PANATTONI

THE PANATTONI
UK PORTFOLIO

SEVENTH EDITION

UK PORTFOLIO

panattoni.co.uk/portfolio

INTRODUCING

THE PANATTONI UK PORTFOLIO

Welcome to our speculative portfolio, a collection of premier logistics parks strategically located across the UK.

These properties exemplify our commitment to delivering high-quality, versatile, and sustainable spaces tailored to the demands of modern industrial and logistics occupiers.

Each unit is meticulously planned and built to the highest specifications to ensure optimal operations.

The Panattoni speculative build programme also embodies the best sustainability practices, with many of the opportunities featured within these pages delivered to our latest Target Net Zero Carbon specification. All feature BREEAM 'Excellent' or 'Outstanding' ratings and a minimum EPC rating of 'A'.



650
million sq ft developed worldwide

275+
million sq ft delivered in Europe & Asia

PANATTONI IN NUMBERS

#1
Europe's largest logistics developer

70
offices worldwide

30+
million sq ft developed in the UK in the last five years

PANATTONI

AVAILABLE NOW

PANATTONI PARK **AVONMOUTH 410**

407,367 sq ft

AVAILABLE NOW



Panattoni Park Avonmouth 410 offers 407,367 sq ft immediately available in a gateway location.

The Grade-A warehouse is the last available opportunity at the park. Avonmouth 885, the largest ever speculatively built warehouse in the UK, let by GXO.

Positioned within 4 miles of the Port of Bristol, Panattoni Park Avonmouth accesses three motorways within 18 minutes. London can be reached in 2.5 hours by HGV.

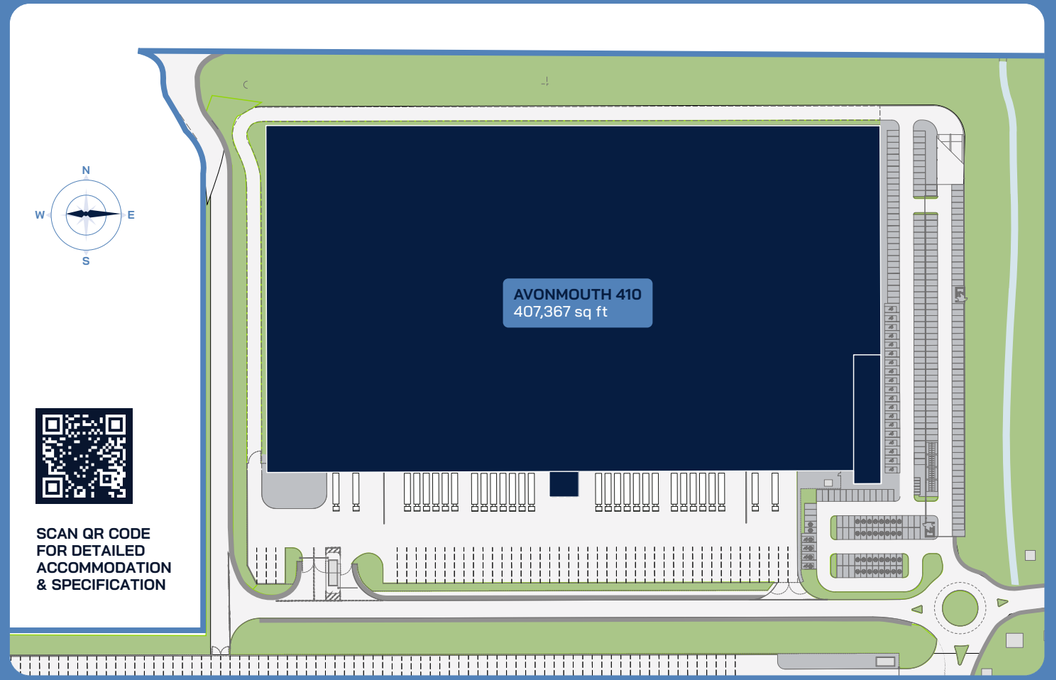
Offering a BREEAM 'Excellent' and EPC 'A' rating, Avonmouth 410 benefits from standard sustainability features such as a roof-mounted solar PV array, 15% warehouse rooflights and EV charging points. The 407,367 sq ft unit is Available Now.

J1 M49
Avonmouth, Bristol BS10 7SD
/// mural.valuables.snuck
panattoni.co.uk/avonmouth

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ BREEAM 'EXCELLENT'

A 0-25 EPC rating 'A'



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

Accommodation & specification

AVONMOUTH 410	sq ft	sq m
Warehouse	391,955	36,414
Two storey offices	12,318	1,144
Hub office	2,740	255
Gatehouse	354	33
TOTAL	**407,367**	**37,846**

4 LEVEL ACCESS DOORS

26 DOCK DOORS

42 HGV PARKING SPACES

373 CAR PARKING SPACES







17.2M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

3 MVA POWER SUPPLY

UP TO 50KN/M² FLOOR LOADING

FM1 FLOORING

9 TONNE RACK LEG LOADING

50M YARD DEPTH

10% EV PARKING SPACES

PANATTONI PARK **BOLTON 45**
47,336 sq ft
AVAILABLE NOW





SME opportunity at prime industrial location.

Bolton 45, a 47,336 sq ft industrial/logistics unit, is in an ideal location to serve not only the Greater Manchester conurbation, but the wider North West region, with easy access to the M6, M60 and M62 motorways.

Easily accessible to a large and suitably skilled workforce. Bolton has the second highest employee base in Greater Manchester, with wages below the regional average.

Bolton 45 benefits from easy pedestrian links to Westhoughton train station, with regular services between Manchester and Wigan, as well as being in close proximity to a number of bus routes, which serve the surrounding area.

J6 M61
Great Bank Road, Bolton, BL5 3XN
/// scans.comet.prom
panattoni.co.uk/bolton45

MEETS ESG STANDARDS

BREEAM ★★★★ BREEAM 'EXCELLENT'

A + -13 EPC rating 'A+'

Accommodation & specification

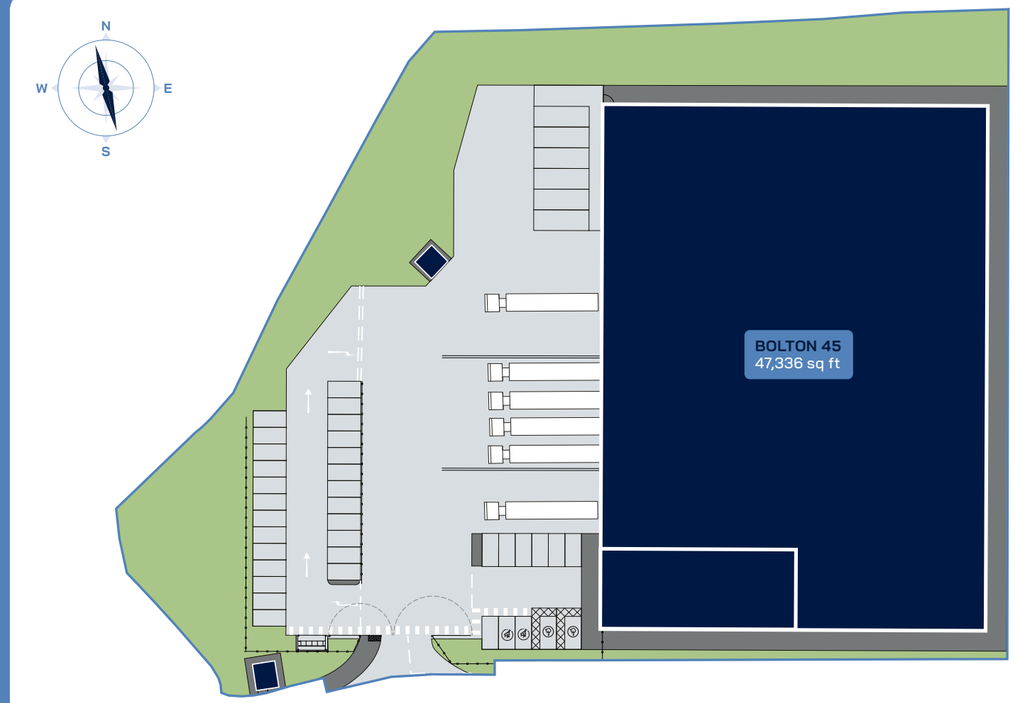
BOLTON 45	sq ft	sq m
Warehouse	43,823	4,021
Entrance	841	78
First floor office	3,212	298
TOTAL	**47,336**	**4,397**

2 LEVEL ACCESS DOORS

4 DOCK DOORS

6 VAN PARKING SPACES

34 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

15M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1.5 MVA POWER SUPPLY

50KN/M² FLOOR LOADING

FM2 FLOORING

9 TONNE RACK LEG LOADING

UP TO 35M YARD DEPTHS

13 EV PARKING SPACES

PANATTONI PARK **BRAINTREE 1.0 UNIT 1**

171,449 sq ft

AVAILABLE NOW







A prime South East logistics hub offering 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.

Unit 1 is a single unit speculative build of 171,449 sq ft and is available now.

A131
Braintree, Essex CM77 7AX
/// flow.brisk.purple
panattoni.co.uk/braintree

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ BREEAM 'EXCELLENT'

A 5 EPC rating 'A'

Accommodation & specification

UNIT 1	sq ft	sq m
Warehouse	157,868	14,666
Mezzanine offices	13,581	1,262
TOTAL (GEA)	**171,449**	**15,928**

2 LEVEL ACCESS DOORS

14 DOCK DOORS

24 VAN PARKING SPACES

107 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1.25 MVA POWER SUPPLY

50M YARD DEPTH

EV PARKING SPACES

PANATTONI PARK **BRIGHTON**

19,693 to 55,397 sq ft

AVAILABLE NOW



6 speculatively built industrial/logistics opportunities available from 19,693 to 55,397 sq ft.

Panattoni Park Brighton presents a very rare industrial and logistics opportunity.

Situated adjacent to Brighton City Airport and the A27 dual carriageway, Panattoni Park Brighton delivers much-needed Grade-A space within this fast-growing region.

Panattoni Park Brighton is the ideal location for last mile delivery operations looking to address consumer markets clustering the south coast.

Brighton and Hove is predicted to become one of the UK's Top 10 fastest growing economies.



A27
Cecil Pashley Way, Shoreham-by-Sea, Brighton, BN43 5FF
/// loitering.customers.jacuzzi
panattoni.co.uk/brighton

BREEAM ★★★★ BREEAM 'EXCELLENT'

A 0-25 EPC rating 'A'

Accommodation

UNIT	sq ft	sq m
Unit 1	55,397	5,146
Unit 2A	24,415	2,268
Unit 2B	19,693	1,830
Unit 2C	30,556	2,839
Unit 3	LET TO VISUAL COMFORT & CO.	
Unit 4	51,311	4,767
Unit 5	36,432	3,385
TOTAL	**267,074**	**24,813**

SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION





UP TO 10M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2 MVA POWER PARKWIDE

MIN 50KN/M² FLOOR LOADING

FM2 FLOORING

9 TONNE RACK LEG LOADING

UP TO 38.9M YARD DEPTHS

20% EV PARKING SPACES



IMAGE: PANATTONI PARK AVONMOUTH

PANATTONI PARK **BURGESS HILL**
8,142 to 147,408 sq ft
AVAILABLE NOW





11 Grade-A speculatively built units available ranging from 8,142 to 147,408 sq ft.

Directly fronting the A2300 dual carriageway, Panattoni Park Burgess Hill provides fast access to the A23/M23, Gatwick Airport, Brighton and the South Coast.

Alongside a Grade-A specification, Panattoni Park Burgess Hill provides local reach and national impact.

1.1 million consumers are accessible within 45 minutes by van, while 32.1 million fall within a single HGV journey, including the affluent market of the South East region.

With three units let to EMED, Evri and Austin Racing, and already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location from 8,142 to 147,408 sq ft, appealing to a diverse number of occupiers.

