

# PANATTONI PARK SITTINGBOURNE

[panattoni.co.uk/sittingbourne](https://panattoni.co.uk/sittingbourne)

**S205 - 205,788 SQ FT**  
**S440 - 440,167 SQ FT**



**PHASE 1 | AVAILABLE NOW**  
**PHASE 2 | PRE-LET TO DPD**



NET ZERO CARBON  
DEVELOPMENT

SAT NAV: ME10 2FD  
///STAND.ASHES.NOVEL





**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, the site has 6.5MVa of power available with a further 1.35MVa of power generated from the solar PV which has been included within the base specification by Panattoni.

**S440 & S205 PHASE 1 | AVAILABLE NOW**  
PHASE 2 | PRE-LET TO DPD





SPACE TO  
EXPAND.  
POWER TO  
PERFORM.







BASE SPECS

15m  
CLEAR INTERNAL HEIGHT

FM1  
FLOORING

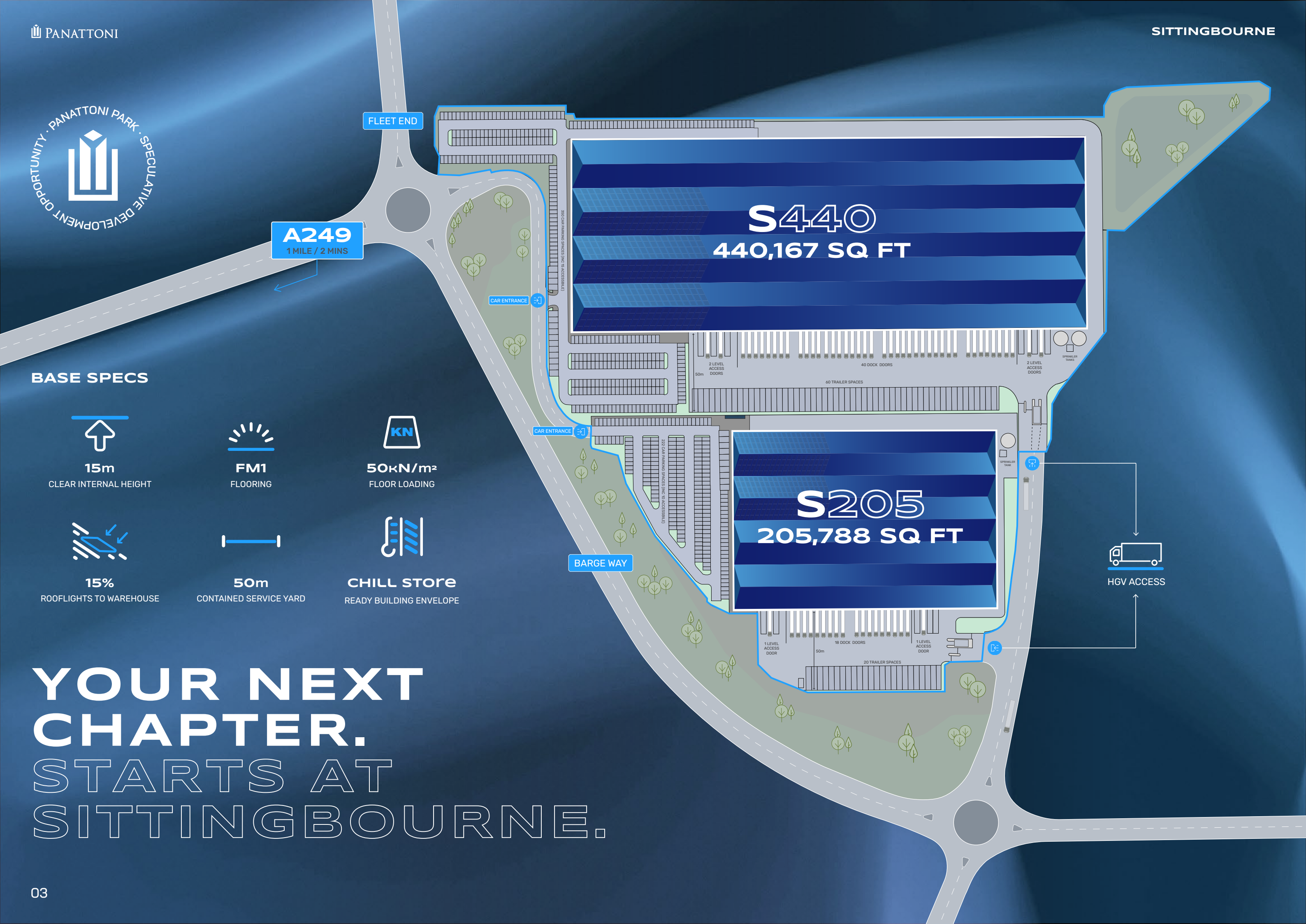
50kN/m²  
FLOOR LOADING

15%  
ROOFLIGHTS TO WAREHOUSE

50m  
CONTAINED SERVICE YARD

CHILL STORE  
READY BUILDING ENVELOPE

YOUR NEXT  
CHAPTER.  
STARTS AT  
SITTINGBOURNE.





