

COMING SOON

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 PANATTONI

PANATTONI PARK

BRIGHTON

SOUTH OF LONDON

7 speculative build industrial/logistics opportunities

FROM 19,834 TO 268,063 SQ FT

Ready to occupy

Q1 2024

THE OPPORTUNITY

INTRODUCTION

Panattoni Park Brighton:

the south coast's peerless warehouse opportunity

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

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

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 by the end of 2023, reaching fifth place overall for economic output.*

Detailed planning permission is in place, with work already underway on site. All units will be complete and ready to occupy in Q1 2024.



PANATTONI PARK
BRIGHTON
SOUTH OF LONDON

High spec as standard

Ranging in size from 19,834 to 268,063 sq ft, the seven Grade-A units are well-specified to appeal to a broad range of industrial and logistics occupiers.

All units will target a BREEAM 'Excellent' and EPC 'A' rating, along with standard features such as 15% warehouse rooflights and EV charging points. With detailed planning in place, building work has already commenced and all units are scheduled to be available to occupy from Q1 2024.

BASE SPECIFICATION



MINIMUM
50kN/m²
FLOOR LOADING



15%
ROOF
LIGHTS



9 tonne
RACK LEG
LOADING



20%
EV CHARGING
POINTS



2.5 MVA
POWER SUPPLY
PARK WIDE



MINIMUM
26.7m
YARD DEPTH



FM2
FLOORING



7 - 10m
CLEAR
INTERNAL HEIGHT



SOLAR
PV
READY



CYCLE
PARKING
SPACES



LEVEL
ACCESS
DOORS



LED
LIGHTING

UNIT 5 CGI Indicative image

UNIT 1 CGI Indicative image

BREEAM[®]

Targeting BREEAM
'Excellent'

A 0-25

EPC
rating of 'A'



