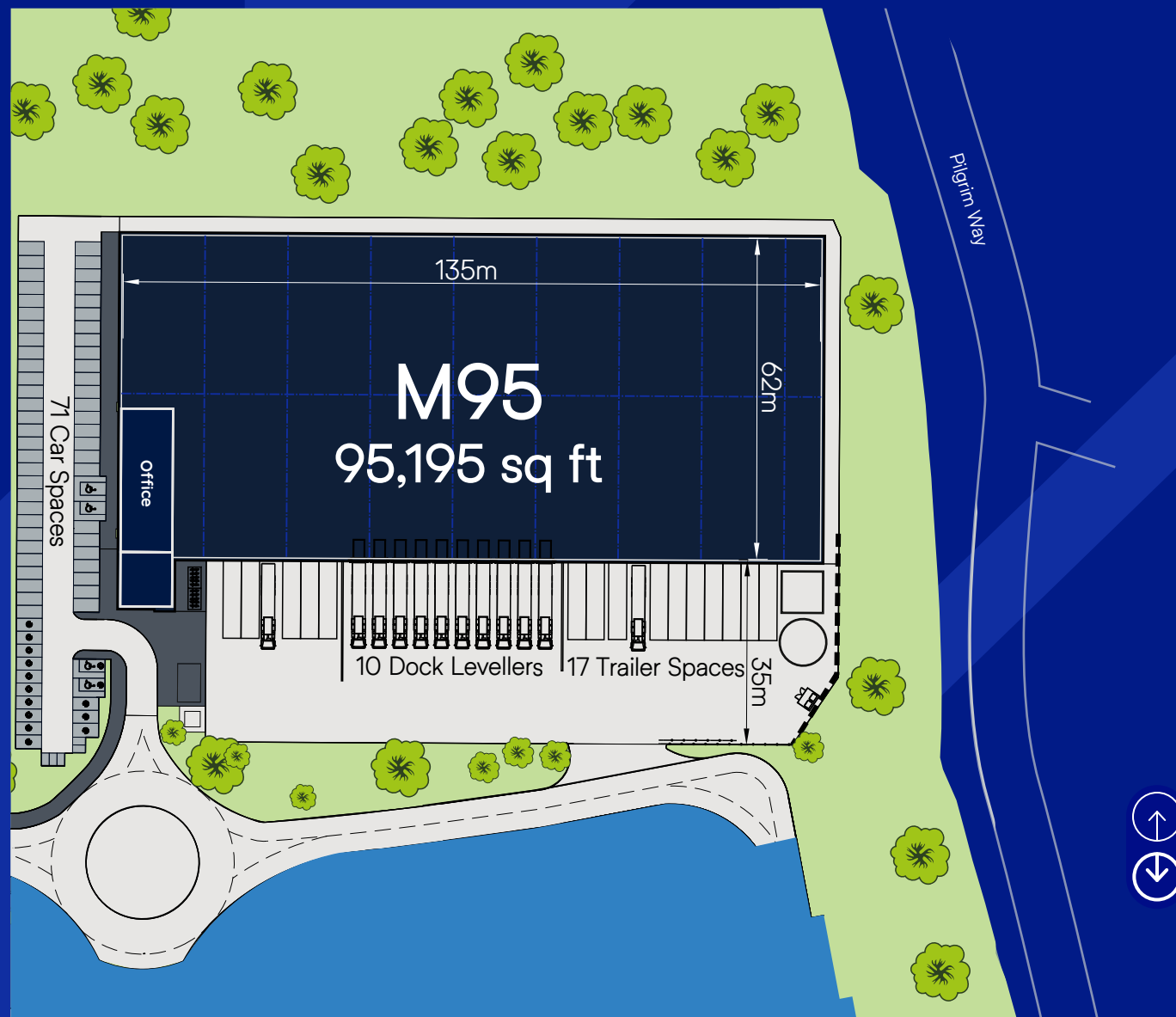


10
Dock doors



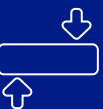
EV charging
points

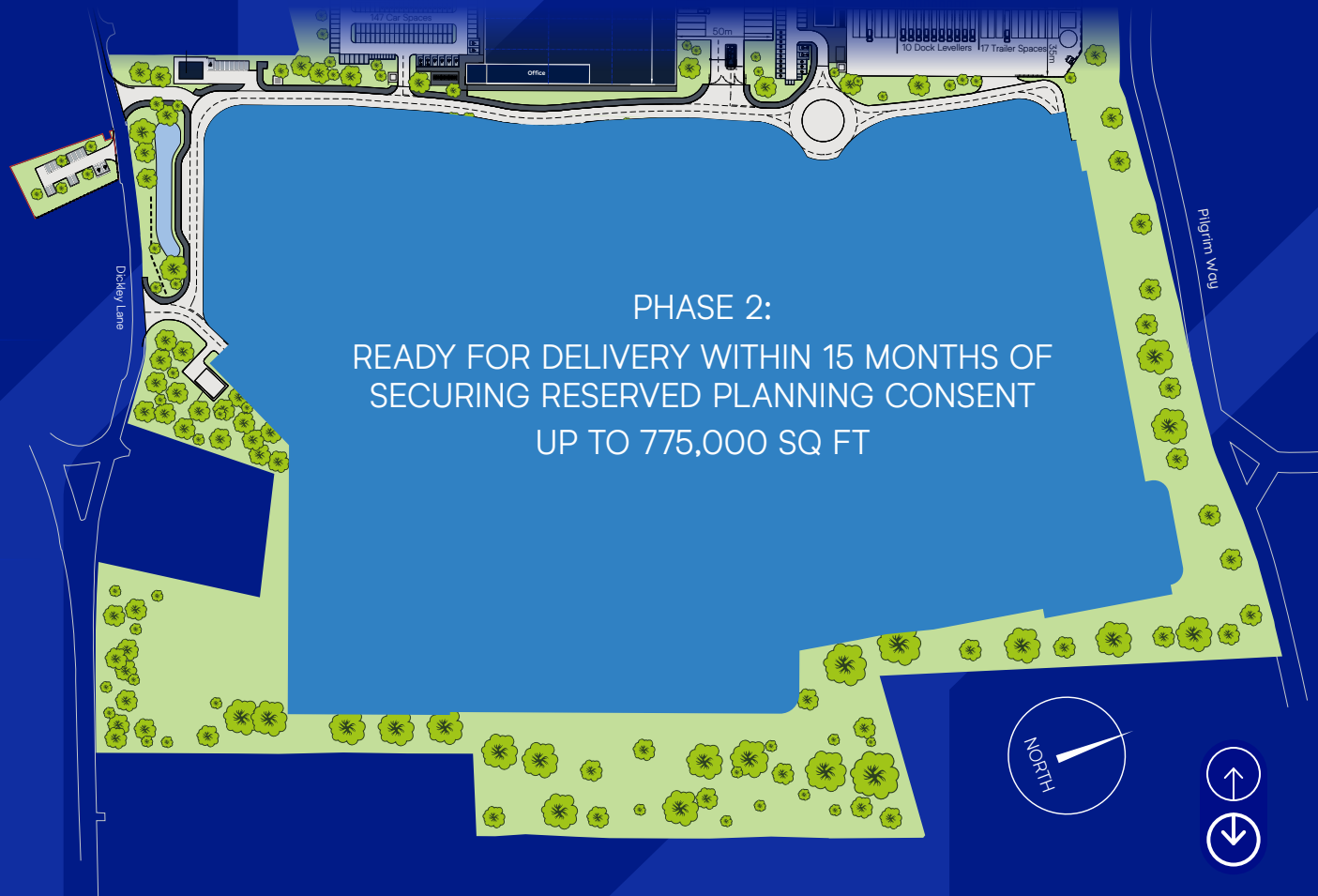
DOWNLOAD RACKING PLANS



BUILD TO SUIT OPPORTUNITIES UP TO 775,000 SQ FT

BASE SPECIFICATION

				
FM1 flooring	10 MVA power supply park-wide	Up to 50m secure yards	50 acre park	B2 and B8 approval pending
				