POWER. SCALE. PERFORMANCE.

S440

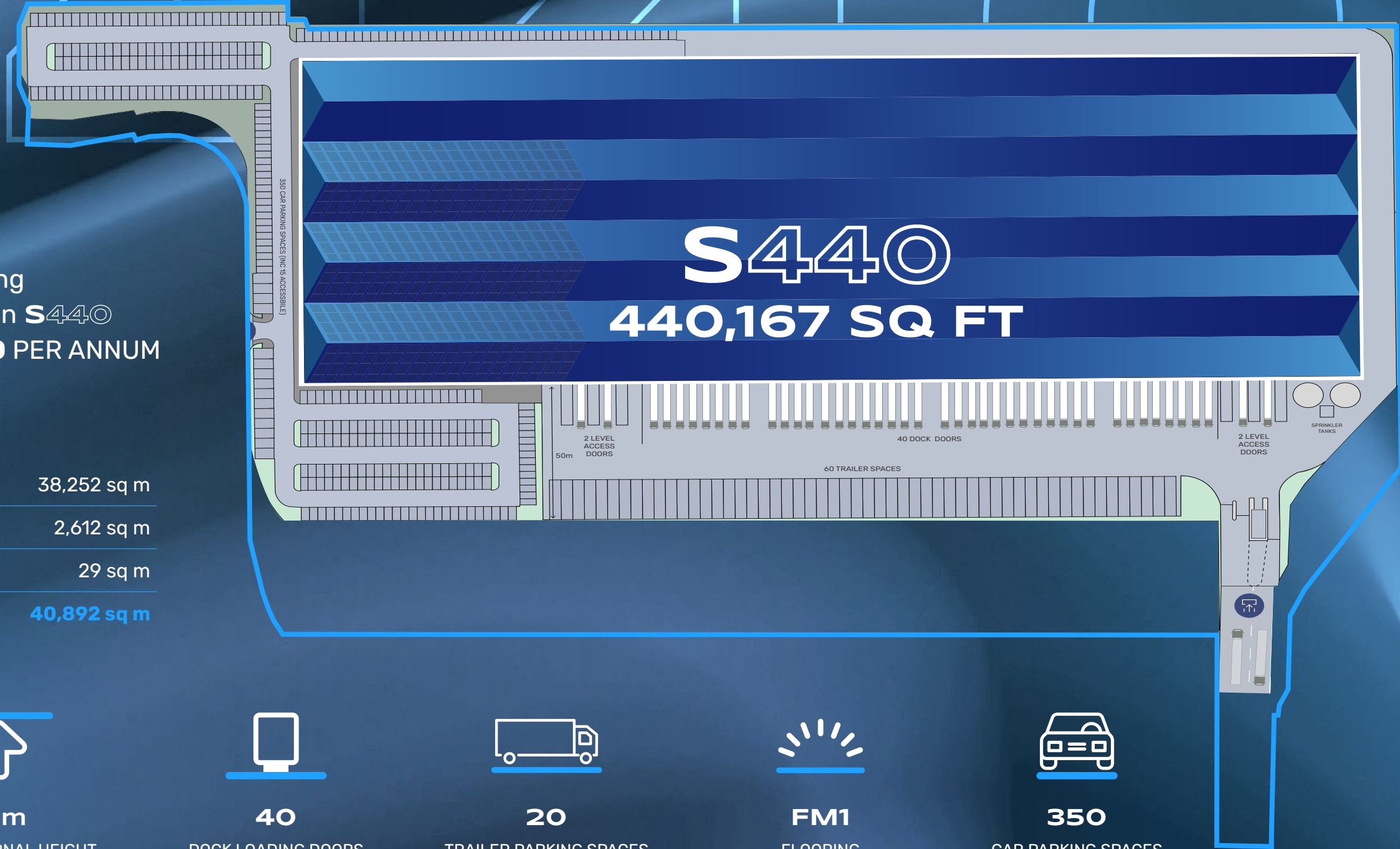


OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT

**TOTAL 5.33 MVA**  
4.43 MVA FROM GRID

Cost saving  
from PV on **S440**  
**£187,400 PER ANNUM**

440 Warehouse	411,737 sq ft	38,252 sq m
2 Storey Offices	28,119 sq ft	2,612 sq m
Gatehouse	311 sq ft	29 sq m
<b>TOTAL (GIA)</b>	<b>440,167 sq ft</b>	<b>40,892 sq m</b>