**ANTICIPATED
TIMELINE**

ON SITE NOW

Preparatory works
underway on site

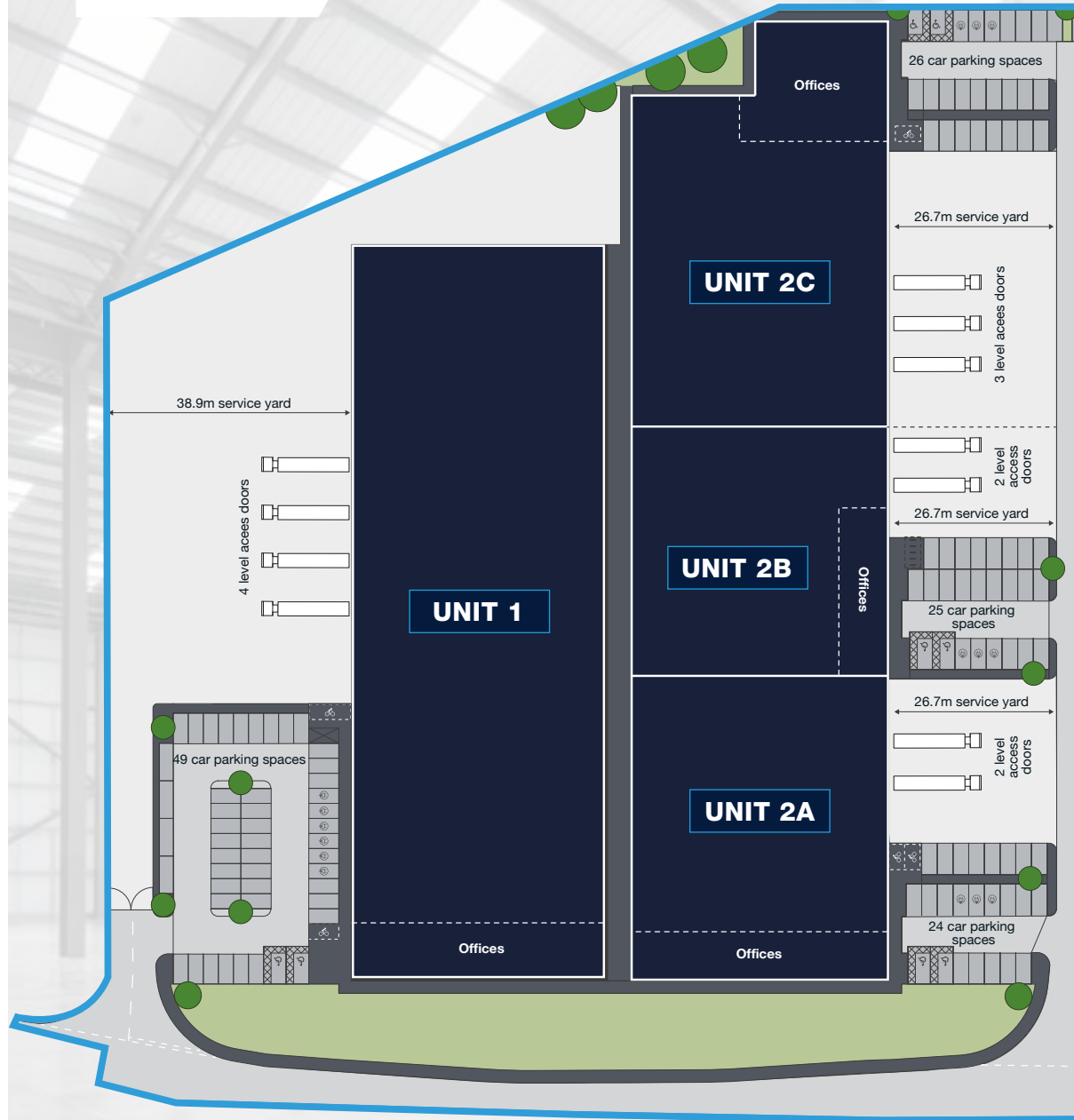
Q1 2024

All units ready to occupy

7 speculative build industrial/logistics opportunities
FROM 19,834 TO 268,063 SQ FT



UNIT 2 CGI Indicative image



Masterplan units 1 & 2A-C

UNIT 1

Warehouse	51,648 sq ft	4,798 sq m
Offices	3,984 sq ft	370 sq m
TOTAL (GEA)	55,632 sq ft	5,168 sq m

- 
4
LEVEL
ACCESS
DOORS
- 
8M
CLEAR
INTERNAL
HEIGHT
- 
38.9M
YARD
DEPTH
- 
49
CAR
PARKING
SPACES
- 
6
EV
CHARGING
POINTS






UNIT 2B

Warehouse	17,570 sq ft	1,632 sq m
Offices	2,264 sq ft	210 sq m
TOTAL (GEA)	19,834 sq ft	1,842 sq m

- 
2
LEVEL
ACCESS
DOORS
- 
8M
CLEAR
INTERNAL
HEIGHT
- 
26.7M
YARD
DEPTH
- 
25
CAR
PARKING
SPACES
- 
3
EV
CHARGING
POINTS

UNIT 2A

Warehouse	21,259 sq ft	1,975 sq m
Offices	3,396 sq ft	316 sq m
TOTAL (GEA)	24,655 sq ft	2,291 sq m

- 
2
LEVEL
ACCESS
DOORS
- 
8M
CLEAR
INTERNAL
HEIGHT
- 
26.7M
YARD
DEPTH
- 
24
CAR
PARKING
SPACES
- 
3
EV
CHARGING
POINTS

UNIT 2C

Warehouse	25,857 sq ft	2,402 sq m
Offices	4,575 sq ft	425 sq m
TOTAL (GEA)	30,432 sq ft	2,827 sq m