Separate car parking	Dock doors	Level access doors	EV charging points	Cross-dock options available
				
15% roof lights	Up to 15m clear internal height	9 Tonne rack-leg loading	Up to 50kN/m ² floor loading	Well being area



PANATTONI PARK MAIDSTONE



Panattoni Park Maidstone will transform a degraded industrial site into a world-class industrial logistics park with sustainability at its core.

- o Sustainable base specification
- o Brownfield location
- o All existing concrete crushed and reused on site
- o All metals recovered and recycled

DELIVERING SMARTER, SUSTAINABLE SPACE



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Brownfield development



Water saving taps and WCs



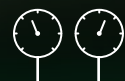
Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Sub-metering of energy consumption

BREEAM®



Targeting
BREEAM 'Excellent'



Targeting EPC Rating 'A+'



TARGETING
NET ZERO CARBON
IN CONSTRUCTION



M2/
M20

HGV REACH

Airports	miles	time
London City	43	1h 11 mins
London Gatwick	48	1h 15 mins
London Stansted	67	1h 25 mins
London Heathrow	73	1h 32 mins

Rail	miles	time
Eurotunnel Folkestone	25	33 mins

- 270 MINUTES BY HGV
47,916,462 people
- 180 MINUTES BY HGV
29,385,434 people
- 90 MINUTES BY HGV
13,105,828 people

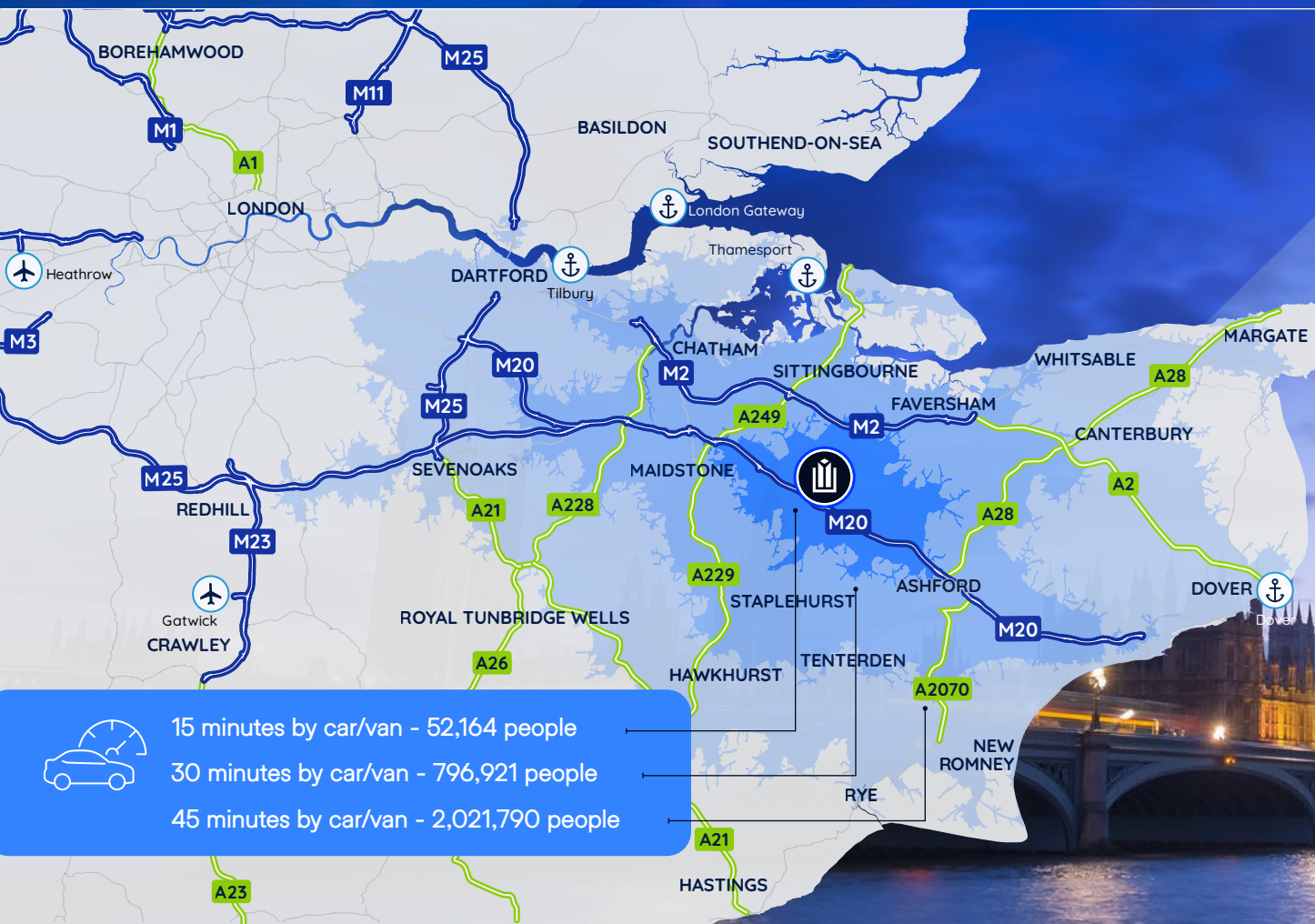
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PANATTONI PARK MAIDSTONE