A23
Gothard Green Way, Goddards Green, Hassocks BN6 9ZJ
/// batches.moisture.craziest
panattoni.co.uk/burgesshill

MEETS ESG STANDARDS
BREEAM ★★★★ BREEAM 'EXCELLENT'
A 0-25 EPC rating 'A'

Accommodation

UNIT	sq ft	sq m
Unit 1	89,090	8,277
Unit 2	LET TO EMED	
Unit 3	54,819	5,093
Unit 7	147,408	13,425
Unit 8	11,195	1,040
Unit 10	11,046	1,027
Unit 12	16,702	1,551
Unit 14	17,914	1,664

UNIT	sq ft	sq m
Unit 16	LET TO EVRI	
Unit 18	8,142	756
Unit 20	8,740	813
Unit 22	10,682	993
Unit 24	15,818	1,469
Unit 26	LET TO AUSTIN RACING	
TOTAL (GEA)	**391,556**	**36,377**



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

5 MVA UPGRADE
7 MVA total available by Q4 2026

UP TO 12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2 MVA POWER PARKWIDE

UP TO 50KN/M² FLOOR LOADING

20% EV PARKING SPACES

CYCLE PARKING SPACES

PANATTONI PARK **CENTRAL A1(M)**
783,309 sq ft
AVAILABLE NOW



The largest immediately available, new logistics facility in the North and Midlands.

Spanning 783,309 sq ft, Central A1(M) 785 is the largest available speculative unit across the North and Midlands.

Boasting excellent road links along the A1 corridor, M18, M1, and M180 motorways, Panattoni Park Central A1(M) provides direct access to UK consumers and supply chains. With multiple intermodal rail facilities nearby, the future proofed connectivity makes this large-scale development a nationally-significant industrial logistics location.



J34 A1(M)
Blyth Road, Harworth, DN11 8DB
/// singled.begun.expectant
panattoni.co.uk/centralA1M

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ BREEAM 'OUTSTANDING'

A+ A 0-25 EPC ratings Office 'A+' | Warehouse 'A'

Accommodation & specification

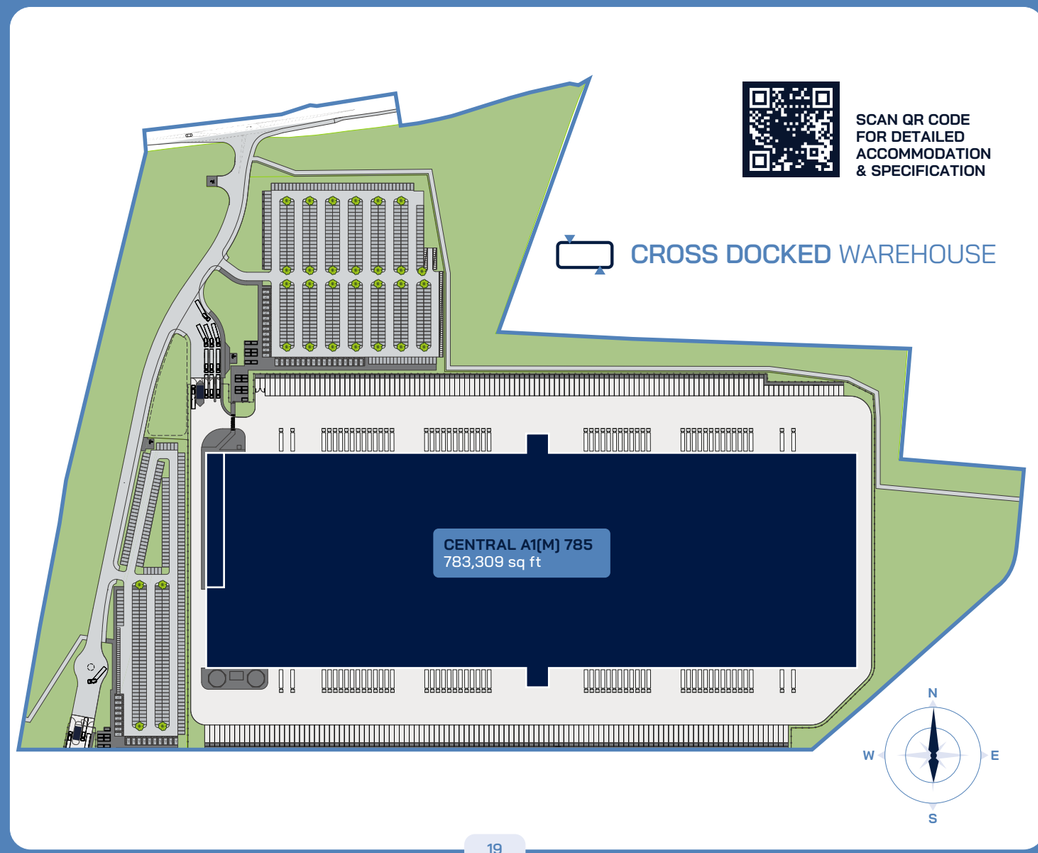
CENTRAL A1(M) 785	sq ft	sq m
Warehouse	734,636	68,250
Hub office 1	5,224	486
Hub office 2	5,205	486
Three storey offices	37,981	2,398
Gatehouse	263	24
TOTAL	**783,309**	**72,772**

8 LEVEL ACCESS DOORS

100 DOCK DOORS

217 HGV PARKING SPACES

595 CAR PARKING SPACES



18M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

5 MVA POWER PARKWIDE

50KN/M² FLOOR LOADING

FM1 FLOORING

9 TONNE RACK LEG LOADING

55M YARD DEPTH

20% EV PARKING SPACES

PANATTONI **DONCASTER 420**
418,276 sq ft
AVAILABLE NOW





At 418,276 sq ft, Panattoni Doncaster 420 is the largest immediately available spec built unit in South Yorkshire

With direct access to the national motorway network, Doncaster Sheffield Airport and easy access to iPort's multi-modal rail freight terminal, it offers unrivalled connectivity to UK and global markets.

Strategically located just off Junction 3 of the M18, the site provides easy access to the A1(M), M1, and M62 offering last-mile access to the major conurbations of Yorkshire and Humberside. The site also provides access to the key consumer and manufacturing hubs across the North East, North West, West Midlands, and central London, all within a 4.5-hour HGV drive time.

J3 M18
Aviation Court, Doncaster, DN9 3RH
/// truck.rinse.videos
panattoni.co.uk/doncaster

MEETS ESG STANDARDS

BREEAM ★★★★ BREEAM 'EXCELLENT'

A+ -2 A 11 EPC ratings
Office 'A+' | Warehouse 'A'

Accommodation & specification

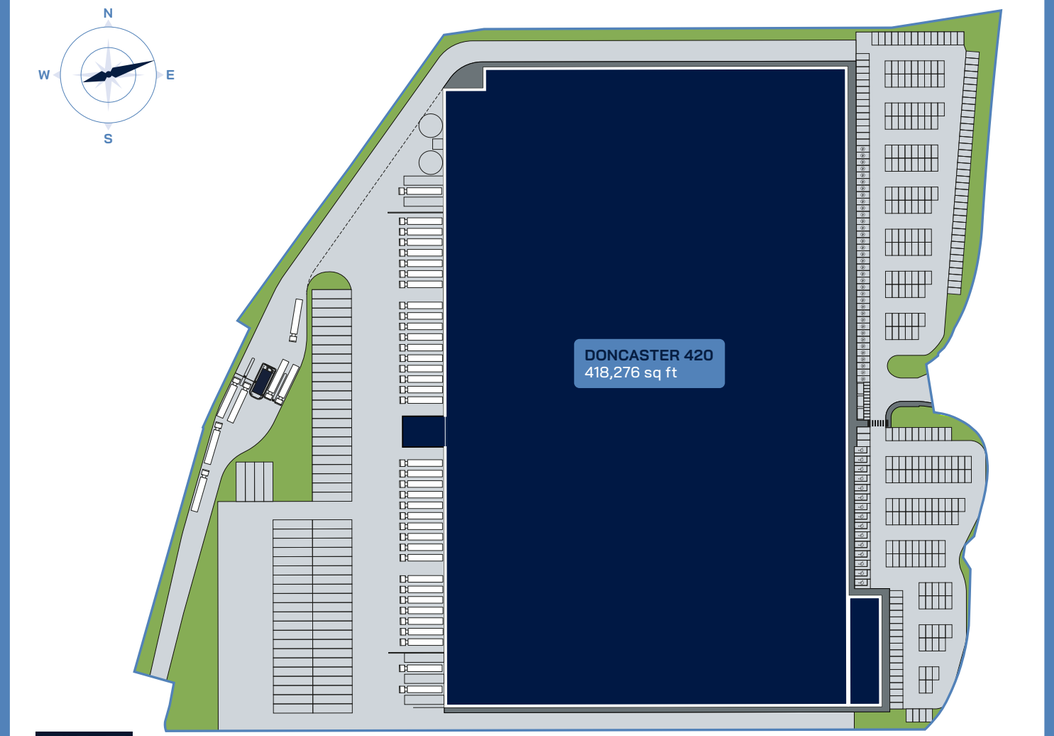
DONCASTER 420	sq ft	sq m
Warehouse	397,759	36,953
Three storey offices	16,253	1,510
Hub office	4,137	384
Gatehouse	311	29
TOTAL	**418,276**	**38,859**

3 LEVEL ACCESS DOORS

34 DOCK DOORS

74 HGV PARKING SPACES

358 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

15M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

UP TO 1.5 MVA POWER SUPPLY

50KN/M² FLOOR LOADING

FM2 FLOORING

9 TONNE RACK LEG LOADING

UP TO 85M YARD DEPTH

36 EV PARKING SPACES



> It’s been great working with Panattoni on this new development. A bespoke building for Tesco, which is not easy, and Panattoni have made the process very simple and efficient.

Stuart Moffat, Head of Development/Distribution, Tesco

PANATTONI **HAYDOCK 66**

66,094 sq ft

AVAILABLE NOW







66,094 sq ft, the North West's most sustainable mid-box unit, Haydock 66 is available now For Sale / To Let

Situated on the A580 East Lancashire Road, Panattoni Haydock 66 is situated only 2 minutes from Junction 23 of the M6.

With 6.24 million consumers within a 45-minute drive, the location offers unrivalled access to consumer markets and industrial supply chains. Central Manchester, Liverpool city centre, and the Port of Liverpool all fall within 35-40 minutes.

Major operators in the immediate area include Amazon, Kellogg's, GXO and Movianto, reinforcing the site's credibility as a major logistics destination.

J23 M6
Moore Park Way, St Helens, WA11 9FS
/// jaws.hunter.woven
panattoni.co.uk/haydock

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ BREEAM 'OUTSTANDING'

A+ EPC rating 'A+' (-5)

Accommodation & specification

HAYDOCK 66	sq ft	sq m
Warehouse	60,015	5,576
First floor office	6,079	564
TOTAL (GIA)	**66,094**	**6,140**

3 LEVEL ACCESS DOORS

6 DOCK DOORS

10 HGV PARKING SPACES

65 CAR PARKING SPACES





SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

11M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

UP TO 500 KVA POWER SUPPLY

50KN/M² FLOOR LOADING

FM2 FLOORING

9 TONNE RACK LEG LOADING

UP TO 55M YARD DEPTH

14 EV PARKING SPACES

PANATTONI PARK **MILTON KEYNES**

344,328 & 450,479 sq ft

AVAILABLE NOW







Panattoni Park Milton Keynes is a two-unit speculative Grade-A development totalling 794,807 sq ft.

The latest logistics development to serve all of the UK. This Golden Triangle logistics scheme will be rated BREEAM 'Outstanding' and provide much needed large-scale speculative development to the Southern M1 market.

Panattoni Park Milton Keynes is poised to become a landmark sustainable development, delivering exceptional accommodation for occupiers. In addition to its sustainable credentials, the development also has excellent connectivity, with Junction 14 on the M1 just a 3 minute drive from the site, with easy access onwards to the M6 and M42 motorways.