**4**  
LEVEL ACCESS DOORS

**15m**  
CLEAR INTERNAL HEIGHT

**40**  
DOCK LOADING DOORS

**20**  
TRAILER PARKING SPACES

**FM1**  
FLOORING

**350**  
CAR PARKING SPACES

**4.43 MVA**  
POWER FROM GRID

**PV**  
ROOF-MOUNTED SYSTEM  
(POTENTIAL TO INCREASE PV POWER GENERATION)

**0.90 MVA**  
PV POWER GENERATION  
(INCLUDED IN THE BASE SPECIFICATION)

**EV**  
ELECTRIC VEHICLE CHARGING POINTS

**15%**  
ROOFLIGHTS TO WAREHOUSE

**50m**  
CONTAINED SERVICE YARD



# EFFICIENT. AGILE. READY.



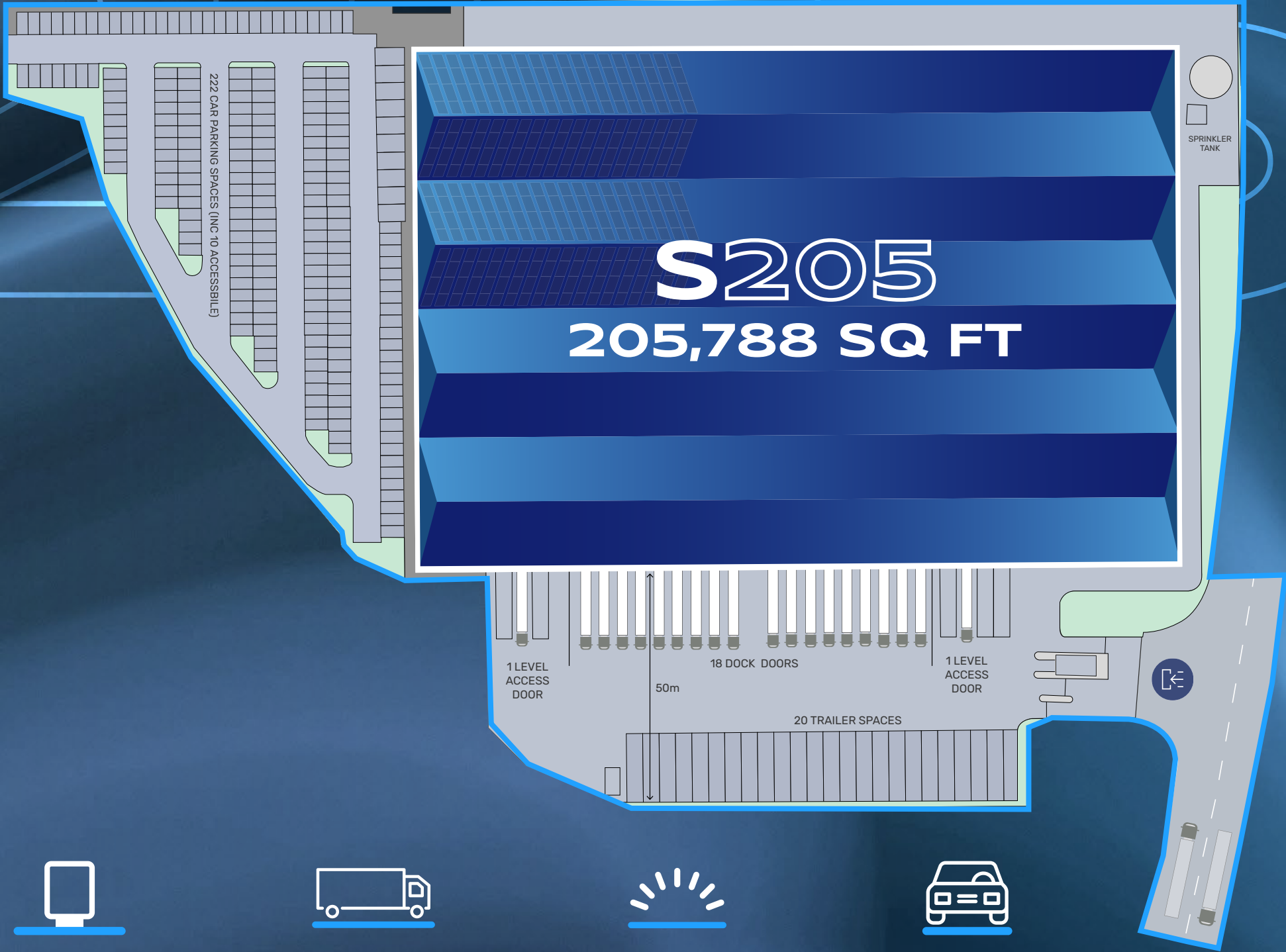


OPPORTUNITY · PANATTONI PARK · SPECULATIVE DEVELOPMENT

**TOTAL**  
**2.52 MVA**  
2.07 MVA FROM GRID

Cost saving  
from PV on **S205**  
**£87,600 PER ANNUM**

205 Warehouse	193,762 sq ft	18,001 sq m
2 Storey Mezz   Offices	11,715 sq ft	1,088 sq m
Gatehouse	311 sq ft	29 sq m
<b>TOTAL (GIA)</b>	<b>205,788 sq ft</b>	<b>19,118 sq m</b>





**2**

LEVEL ACCESS DOORS



**15m**

CLEAR INTERNAL HEIGHT



**18**

DOCK LOADING DOORS



**20**

TRAILER PARKING SPACES



**FM1**

FLOORING



**222**

CAR PARKING SPACES




**2.07 MVA**

POWER FROM GRID



**PV**

ROOF-MOUNTED SYSTEM  
(POTENTIAL TO INCREASE PV POWER GENERATION)




**0.45 MVA**

PV POWER GENERATION  
(INCLUDED IN THE BASE SPECIFICATION)



**EV**

ELECTRIC VEHICLE CHARGING POINTS



**15%**

ROOFLIGHTS TO WAREHOUSE



**50m**

CONTAINED SERVICE YARD



# ENGINEERED FOR EFFICIENCY. DESIGNED FOR A GREENER TOMORROW.



WATER LEAK  
DETECTION



RAINWATER  
HARVESTING



ROOF-MOUNTED (PV)  
SYSTEM PROVIDING A  
COST SAVING OF £42P PSF



HIGH STANDARDS  
OF INSULATION &  
AIR TIGHTNESS



15% ROOFLIGHTS  
TO WAREHOUSE



WATER SAVING  
TAPS AND WCS



CYCLE  
PARKING



ELECTRIC VEHICLE  
CHARGING



BREEAM  
'EXCELLENT'



NET ZERO CARBON  
DEVELOPMENT



SUB-METERING OF  
ENERGY CONSUMPTION



EPC A  
RATING



EPC A+  
OFFICES