LINKING THE CAPITAL & CONTINENT



Scan for
directions for
the site



Direct access via
A20 to M20 (J8/9)
& M25



Central London within
90 minutes by van



5,351,595 unique
addresses within
90 minutes by van



69% of all UK consumers
are reachable within a
single HGV journey



3 major seaports
within 90 minutes:
Dover, Tilbury,
London Gateway



Channel Tunnel rail
access within
40 minutes



15 minutes by car/van - 52,164 people
30 minutes by car/van - 796,921 people
45 minutes by car/van - 2,021,790 people



PANATTONI PARK MAIDSTONE

DIRECT ACCESS
TO THE UK'S
POWERHOUSE
ECONOMIES

#1 London

the UK's largest regional economy

#2 South East

the UK's second-largest regional economy

£1 trillion

combined GDP of London and the
South East region

Source: Statista 2025 (2023 figures)

#1 UK's

most dense population

Source: ONS 2023

27.2%

of the UK population live in London
and the South East

Source: ONS 2023

£25,928

average purchasing power per capita
within 90 minutes

Source: ESRI September 2025



MOST COST-EFFECTIVE LABOUR IN THE SOUTH EAST

Gross weekly pay by place of work

MAIDSTONE **£682.20**

GREAT BRITAIN AVERAGE **£754.10** (+10.5%)

OUTER LONDON **£815.10** (+16.5%)

DARTFORD **£852.30** (+20%)

Source: NOMIS March 2025



49,000 people
employed in
Transportation &
Storage in Kent



41,000 people
employed in
Manufacturing
in Kent



19,900 people want
a job
in Kent

Source: NOMIS March 2023/2025



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THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

Panattoni is the world's largest privately owned industrial developer, operating across 22 countries in Europe, Asia and North America.

Since inception, the company has delivered over 275 million sq ft of logistics, industrial and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video:
www.panattoni.co.uk/economy

70
offices
worldwide

2,500
international
customers

275
million+
sq ft developed by
Panattoni across
Europe

28
million+
sq ft currently
under construction

 **PANATTONI**