J14 M1
Newport Pagnell MK16 0QE
/// changes.pods.luck
panattoni.co.uk/miltonkeynes

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ BREEAM 'OUTSTANDING'

A 0-25 EPC rating 'A'

Accommodation & specification

MK450	sq ft	sq m
Warehouse	425,621	39,524
Three storey offices inc. hub	24,605	2,286
Gatehouse	253	23.5
TOTAL	**450,479**	**41,878**

2 LEVEL ACCESS DOORS
40 DOCK DOORS
132 HGV PARKING SPACES
395 CAR PARKING SPACES

MK345	sq ft	sq m
Warehouse	326,684	30,349
Three storey offices inc. hub	17,391	1,616
Gatehouse	253	23.5
TOTAL	**344,328**	**31,988**

2 LEVEL ACCESS DOORS
28 DOCK DOORS
101 HGV PARKING SPACES
303 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

18M CLEAR INTERNAL HEIGHT

12% ROOF LIGHTS

6.7 MVA POWER PARKWIDE

50KN/M² FLOOR LOADING

FM1 FLOORING

9 TONNE RACK LEG LOADING

55M YARD DEPTHS

10% EV PARKING SPACES

PANATTONI PARK **SITTINGBOURNE 205**

205,788 sq ft

AVAILABLE NOW







This 205,788 sq ft unit is the last available at Panattoni Park Sittingbourne. A 440,167 sq ft unit has been let to ID Logistics, and 56,000 sq ft pre-let to DPD.

Panattoni Park Sittingbourne is perfectly situated 4 miles from Junction 5 of the M2. This prime location offers unparalleled access to local and national distribution routes, facilitated by the M2, M20, and M25 highways. Moreover, it provides seamless connectivity to vital markets such as London, Europe via London Thamesport, Dover, and the Port of Tilbury.

Distinguished by its enhanced environmental, social, and governance (ESG) features, S205 has 2.52 MVa of power available, 2.07 MVa from the grid, with a further 0.45 MVa of power generated from the solar PV which has been included within the base specification by Panattoni.

ID Logistics signed a lease agreement for the 440,167 sq ft speculative unit in Q4 2025, and the 205,788 sq ft unit is available now for tenant occupation.

J5 M2
Sittingbourne, ME10 2FD
/// stand.ashes.novel
panattoni.co.uk/sittingbourne

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ BREEAM 'EXCELLENT'

A 0-25 EPC rating of 'A'

Accommodation & specification

S205	sq ft	sq m
Warehouse	193,762	18,001
Mezzanine/offices	11,715	1,088
Gatehouse	311	29
TOTAL	**205,788**	**19,118**

2 LEVEL ACCESS DOORS

18 DOCK DOORS

20 HGV PARKING SPACES

222 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

15M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2.52 MVA AVAILABLE

50KN/M² FLOOR LOADING

FM1 FLOORING

SECURE YARD

50M YARD DEPTHS

EV PARKING SPACES







The UK's largest available speculative warehouse.

920,000 sq ft speculative industrial/logistics opportunity available now.

Panattoni Park Swindon is one of our most significant new global developments. Spanning to an impressive 360 acres and with planning consent in place, the site will deliver best-in-class logistics, industrial and data centre real estate.

Panattoni Park Swindon capitalises on the benefit of a resilient and easily reachable workforce. Panattoni Park Swindon offers exceptional accessibility via public transportation, including swift train connections to London in less than an hour, Bristol in 38 minutes, and Reading via the 38 bus route in 25 minutes.

J15 M4
Swindon SN3 4TZ
/// round.relations.charts
panattoni.co.uk/swindon

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ BREEAM 'OUTSTANDING'

A+ -1 A 6 EPC ratings Office 'A+' | Warehouse 'A'

Accommodation & specification

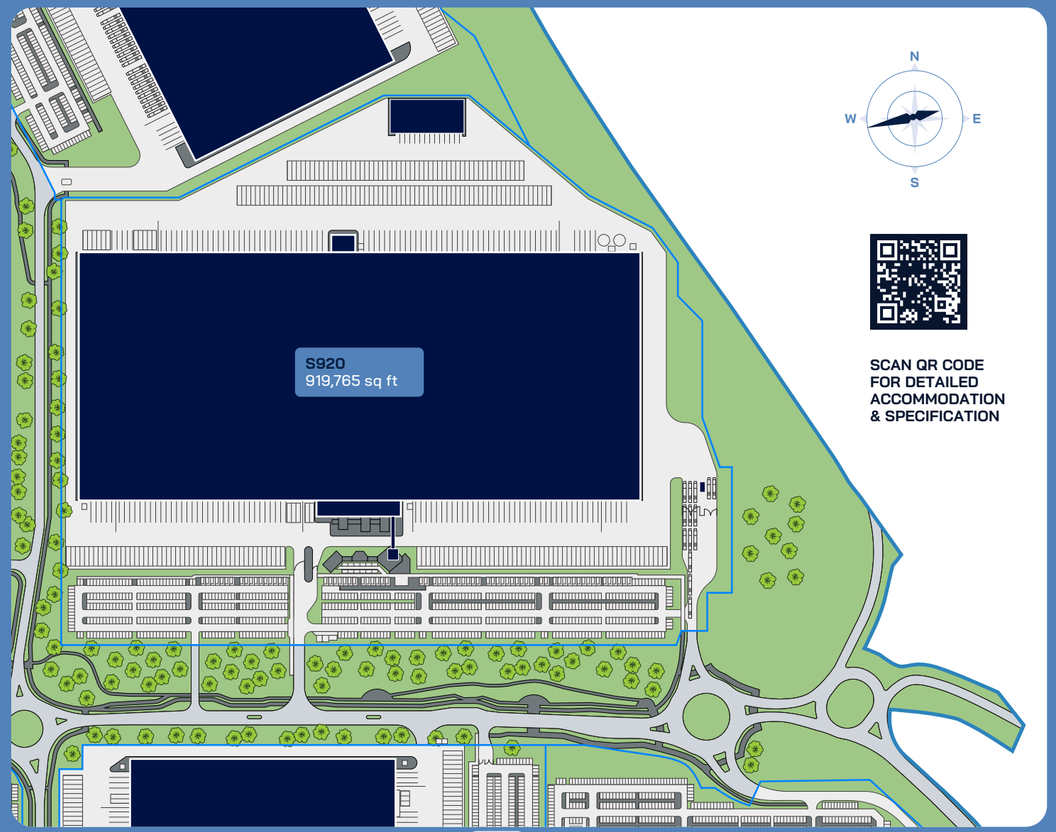
S920	sq ft	sq m
Warehouse	889,691	48,471
Offices	24,970	2,320
Entrance area	2,857	265
Gatehouse	300	28
Plant/Ancillary	1,947	180
TOTAL	**919,765**	**85,449**

8 LEVEL ACCESS DOORS

125 DOCK DOORS

240 HGV PARKING SPACES

701 CAR PARKING SPACES



21M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

7.3 MVA POWER SUPPLY

50KN/M² FLOOR LOADING

SECURE YARDS

UP TO 118M YARD DEPTHS

EV PARKING SPACES

108,585 KWH/ ANNUM PV GENERATION

PANATTONI **VPARK BASINGSTOKE 80**
79,824 sq ft
AVAILABLE NOW



The last remaining 79,824 sq ft warehouse serving London, Southampton and the South East.

Located on the crucial M3 corridor within 40 minutes of J12 M25, VPark 80 provides a new speculative development serving the M3 corridor.

Benefiting from an established industrial location with strong public transport links and amenities, VPark 80 is only 2 miles from the centre of Basingstoke.

VPark 80 is being upgraded to deliver 1.2 MVA of power within the next 12 months - providing exceptional capacity for manufacturing, automation and power-insentive operations.

VPark 96 is now let to Liberty Wines and VPark 41 let to Techpoint.



J6 M3
Jays Close, Viables, Basingstoke RG22 4PD
/// event.cove.craft
panattoni.co.uk/vpark

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ BREEAM 'EXCELLENT'

A 0-25 EPC rating 'A'



Accommodation & specification

VPARK 80	sq ft	sq m
Warehouse	73,779	6,854
First floor offices	6,045	562
TOTAL	79,824	7,416

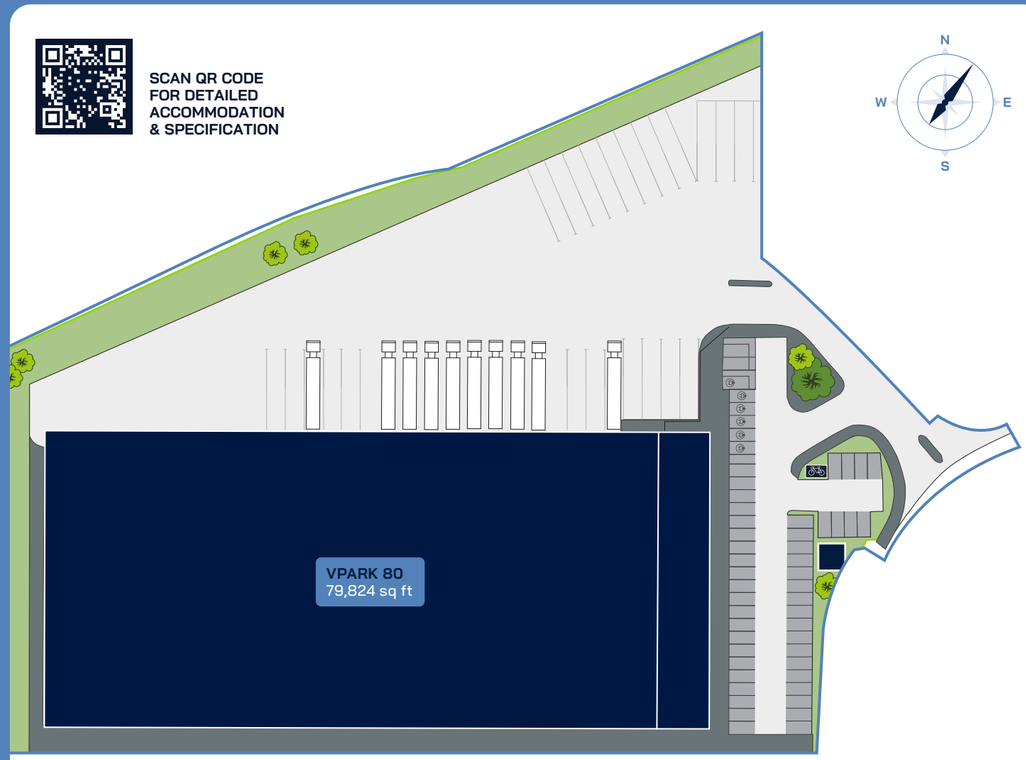
2 LEVEL ACCESS DOORS

8 DOCK DOORS

22 HGV PARKING SPACES

57 CAR PARKING SPACES

SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION



12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1.2 MVA POWER WITHIN 12 MONTHS

50KN/M² FLOOR LOADING

FM2 FLOORING

SECURE YARD

UP TO 61.5M YARD DEPTH

6 EV PARKING SPACES



From day one, working with the Panattoni team to procure this facility was a pleasure. We had regular site meetings... and nothing was too much trouble for the guys at Panattoni.

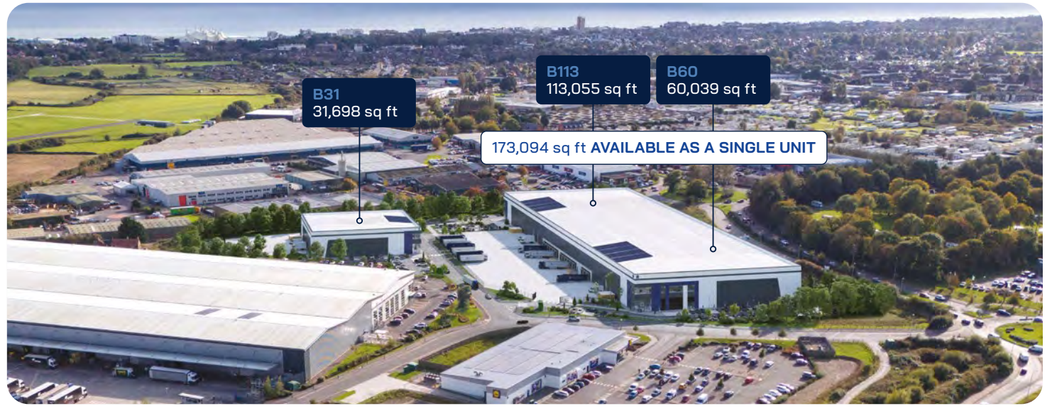
Vic Pope, Head of Logistics, Marley

UNDER CONSTRUCTION

PANATTONI PARK BOGNOR REGIS

Totalling 204,792 sq ft

UNDER CONSTRUCTION





A rare opportunity to secure the South Coast's only new industrial/ logistics facility exceeding 135,000 sq ft. Three speculative build industrial logistics units totalling 205,000 sq ft, available Q2 2027.