**Panattoni Park Sittingbourne** is strategically positioned in the South East between London and the Port of Dover. It benefits from proximity to major trunk routes, rail and port facilities.

**Population:** 6,100,667  
**Households:** 2,464,550

**Population:** 1,365,364  
**Households:** 553,477

**Population:** 450,740  
**Households:** 183,127



# LABOUR DEMOGRAPHICS



WAGES ARE  
**12.5%**  
LOWER THAN PURFLEET AND DARTFORD



WAGES ON AVERAGE ARE  
**60%**  
OF THE TOTAL OCCUPIER COST  
(RENT IS 5-8%)



A LOCAL WORKFORCE WITH  
**90%**







LABOUR POOL  
**72.3%**



# POSITIONED FOR PERFORMANCE. POWERFUL CONNECTIONS.

Strategically located in a prime location, with easy access to major trunk routes, a well-connected railway network, and nearby port facilities. This thriving development sits merely 4 miles north of Junction 5 on the M2 offering seamless entry to the motorway network.

	DISTANCE	JOURNEY		DISTANCE	JOURNEY
Sittingbourne	3.5 miles	10 mins	Manston Int.	39 miles	46 mins
Channel Tunnel	41 miles	51 mins	Gatwick	52 miles	59 mins
London	53 miles	1 hr 26 m	London City	52 miles	1 hr 8 m
Birmingham	175 miles	3 hr 2 m	Stansted	72 miles	1 hr 20 m
Manchester	257 miles	4 hr 33 m	Heathrow	75 miles	1 hr 25 m
Liverpool	269 miles	4 hr 42 m	Luton	92 miles	1 hr 40 m

	DISTANCE	JOURNEY		DISTANCE	JOURNEY
A429	1 mile	2 mins	Medway	8 miles	17 mins
M2 J5	5 miles	10 mins	Dover	35 miles	50 mins
M20 / J7	11 miles	15 mins	London Gateway	94 miles	1 hr
M25 / J2	30 miles	37 mins	Felixstowe	112 miles	2 hr 8 m

	SOUTHEASTERN SERVICE FROM SITTINGBOURNE STATION	JOURNEY
	Dover Priory	49 mins
	London St Pancras	58 mins
	London Victoria	1 hr 6 m



# SITTINGBOURNE YOUR NEXT CHAPTER.





Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 60 offices around the globe, we have developed over 645 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 253 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.



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