- 
3
LEVEL
ACCESS
DOORS
- 
8M
CLEAR
INTERNAL
HEIGHT
- 
26.7M
YARD
DEPTH
- 
26
CAR
PARKING
SPACES
- 
3
EV
CHARGING
POINTS



*AREAS MEASURED ON A GEA BASIS

Masterplan Units 3-5

UNIT 3

Warehouse	44,325 sq ft	4,118 sq m
Offices	5,165 sq ft	480 sq m



TOTAL (GEA) 49,490 sq ft 4,598 sq m

				
4 LEVEL ACCESS DOORS	10M CLEAR INTERNAL HEIGHT	38.8M YARD DEPTH	49 CAR PARKING SPACES	5 EV CHARGING POINTS

UNIT 4

Warehouse	46,335 sq ft	4,305 sq m
Offices	5,165 sq ft	480 sq m




TOTAL (GEA) 51,500 sq ft 4,785 sq m

				
4 LEVEL ACCESS DOORS	10M CLEAR INTERNAL HEIGHT	38.8M YARD DEPTH	50 CAR PARKING SPACES	5 EV CHARGING POINTS

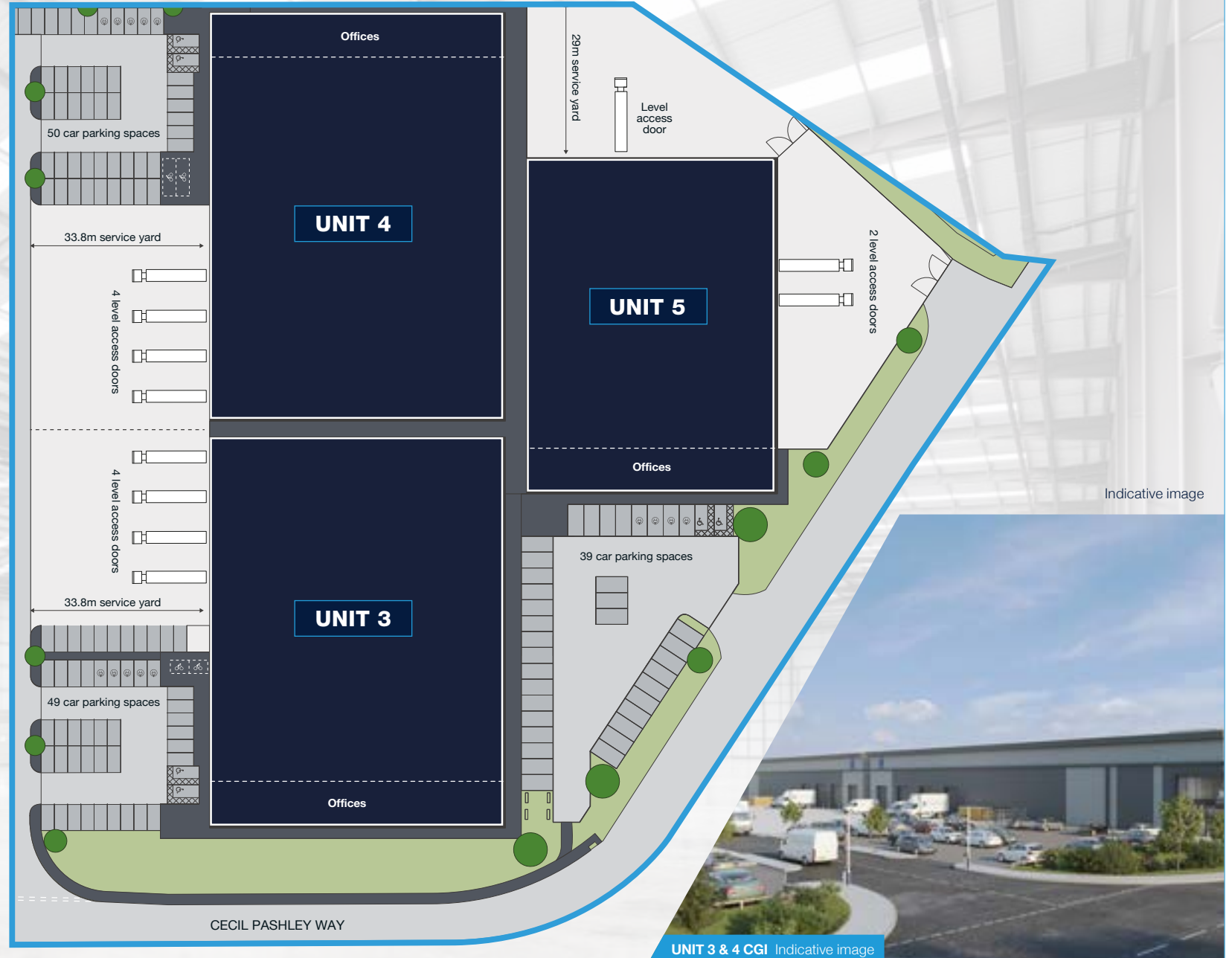
UNIT 5

Warehouse	32,150 sq ft	2,987 sq m
Offices	4,370 sq ft	406 sq m

TOTAL (GEA) 36,520 sq ft 3,393 sq m

				
3 LEVEL ACCESS DOORS	7M CLEAR INTERNAL HEIGHT	29M YARD DEPTH	39 CAR PARKING SPACES	4 EV CHARGING POINTS

*AREAS MEASURED ON A GEA BASIS



UNIT 3 & 4 CGI Indicative image

Unmatched last mile location



14.2 million
CONSUMERS
WITHIN 120 MINS BY VAN

3.57 million
CONSUMERS
WITHIN 80 MINS BY VAN

965,664
CONSUMERS
WITHIN 40 MINS BY VAN

Panattoni Park Brighton provides direct access to the wealthy consumer markets of the south coast, making it ideal for last mile operations.

With 5,304 people per sq km, Brighton and Hove plus the surrounding area is the most densely populated conurbation outside London. Adding to this, 600 new homes are due to be built immediately adjacent to the park.

Sources: www.drivetimemaps.co.uk, Royal Mail, Lorry Route Planner 27-10-22



10 miles to Brighton

BY VAN



38 miles to J7 M25

BY VAN



5.5 million addresses

WITHIN 50 MILES



Van drive times

	miles	hrs:mins