Located adjacent to the A29 dual carriageway, Panattoni Park Bognor Regis provides direct access to consumers and supply chains clustering the central south coast, with a massive 3.8 million unique addresses falling within 50 miles*.

This fast-growing industrial and logistics location is surrounded by convenient amenities, including Lidl, Aldi, Starbucks, and McDonald's, with a retail park and petrol station nearby.

Prestige occupiers like Amazon, Rolls Royce, and Warburtons are already in the area, cementing Panattoni Park Bognor Regis as the prime spot for logistics and industry on the southern seaboard.

*Royal Mail

A29
Newlands Road, Bognor Regis PO22 9FJ
/// swan.pounds.shapes
panattoni.co.uk/bognorregis

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A 0-25 Targeting EPC rating 'A'

Accommodation & specification

B31	sq ft	sq m
Warehouse	28,265	2,626
Offices	3,433	319
TOTAL (GEA)	31,698	2,945

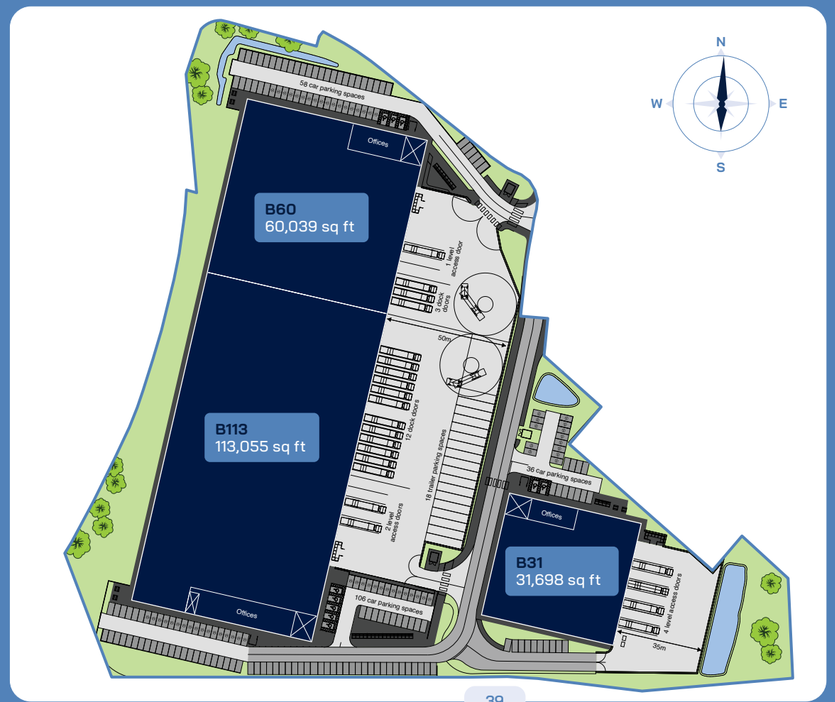
4 LEVEL ACCESS DOORS
3 DOCK DOORS
4 HGV PARKING SPACES
36 CAR PARKING SPACES

B60	sq ft	sq m
Warehouse	55,643	5,169
Offices	4,396	409
TOTAL (GEA)	60,039	5,578

1 LEVEL ACCESS DOORS
3 DOCK DOORS
4 HGV PARKING SPACES
58 CAR PARKING SPACES

B113	sq ft	sq m
Warehouse	105,829	9,832
Offices	7,226	672
TOTAL (GEA)	113,055	10,504

2 LEVEL ACCESS DOORS
12 DOCK DOORS
32 HGV PARKING SPACES
106 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

UP TO 12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2 MVA POWER PARKWIDE

50KN/M² FLOOR LOADING

FM2 FLOORING

9 TONNE RACK LEG LOADING

UP TO 50M YARD DEPTHS

EV PARKING SPACES

PANATTONI PARK BRAINTREE 1.0 UNITS 2-4

Totalling 404,704 sq ft

UNDER CONSTRUCTION





Panattoni Park Braintree 1.0 offers high quality space in the heart of Essex.

The park benefits from fast access to the A131 and is just 18 minutes from London Stansted Airport. The M25 is 35 minutes away, while London Gateway and the Port of Felixstowe are both within an hour, making the location ideal for regional and national distribution.

Adjoining an established distribution park, the scheme benefits from excellent infrastructure and amenities. Units across the park target BREEAM 'Excellent' and EPC 'A' ratings, and feature Net Zero Carbon in construction.

The 240,872, 99,390 and 64,442 sq ft units are under construction and are due to PC Q4 2026.

A131
Essex, CM77 7AX
/// flow.brisk.purple
panattoni.co.uk/braintree

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A 0-25 Targeting EPC rating 'A'

Accommodation & specification

UNIT 2	sq ft	sq m
Warehouse	231,610	21,517
Mezzanine offices	6,917	642
Hub offices	2,345	218
Gatehouse	280	26
TOTAL (GEA)	**240,872**	**22,403**

2 LEVEL ACCESS DOORS · 24 DOCK DOORS · 48 HGV PARKING SPACES · 173 CAR PARKING SPACES

UNIT 3	sq ft	sq m
Warehouse	93,493	8,686
Mezzanine offices	5,897	548
TOTAL (GEA)	**99,390**	**9,234**

2 LEVEL ACCESS DOORS · 10 DOCK DOORS · 3 HGV PARKING SPACES · 68 CAR PARKING SPACES

UNIT 4	sq ft	sq m
Warehouse	59,052	5,486
Mezzanine offices	5,390	501
TOTAL (GEA)	**64,442**	**5,987**

2 LEVEL ACCESS DOORS · 5 DOCK DOORS · 3 HGV PARKING SPACES · 47 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

- 12.5M CLEAR INTERNAL HEIGHT
- 15% ROOF LIGHTS
- 4 MVA POWER PARKWIDE
- 50KN/M² FLOOR LOADING
- FM2 FLOORING
- 9 TONNE RACK LEG LOADING
- UP TO 50M YARD DEPTH
- EV PARKING SPACES







PANATTONI PARK BRAINTREE 2.0

Totalling 172,070 sq ft

UNDER CONSTRUCTION



Panattoni Park Braintree 2.0 will deliver an additional 172,070 sq ft of high-quality industrial space across 6 speculatively developed mid-box units.

Designed to meet the continued strength of occupier demand in the South East, these units are under construction and will be available from Q1 2027.

Ideally located 18 minutes from London Stansted Airport, 35 minutes from the M25, and within one hour of London, Felixstowe, and London Gateway, Panattoni Park Braintree offers exceptional connectivity to air, road, and port networks – providing a prime logistics and distribution hub for national and international operations.

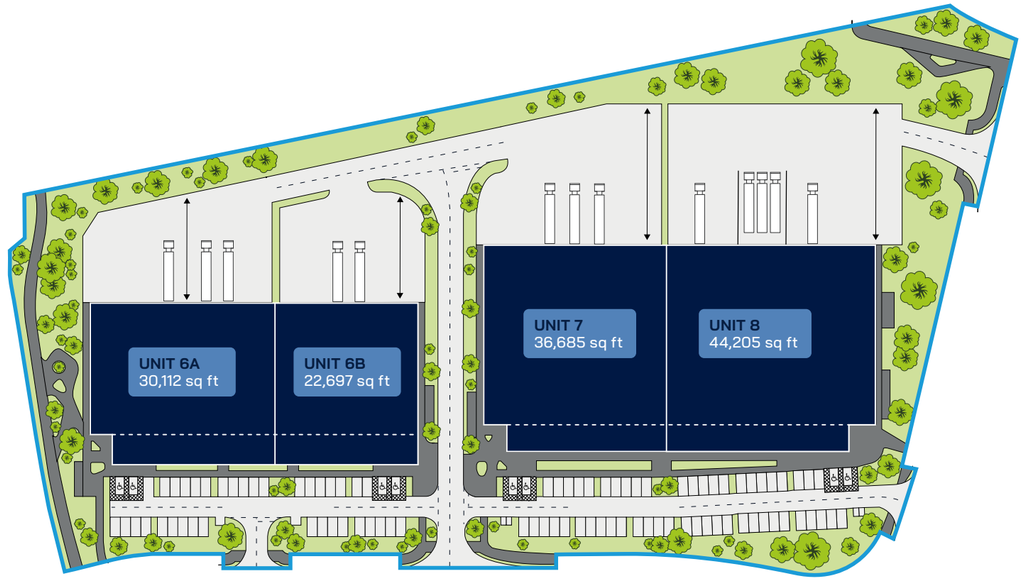


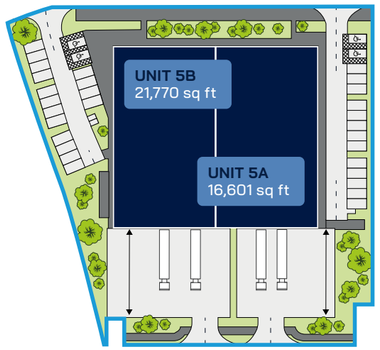
A131
Essex, CM77 7AX
/// flow.brisk.purple
panattoni.co.uk/braintree2

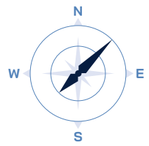
TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A 0-25 Targeting EPC rating 'A'







SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

Accommodation

UNIT	sq ft	sq m
Unit 5A	16,601	1,542
Unit 5B	21,770	2,022
Unit 6A	30,112	2,797
Unit 6B	22,697	2,108
Unit 7	36,685	3,380
Unit 8	44,205	4,107
TOTAL (GEA)	**172,070**	**15,956**

10M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1.3 MVA POWER PARKWIDE

UP TO 40M YARD DEPTH

EV PARKING SPACES

PANATTONI PARK **COVENTRY**
538,193 sq ft
UNDER CONSTRUCTION



Three logistic/industrial opportunities located in the 'Golden Triangle'.

Set across 55 acres, Panattoni Park Coventry comprises three significant logistics/industrial opportunities, located at the very heart of the UK.

Situated directly off Junction 3 of the M6, with close proximity to the M69, M1, and A14, the site benefits from seamless east-west and north-south connectivity. This strategic location enables access to 90% of the UK population within four hours.

Major occupiers in the area include DHL, Co-op, CEVA Logistics, Halfords and High Force, further enhancing its credibility as a logistics destination.

Work is underway on the 540,000 sq ft flagship unit, available Q1 2027, alongside two further design and build opportunities. Each is being delivered to BREEAM 'Outstanding' and EPC 'A' standards, targeting Net Zero Carbon in construction.

J3 M6
Wilsons Lane, Coventry CV6 6HN
/// mixed.galaxy.ever
panattoni.co.uk/coventry

WiredScore GOLD | TARGETING NET ZERO CARBON DEVELOPMENT | BREEAM ★★★★★ Targeting BREEAM 'OUTSTANDING' | A 0-25 EPC rating 'A'

Accommodation & specification

COVENTRY 540	sq ft	sq m
Warehouse	517,711	48,097
Office	1,216	113
Two storey mezz office	14,999	1,393
Hub office	3,998	317
Gatehouse	269	25
TOTAL	**538,193**	**49,945**

6 LEVEL ACCESS DOORS · **48** DOCK DOORS · **55M** YARD DEPTH · **500** CAR PARKING SPACES

COVENTRY 45 BTS	sq ft	sq m
Warehouse	38,910	3,615
Office	1,000	93
Mezzanine office	3,000	279
TOTAL	**42,910**	**3,987**

2 LEVEL ACCESS DOORS · **4** DOCK DOORS · **42M** YARD DEPTH · **42** CAR PARKING SPACES

COVENTRY 20 BTS	sq ft	sq m
Warehouse	18,035	1,675
Office	947	88
TOTAL	**18,982**	**1,763**

2 LEVEL ACCESS DOORS · **13M** CLEAR INTERNAL HEIGHT · **35M** YARD DEPTH · **21** CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

UP TO 15M CLEAR INTERNAL HEIGHTS

15% ROOF LIGHTS

5.7 MVA POWER PARKWIDE

50KN/M² FLOOR LOADING

FM1 FLOORING

9 TONNE RACK LEG LOADING

35 TO 55M YARD DEPTHS

100 EV PARKING SPACES

PANATTONI **MILTON KEYNES 100**
94,025 sq ft
UNDER CONSTRUCTION







Bridge local and national markets from the prime Golden Triangle location of Milton Keynes 100.

Positioned just 3 miles from Junction 14 of the M1 and 3 miles from central Milton Keynes, this 94,025 sq ft Grade-A unit presents an ideal last mile opportunity.

Rapid access to the M1, allied to a central UK position, ensures a large regional and national reach. Local occupiers include Coca-Cola, Scania, Ocado and Mercedes-Benz, reinforcing the site's credentials as a well-established distribution cluster.

Available from Q3 2027, the unit is being speculatively delivered targeting BREEAM 'Outstanding', EPC 'A' and Net Zero Carbon in construction.

J14 M1
Yeomans Drive, Milton Keynes, MK14 5LS
/// tortoises.sleep.modest
panattoni.co.uk/miltonkeynes-100

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Targeting BREEAM **'OUTSTANDING'**

A 0-25 Targeting EPC rating **'A'**

Accommodation & specification

MILTON KEYNES 100	sq ft	sq m
Warehouse inc. undercroft	85,898	7,982
Ground & first floor offices	8,127	755
TOTAL	94,025	8,737

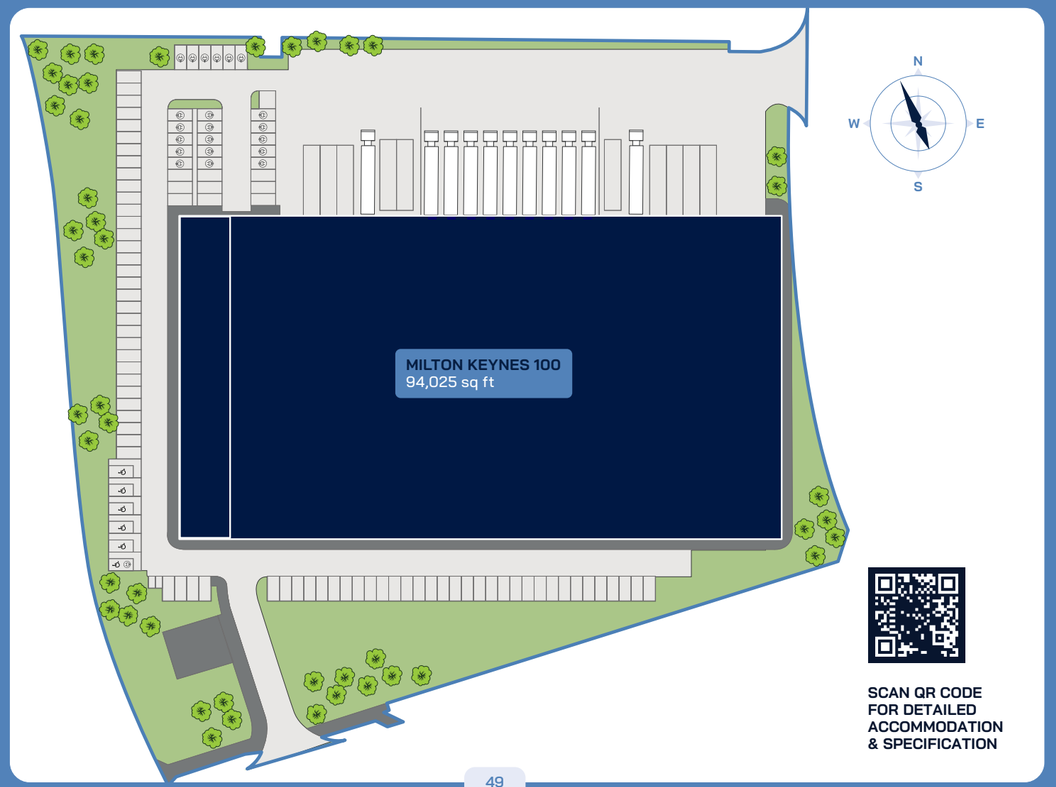
2 LEVEL ACCESS DOORS

9 DOCK DOORS

21 HGV PARKING SPACES

105 CAR PARKING SPACES





SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

750 KVA POWER SUPPLY

50KN/M² FLOOR LOADING

FM1 FLOORING

9 TONNE RACK LEG LOADING

35M YARD DEPTH

22 EV CHARGING SPACES

PANATTONI PARK **READING**

50,329 & 56,124 sq ft

UNDER CONSTRUCTION



Panattoni Park Reading is the latest speculative logistics development in the M4 corridor, available Q1 2027.

The two speculative opportunities of 50,329 and 56,124 sq ft can be combined into a single unit of 106,453 sq ft.

Both units are ideally situated to serve industrial or logistics occupiers in the Thames Valley, with rapid access to central London.

The location, directly on J12 of the M4, gives access to over 65% of the UK population within a 4.5 hour drive time. More than 2.1 million people live within a 45-minute commute.



J12 M4
Theale, Reading, RG7 5AR
/// giving.liked.going
panattoni.co.uk/reading

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Targeting BREEAM 'OUTSTANDING'

A+ / A 0-25 Targeting EPC Ratings Office 'A+' | Warehouse 'A'

Accommodation & specification

R50	sq ft	sq m
Warehouse	45,498	4,227
First floor offices	4,831	449
TOTAL (GEA)	**50,329**	**4,676**

R56	sq ft	sq m
Warehouse	51,293	4,765
Offices	4,831	449
TOTAL (GEA)	**56,124**	**5,214**

2 LEVEL ACCESS DOORS · **5** DOCK DOORS · **10** HGV PARKING SPACES · **60** CAR PARKING SPACES

2 LEVEL ACCESS DOORS · **5** DOCK DOORS · **10** HGV PARKING SPACES · **60** CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

10M CLEAR INTERNAL HEIGHT

10% ROOF LIGHTS

1 MVA POWER PARKWIDE

UP TO 50KN/M² FLOOR LOADING

SECURE YARD

50M YARD DEPTH

16% EV PARKING SPACES



PANATTONI PARK SWINDON 520

521,745 sq ft

UNDER CONSTRUCTION



Panattoni Park Swindon 520 will deliver 521,745 sq ft of speculative warehouse space in one of the UK's most strategically important distribution locations.

With Junction 15 of the M4 nearby, Panattoni Park Swindon is rapidly establishing itself as one of the nation's premier logistics parks.

Excellent road connectivity provides fast, reliable access to key markets, with Bristol and Reading both within an hour's drive and Heathrow Airport just 70 minutes away. Around 70% of the UK population can be reached within a 4.5-hour HGV drive time.

The Grade A unit is targeting BREEAM 'Outstanding' and EPC A/A+ ratings for best-in-class sustainability credentials. Totalling 521,745 sq ft, it will incorporate a range of sustainable features, including a roof-mounted solar PV system and extensive EV charging provision.

Construction is now underway, with practical completion scheduled for June 2027.

J15 M4
Swindon SN3 4TZ
/// round.relations.charts
panattoni.co.uk/swindon

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ TARGETING BREEAM 'OUTSTANDING'

A+ -1 / A 6 EPC ratings Office 'A+' | Warehouse 'A'

Accommodation & specification

SWINDON 520	sq ft	sq m
Warehouse	497,574	46,226
Offices	19,345	1,797
Hub office	4,431	412
Gatehouse	394	36
TOTAL	**521,745**	**48,471**

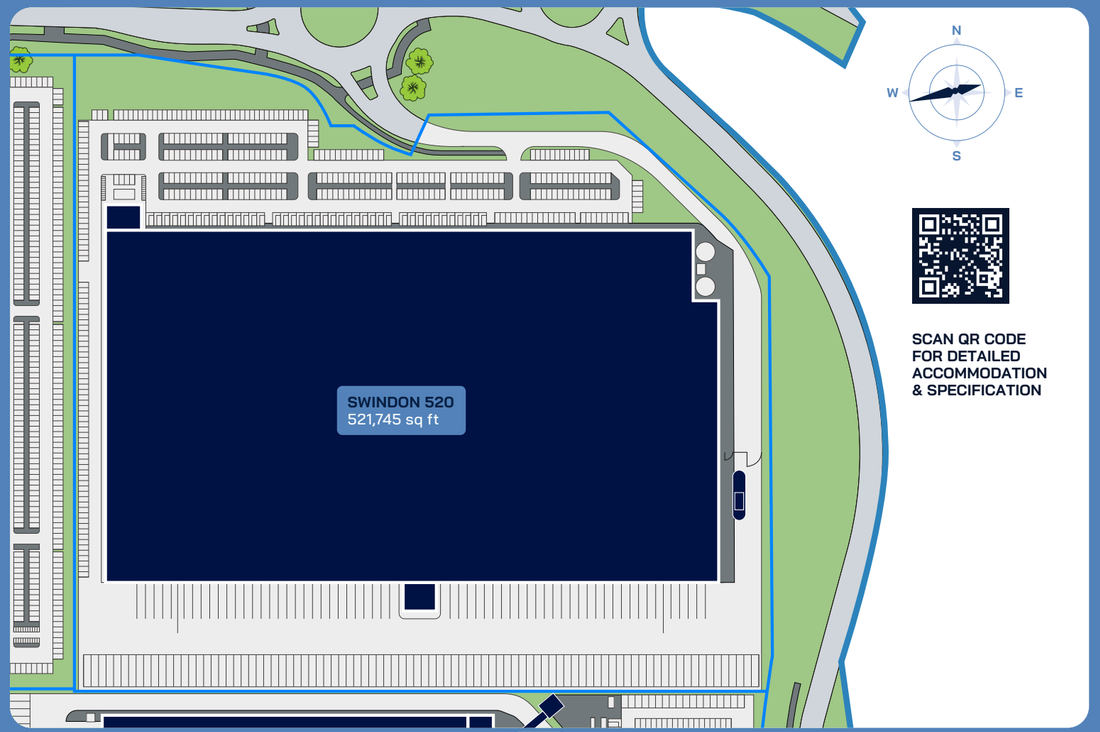
4 LEVEL ACCESS DOORS

44 DOCK DOORS

90 HGV PARKING SPACES

550 CAR PARKING SPACES





SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

21M CLEAR INTERNAL HEIGHT

50KN/M² FLOOR LOADING

SECURE YARD

50M YARD DEPTHS

EV PARKING SPACES

PANATTONI PARK SWINDON 160, 220 & 260

3 units totalling 637,390 sq ft

UNDER CONSTRUCTION



Alongside S520, Panattoni Park Swindon is currently on-site, delivering three speculative warehouse units totalling 637,390 sq ft.

S160, S220 and S260 will be delivered with a strong focus on sustainability and performance, targeting BREEAM 'Outstanding' and EPC 'A/A+' ratings. Designed to meet Net Zero Carbon in Development standards, each building will include a suite of energy-efficient features to support occupiers in reducing both carbon emissions and operating costs.

The park benefits from immediate access to the A419, providing a direct route to the M5 at Junction 11, and strong north–south connectivity alongside its east–west M4 positioning. Swindon's established labour pool, supported by strong manufacturing and logistics skills, offers occupiers access to a readily available workforce.

Construction is underway now, with all three units – S160 (158,298 sq ft), S220 (217,476 sq ft) and S260 (261,616 sq ft) – available from Q2 2027.