A27	1	00:02
Shoreham	3	00:07
Worthing	6	00:16
A23	8	00:19
Brighton	10	00:21
Bognor Regis	20	00:41
M23	24	00:46
Crawley	27	00:43
Gatwick Airport	33	00:52
Eastbourne	33	00:52
M25 J7	38	00:59

Competitive labour costs

Panattoni Park Brighton has access to skilled labour appropriate for industrial and distribution occupiers.

In addition, labour prices are very affordable by both national and regional norms, offering substantial savings over Greater London and the wider South East.

Suitable skills and sectors in West Sussex, East Sussex, Brighton & Hove



42,500
MANUFACTURING WORKERS



39,000
TRANSPORT AND STORAGE WORKERS

Source: NOMIS 2020

Ready to work



45,300
WANT A JOB IN WEST SUSSEX, EAST SUSSEX, BRIGHTON & HOVE

Source: NOMIS June 2022

Competitive wages

East Sussex	£554.20
West Sussex	£580.20
UK average	£612.80
South East	£635.00
London	£766.60

Gross weekly full time pay by place of work. Source: NOMIS 2021



1.11 million
PEOPLE
WITHIN 45 MINS BY CAR

630,677
PEOPLE
WITHIN 30 MINS BY CAR

260,494
PEOPLE
WITHIN 15 MINS BY CAR

Source: www.drivetimemaps.co.uk



Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system (to be retrofitted)



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



ESG Meets environmental & social standards

BREEAM[®]

Targeting BREEAM 'Excellent'

A 0-25

EPC rating of 'A'



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SOUTH OF LONDON

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Panattoni Park Brighton benefits from a location directly fronting the A27 dual carriageway linking Brighton with Worthing and Eastbourne.



LOCAL LOCATION



REGIONAL LOCATION

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