J15 M4
Swindon SN3 4TZ
/// round.relations.charts
panattoni.co.uk/swindon

NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ TARGETING BREEAM 'OUTSTANDING'

A+ -1 / A 6 EPC ratings
Office 'A+' | Warehouse 'A'

Accommodation & specification

S160	sq ft	sq m
Warehouse	150,034	13,938
Office	6,764	629
Entrance Area	1,184	110
Gatehouse	316	29
TOTAL	**158,298**	**14,706**

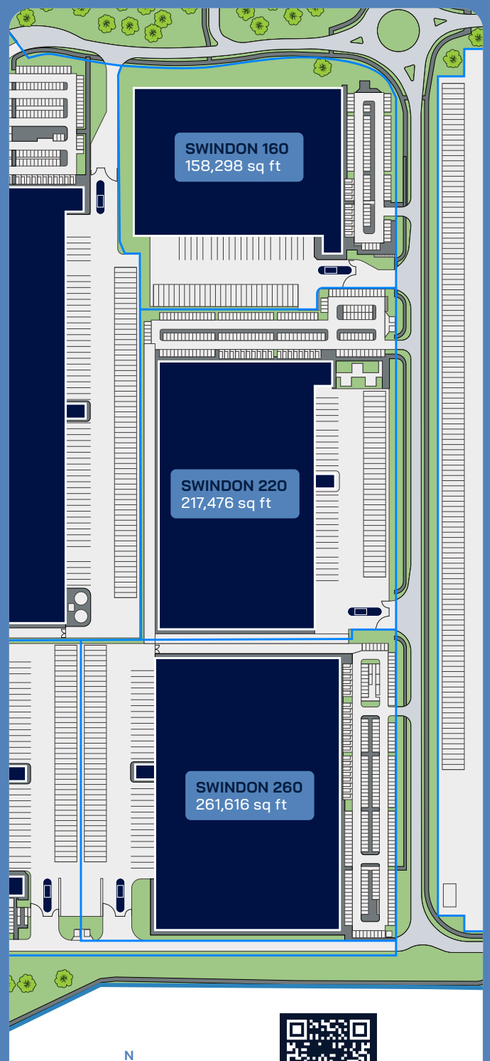
4 LEVEL ACCESS DOORS · **12** DOCK DOORS · **28** HGV PARKING SPACES · **98** CAR PARKING SPACES · **1.2 MVA** POWER SUPPLY

S220	sq ft	sq m
Warehouse	204,432	18,992
Office	11,204	1,041
Entrance Area	1,524	142
Gatehouse	316	29
TOTAL	**217,476**	**20,204**

4 LEVEL ACCESS DOORS · **16** DOCK DOORS · **38** HGV PARKING SPACES · **181** CAR PARKING SPACES · **1.7 MVA** POWER SUPPLY

S260	sq ft	sq m
Warehouse	245,258	22,785
Office	15,101	1,400
Entrance Area	997	93
Gatehouse	260	24
TOTAL	**261,616**	**24,302**

2 LEVEL ACCESS DOORS · **22** DOCK DOORS · **42** HGV PARKING SPACES · **232** CAR PARKING SPACES · **2.5 MVA** POWER SUPPLY



N W E S

SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

15M CLEAR INTERNAL HEIGHT

50KN/M² FLOOR LOADING

SECURE YARDS

50M YARD DEPTHS

EV PARKING SPACES

PANATTONI **WAKEFIELD 500**

490,771 sq ft

UNDER CONSTRUCTION



490,771 sq ft unit in a proven logistics location.

Panattoni Wakefield 500 is a 490,771 sq ft (GIA) cross-docked logistics and warehousing unit, speculatively built and available for occupation in May 2027. Located at Wakefield Europort, West Yorkshire's premier logistics address, Panattoni Wakefield 500 offers direct access to Junction 31 of the M62, with strong onward connectivity via the M1 and A1(M).

With no comparable speculative units of this scale currently under construction in Yorkshire, Panattoni Wakefield 500 presents a rare and immediate opportunity for occupiers requiring large-format, high-specification space in the North.

Wakefield Europort is immediately adjacent to Junction 31 of the M62, providing easy connectivity from Liverpool and Hull. The M1 and A1(M) are both within five miles, placing Wakefield 500 within easy reach of the full national motorway network. The park is also home to a high-capacity rail freight terminal, offering occupiers a direct alternative to road-based distribution.

J31 M62
California Drive, Wakefield WF10 5WG
/// tones.digitally.shuffle
panattoni.co.uk/wakefield

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Targeting BREEAM 'OUTSTANDING'

A+ A 0-25 Targeting EPC ratings Office 'A+' | Warehouse 'A'

Accommodation & specification

W500	sq ft	sq m
Warehouse	459,567	42,695
Office (inc. hub offices and gatehouse)	31,204	2,899
TOTAL	**490,771**	**45,594**

8 LEVEL ACCESS DOORS

56 DOCK DOORS

62 HGV PARKING SPACES

384 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

15M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2.5 MVA AVAILABLE

50KN/M² FLOOR LOADING

FM1 FLOORING

SECURE YARD

UP TO 50M YARD DEPTHS

EV PARKING SPACES

PANATTONI **WORKSOP 460**
462,000 sq ft
UNDER CONSTRUCTION



A new East Midlands Industrial / logistics site.

Worksop is a well–established logistics location, supported by a strong local labour pool, competitive rental levels, and consistent occupier demand. The area is home to major operators, including DHL and B&Q, both of which run substantial logistics and distribution facilities nearby.

Worksop 460's construction is underway, with completion anticipated for Q1 2027.

The scheme will be delivered to Panattoni's highest sustainability standards, targeting BREEAM 'Outstanding' and EPC 'A' ratings, and achieving net zero carbon in construction. The development will also incorporate a range of ESG features, including PV solar systems, EV charging, rainwater harvesting, and energy–efficient lighting.

J31 M1
Manton Wood Distribution Park, S80 3FY
/// something.manhole.mixing
panattoni.co.uk/worksop

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Targeting BREEAM 'OUTSTANDING'

A 0-25 Targeting EPC rating 'A'

Accommodation

WORKSOP 460	sq ft	sq m
Warehouse	441,699	41,035
Office core	1,529	142
First floor office	6,707	623
Second floor office	6,707	623
Transport area (two storey)	5,057	470
Gatehouse	301	28
TOTAL	**462,000**	**42,921**

4 LEVEL ACCESS DOORS

35 DOCK DOORS

8 EURO DOCK DOORS

60 HGV PARKING SPACES

386 CAR PARKING SPACES





18M CLEAR INTERNAL HEIGHT

EV PARKING SPACES

2 MVA POWER SUPPLY

50KN/M² FLOOR LOADING

15% ROOF LIGHTS

55M YARD DEPTH

SECURE YARD



Panattoni Warrington 675 is the largest acquisition in the North West in 2025.

Panattoni Warrington 675 is strategically located adjacent to Junction 21 of the M6, offering immediate access to the UK's primary north-south motorway network. The nearby M62 (Junction 21A) provides fast east-west connectivity, linking Liverpool, Manchester and the wider Trans-Pennine region.

The scheme is targeting BREEAM 'Outstanding' and EPC 'A' ratings, underscoring Panattoni's commitment to sustainability and Net Zero Carbon construction standards. In addition to its environmental credentials, the redevelopment will deliver significant economic and social benefits for the Warrington area, including new job creation, enhanced landscaping, and improved site accessibility.

Panattoni Warrington 675 will be ready to occupy Q1 2028.

J21 M6
Hardwick Grange, Warrington
/// forms.validated.universe
panattoni.co.uk/warrington

WiredScore PLATINUM

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Targeting BREEAM **'OUTSTANDING'**

A+ / A 0-25 Targeting EPC ratings Office **'A+'** | Warehouse **'A'**

Accommodation & specification

WARRINGTON 675	sq ft	sq m
Warehouse	641,892	59,634
Office areas	22,864	2,124
Transport office	10,036	932
Gatehouse	301	28
TOTAL	**675,093**	**62,718**

8 LEVEL ACCESS DOORS

76 DOCK DOORS

124 HGV PARKING SPACES

486 CAR PARKING SPACES


Indicative image

18M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1.9 MVA POWER SUPPLY

50KN/M² FLOOR LOADING

FM1 FLOORING

UP TO 55M YARD DEPTH

98 EV PARKING SPACES

COMING SOON

PANATTONI PARK **BOLTON 280**
280,619 sq ft
COMING SOON





Grade-A space in a prime North West industrial/logistics location.

Built in 2021, Panattoni Park Bolton 280 offers a rare opportunity to secure a high-quality logistics facility in one of the North West's most supply-constrained markets.

Maintained in excellent condition, the unit presents as nearly new. Underlining the superb value on offer, the unit comes complete with 7 years remaining on the developer's warranty.

The warehouse benefits from dual-aspect loading. The goods yard also fully wraps around the building, offering the potential for additional access points.

Bolton 280 will be ready to occupy from April 2027.

J6 M61
Great Bank Road, Bolton, BL5 3XN
/// scans.comet.prom
panattoni.co.uk/bolton45

MEETS ESG STANDARDS

BREEAM ★★★ BREEAM 'VERY GOOD'

A EPC rating 'A'

Accommodation & specification

BOLTON 280	sq ft	sq m
Warehouse	263,730	24,501
3 storey office	12,822	1,191
Hub office	4,067	378
TOTAL (GIA)	**280,619**	**26,070**

5 LEVEL ACCESS DOORS

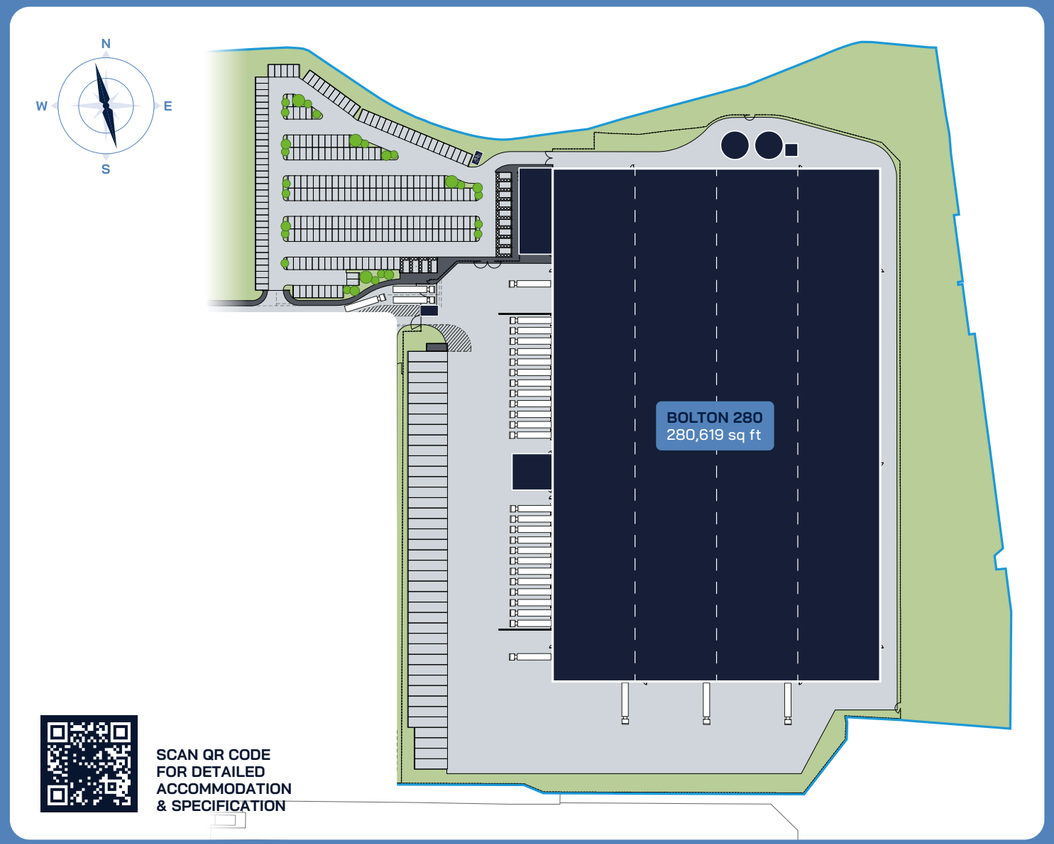
24 DOCK DOORS

DUAL-ASPECT LOADING

DUAL-SIDED GOODS YARD

40 HGV PARKING SPACES

254 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

15M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1.5 MVA POWER SUPPLY

50KN/M² FLOOR LOADING

FM2 FLOORING

7 TONNE RACK LEG LOADING

UP TO 55M YARD DEPTH

2 EV PARKING SPACES

PANATTONI **BRACKMILLS 340**

336,847 sq ft

COMING SOON



Panattoni Brackmills 340: A prime logistics opportunity in a proven location.

Panattoni Brackmills 340 is strategically positioned to serve one of the UK's most densely populated and well-connected markets where new speculative development has been limited. As one of the few large-scale high-quality industrial and logistics facilities coming to market, the scheme represents a rare opportunity for major manufacturing and distribution operations.

Panattoni Brackmills offers a rare window of opportunity as a BTS development before construction is due to start in Q1 2028.

Located just two minutes from Junction 15 of the M1, Panattoni Brackmills 340 offers unrivalled access to key national transport routes. The site is capable of accommodating a single unit of up to 340,000 sq ft, providing the scale and specification required by modern occupiers seeking a prime immediately accessible Midlands location.

J15 M1
Northampton, NN4 7UF
/// motion.corner.solo
panattoni.co.uk/brackmills

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Targeting BREEAM 'OUTSTANDING'

A+ / A 0-25 Targeting EPC ratings Office 'A+' | Warehouse 'A'

Accommodation & specification

BRACKMILLS 340	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**

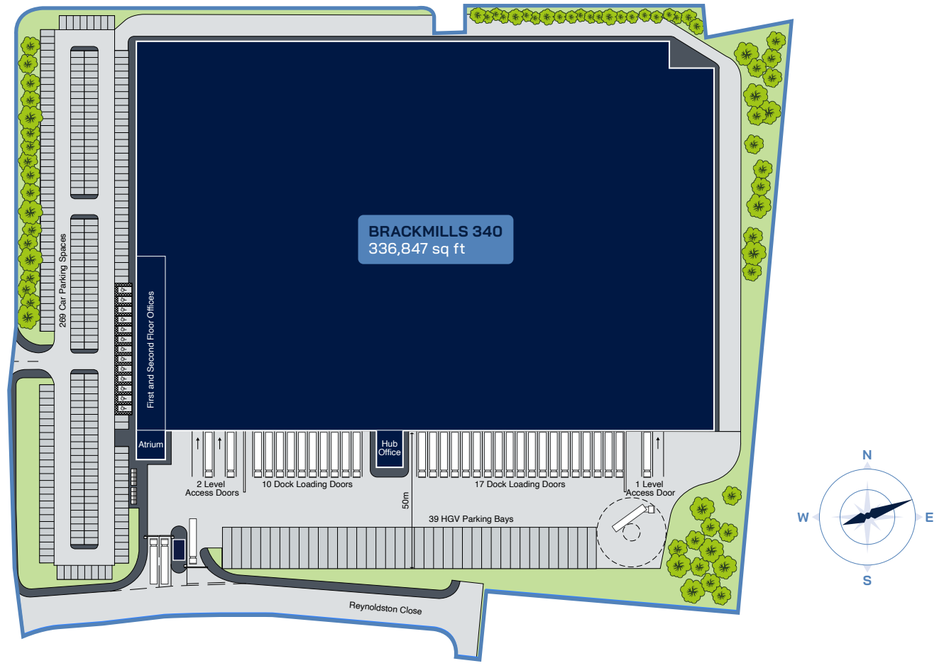
3 LEVEL ACCESS DOORS

27 DOCK DOORS

39 HGV PARKING SPACES

269 CAR PARKING SPACES





18M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

50KN/M² FLOOR LOADING

FM2 FLOORING

50M YARD DEPTH

20% EV CHARGING SPACES

PANATTONI PARK **CENTRAL A1(M)**
Up to 500,000 sq ft
BUILD-TO-SUIT



Panattoni Park Central A1(M) offers you a rare large-scale build-to-suit opportunity at the heart of the UK.

Available for immediate development, this nationally significant park offers the scale to match your global ambitions.

While reserve matters planning consent is in place for 461,000 sq ft, the site is able to accommodate up to 500,000 sq ft, subject to planning.



J34 A1(M)
Blyth Road, Harworth, DN11 8DB
/// singled.begun.expectant
panattoni.co.uk/centralA1M

TARGETING NET ZERO CARBON IN CONSTRUCTION

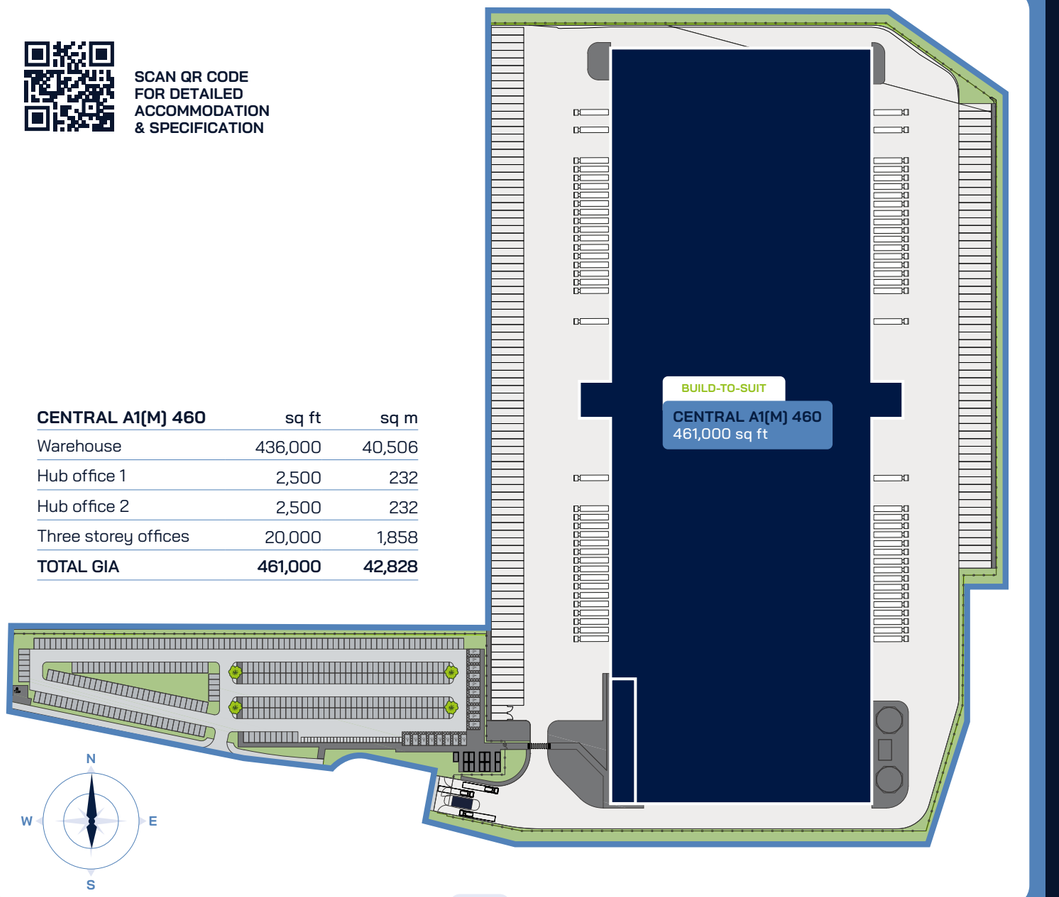
BREEAM ★★★★ Targeting BREEAM **'EXCELLENT'**

A+ / A 0-25 Targeting EPC ratings Office **'A+'** | Warehouse **'A'**



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

CENTRAL A1(M) 460	sq ft	sq m
Warehouse	436,000	40,506
Hub office 1	2,500	232
Hub office 2	2,500	232
Three storey offices	20,000	1,858
TOTAL GIA	**461,000**	**42,828**



UP TO 18M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2 MVA GRID SUPPLY

50KN/M² FLOOR LOADING

FM1 FLOORING

SECURE YARD

27 ACRE DEVELOPMENT

20% EV PARKING SPACES

Panattoni have been, in every sense, a good corporate citizen. So, when we've seen what's happened, with the link road, with support for public transport, with environmental remediation at Panattoni Park Aylesford, all of that has made a massive difference.

Roger Gough, Former Leader, Kent County Council

IMAGE: PANATTONI PARK SITTINGBOURNE

PANATTONI PARK **HEATHROW 1.0**

Build-to-suit up to 250,000 sq ft

COMING SOON



Build-to-suit units in London's leading air logistics destination.

Panattoni Park Heathrow 1.0 offers flexible build-to-suit options of up to 250,000 sq ft at the heart of the UK's premier air freight gateway.

Just 3.7 miles from Heathrow Cargo Terminal and 16 miles from central London, the site is ideally positioned for airside servicing, freight forwarding and last-mile logistics, with fast access to the M25 (J14) and M4 (J4).

The development provides design flexibility, including a single unit up to 229,300 sq ft or multi-unit options ranging from 18,800 to 82,700 sq ft.

Each unit will deliver a Grade-A specification with target ratings of BREEAM 'Excellent' and EPC 'A+'.

Available from Q2 2028.

J14 M25
Falcon Way, Central Way, Feltham TW14 0UQ
/// agent.game.exist
panattoni.co.uk/heathrow

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

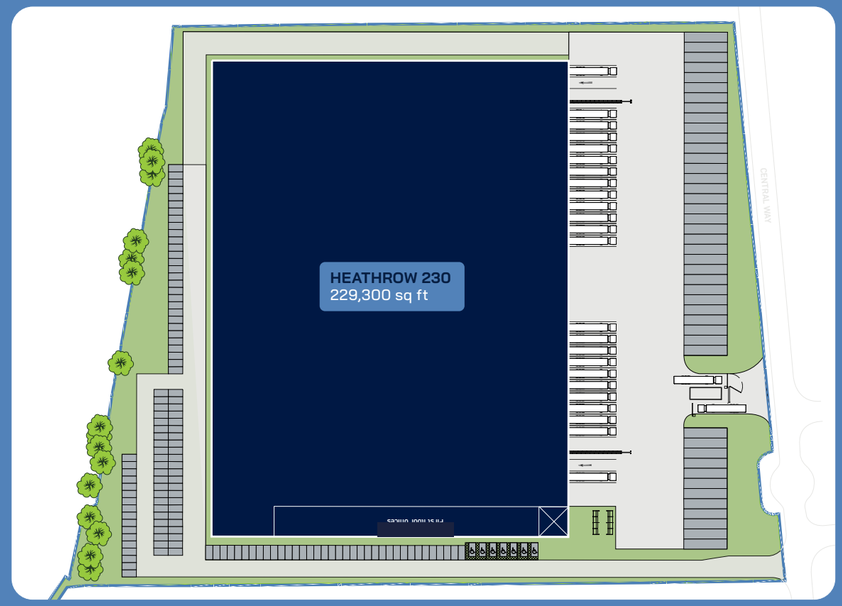
A+ A 0-25 Targeting EPC ratings Office 'A+' | Warehouse 'A'



Multi-unit indicative site plan

SCAN QR CODE FOR MORE BUILD-TO-SUIT OPTIONS

Single-unit indicative site plan



15M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

UP TO 50KN/M² FLOOR LOADING

FM2 FLOORING

SECURE YARD

UP TO 55M YARD DEPTHS

EV PARKING SPACES

PANATTONI **HPARK 400 MANCHESTER**

402,485 sq ft

COMING SOON



402,485 sq ft of Grade-A logistics space, located in direct access of J19 M62.

Panattoni HPark 400 is the first opportunity to secure up to 402,485 sq ft of Grade A space at HPark, the North West's premier logistics location.

With planning underway, occupiers have a limited window to influence the design and specification before submission. From bespoke layout, loading and office configurations, to automation and energy solutions, businesses can tailor the building for their specific needs.

Work is scheduled to begin on site Q1 2028.

J19 M62
Pilsworth Road, Heywood OL10 2TP
/// carbon.nests.stands
panattoni.co.uk/hpark

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A+ Targeting EPC rating 'A+'

Accommodation & specification

H400	sq ft	sq m
Warehouse	378,273	35,143
Offices	18,912	1,757
Hub offices	5,000	465
Gatehouse	300	28
TOTAL	**402,485**	**37,393**

4 LEVEL ACCESS DOORS

30 DOCK DOORS

44 HGV PARKING SPACES

365 CAR PARKING SPACES



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

18M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

2 MVA AVAILABLE

50KN/M² FLOOR LOADING

FM2 FLOORING

SECURE YARD

50M YARD DEPTHS

EV PARKING SPACES

PANATTONI PARK **MAIDSTONE**

Totalling 1.04 million sq ft

COMING SOON

Panattoni Park Maidstone is the largest employment site coming to market in Kent. It offers rare large-scale manufacturing and distribution space in the strategically vital M2/M20 corridor.

Phase 1 is being built speculatively and delivers two units of 100,000 sq ft and 150,000 sq ft. Build-to-suit on phase 2 range from 100,000 to 625,000 sq ft, and the site totals 1.04 million sq ft. A single unit of up to 625,000 sq ft would make it one of the largest distribution facilities in Kent.





M20 J8/9
Dickley Lane, Lenham, Kent, ME17 2DE
/// mystery.name.seriously
panattoni.co.uk/maidstone

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A+ Targeting EPC rating 'A+'



50 acre plot
Up to 1.04 million sq ft
Largest single unit up to 625,000 sq ft

UP TO 12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

10 MVA POWER SUPPLY PARK-WIDE

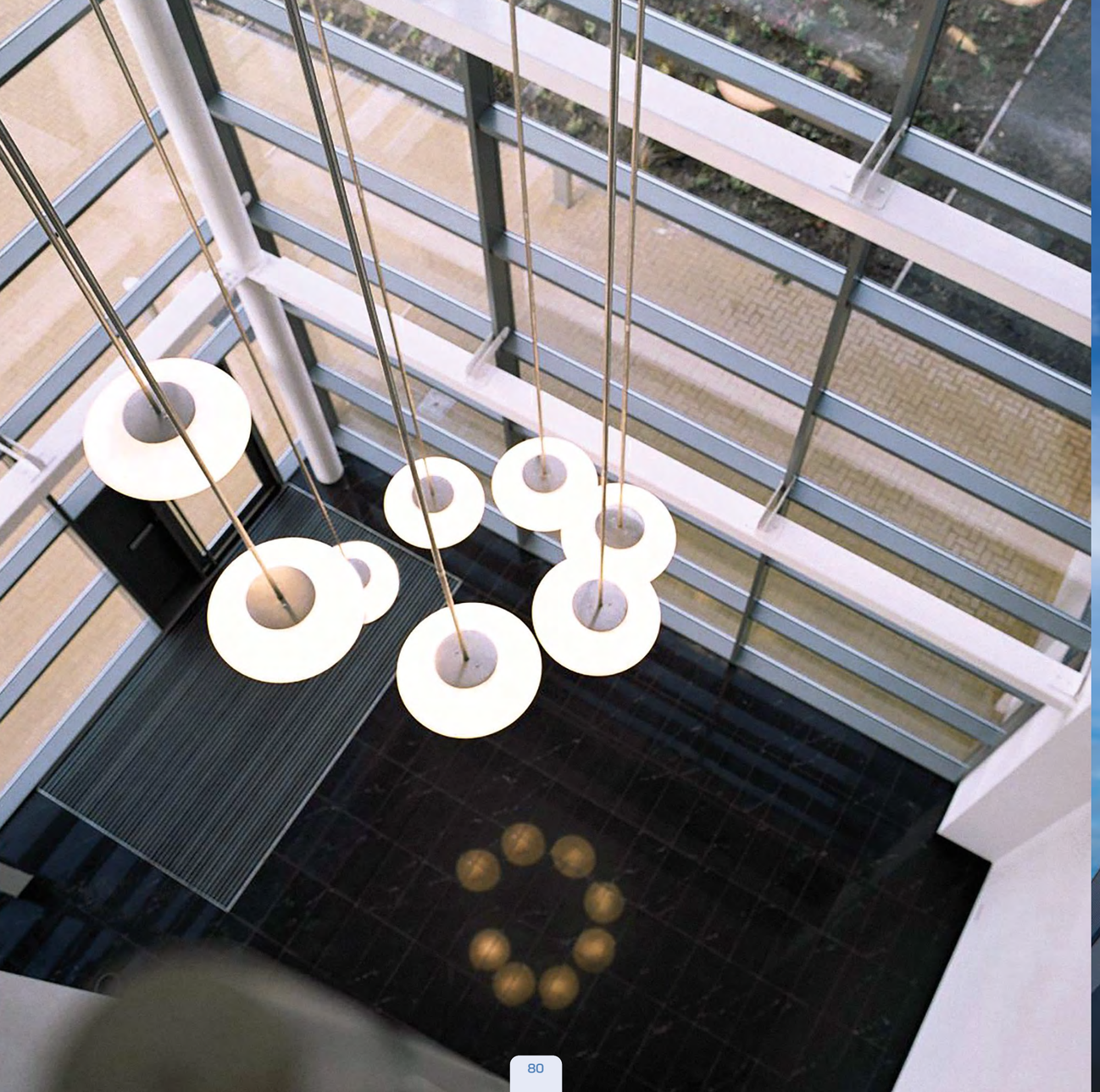
UP TO 50KN/M² FLOOR LOADING

FM1 FLOORING

SECURE YARD

UP TO 50M YARD DEPTHS

EV PARKING SPACES



Panattoni Park Aylesford has been a fantastic investment in the local site by Panattoni. Not only has it been a great example of how we can reuse industrial sites to good effect, but it has also had a really positive impact on the local community.

Tudor Price,
Chief Executive of
Invicta Chamber of Commerce

PANATTONI PARK **NORTHAMPTON WEST**

1 million sq ft

COMING SOON







Three logistic/industrial units in a prime central location.

Panattoni Park Northampton West will comprise of three units at 223,269 sq ft, 361,724 sq ft and 412,073 sq ft. Located 8 minutes away from Junction 15a M1, with work due to commence on-site Q1 2027.

Occupiers benefit from early design-and-build opportunities, enabling units to be tailored to exact operational needs.

J15A M1
Watling Street, Towcester NN12 8ET
/// buildings.banana.crib
panattoni.co.uk/northamptonwest

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A+ A 0-25 Targeting EPC ratings Office 'A+' | Warehouse 'A'

Accommodation

NW223	sq ft	sq m
Warehouse	208,000	19,324
Office	12,000	1,115
Transport office	3,000	279
Gatehouse	269	25
TOTAL	**223,269**	**20,743**

NW361	sq ft	sq m
Warehouse	340,503	31,634
Office	17,921	1,665
Transport office	3,000	279
Gatehouse	300	28
TOTAL	**361,724**	**33,606**

NW412	sq ft	sq m
Warehouse	388,335	36,077
Office	20,438	1,899
Transport office	3,000	279
Gatehouse	300	28
TOTAL	**412,073**	**38,283**





15% ROOF LIGHTS

UP TO **50KN/M²** FLOOR LOADING

SECURE YARD

EV PARKING SPACES

PANATTONI PARK **SEVENOAKS**

Totalling 143,268 sq ft

COMING SOON



Indicative accommodation

	sq ft	sq m
Unit 1A	9,042	840
Unit 1B	16,554	1,538
Unit 1C	15,651	1,454
Unit 1D	21,399	1,988
Unit 2	27,534	2,558
Unit 3	53,088	4,932
TOTAL GEA	**143,268**	**13,310**



SCAN QR CODE FOR DETAILED ACCOMMODATION & SPECIFICATION

- **UP TO 10M** CLEAR INTERNAL HEIGHT
- **15%** ROOF LIGHTS
- **UP TO 2.5 MVA** POWER PARKWIDE
- **50KN/M²** FLOOR LOADING
- **FM2** FLOORING
- SECURE YARDS (UNITS 2 & 3)
- **10%** EV PARKING SPACES
- **CYCLE** PARKING SPACES

Located at the intersection of the M20 and M26 and with two M25 junctions close by, Panattoni Park Sevenoaks presents an ideal way-point between the Channel ports and London.

Both the Channel Tunnel at Folkstone and the RO-RO freight facilities at the Port of Dover fall within an hour. Central London, south Essex, and the entirety of Kent lay within an hour, making the site ideal for last mile operations. Nationally, 35.6 million people live within a single HGV journey.

J15A M1
London Road, Wrotham, Kent TN15 7RW
/// swan.crazy.crazy
panattoni.co.uk/sevenoaks

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A 0-25 Targeting EPC rating 'A'

PANATTONI **TPARK SOUTHAMPTON**

24,714 to 99,642 sq ft

COMING SOON





5 Grade-A speculative industrial/logistics units from 24,714 to 99,642 sq ft.

TPark Southampton offers high-quality space for manufacturers, distributors and last-mile operators, and is one of very few new-build opportunities in the region.

The park has outline planning for B2 and B8 uses. Each standalone unit features a secure yard, offering privacy and security for occupiers serving the region's strong maritime, aerospace, distribution and defence sectors.

J2 M27
Salisbury Road, Totton, Southampton, SO40 2QT
/// infuses.move.speedily
panattoni.co.uk/tpark

BREEAM ★★★★ Targeting BREEAM 'EXCELLENT'

A+ / A 0-25 Targeting EPC Ratings Office 'A+' | Warehouse 'A'

Accommodation

UNIT	sq ft	sq m
T25	24,714	2,296
T26	26,060	2,421
T34	34,359	3,192
T38	38,288	3,557
T100	99,642	9,257
TOTAL	**223,063**	**20,723**





UP TO 12.5M CLEAR INTERNAL HEIGHT

15% ROOF LIGHTS

1 MVA POWER PARKWIDE

50KN/M² FLOOR LOADING

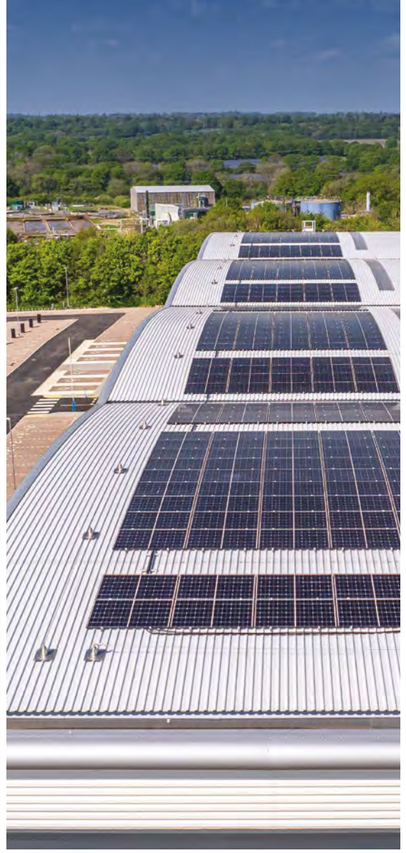
FM2 FLOORING

SECURE YARD

20% EV PARKING SPACES

CYCLE PARKING SPACES

DELIVERING SUSTAINABILITY FOR OUR CUSTOMERS





WiredScore

TARGETING NET ZERO CARBON DEVELOPMENT

BREEAM ★★★★★ Minimum 'EXCELLENT' rating

A 0-25 Minimum EPC rating 'A'



SUSTAINABLE AS STANDARD

Our commitment extends beyond delivering best-in-class logistics space, as we are shaping a sustainable future for our occupiers and their operations.

At Panattoni, ESG is embedded into our development approach, ensuring that our buildings meet the highest environmental standards while providing long-term efficiency benefits for our clients.

By prioritising sustainability, innovation, and operational excellence, we deliver assets that are not only future-proof but also drive value for our occupiers and the communities in which we operate. This commitment is demonstrated through initiatives such as our 14.4MW wind farm at Kettering Energy Park, which contributes to renewable energy generation, and the M&S solar array in Derbyshire, saving 48,000 tonnes of CO_2 per year as a business we aim to achieve net zero carbon in all new developments.

Oliver Winchcombe
Head of Portfolio Management and ESG



- INSULATED AND AIR TIGHT
- 15% ROOF LIGHTS
- SOLAR PV READY
- RAINWATER HARVESTING
- WATER SAVING TAPS
- WATER LEAK DETECTION
- CYCLE PARKING
- EV PARKING SPACES

PANATTONI

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER.

LARGEST DEVELOPER IN THE UK • LARGEST DEVELOPER IN EUROPE • LARGEST DEVELOPER IN THE UK • LARGEST DEVELOPER IN EUROPE •

Panattoni is the world's largest privately owned industrial real estate 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 & Asia / **28 million+** sq ft currently under construction





OUR CUSTOMERS

H&M · BMW · M&S · EVRi · dpd · Coca-Cola · amazon · Polaris · Unilever · Volvo · ocado · Ministry of Defence · UPS · EPSON · CAT · Carrefour · DHL · TNT · Decathlon · Tesco · faurecia · Henkel · hp · Kaufland · Kellogg's · Leroy Merlin · dial · Bosch · CEVA Logistics · STIHL · LPP · NEUCA · IDEAL · BLG Logistics · Raben · DACHSER Intelligent Logistics



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