

COMING SOON

BRIGHTON CITY AIRPORT | BRIGHTON | BN43 5FF | UK  
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 PANATTONI

PANATTONI PARK

**BRIGHTON**

7 speculative build industrial/logistics opportunities

**FROM 19,834 TO 268,063 SQ FT**

PC

**Q2 2024**



\*Source: Centre for Economics and Business Research (CEBR)

# 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 Q2 2024.




PANATTONI PARK  
BRIGHTON

  
MINIMUM  
**50kN/m<sup>2</sup>**  
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<sup>®</sup>**  
BREEAM  
'Excellent'

**A** 0-25

EPC  
rating of 'A'



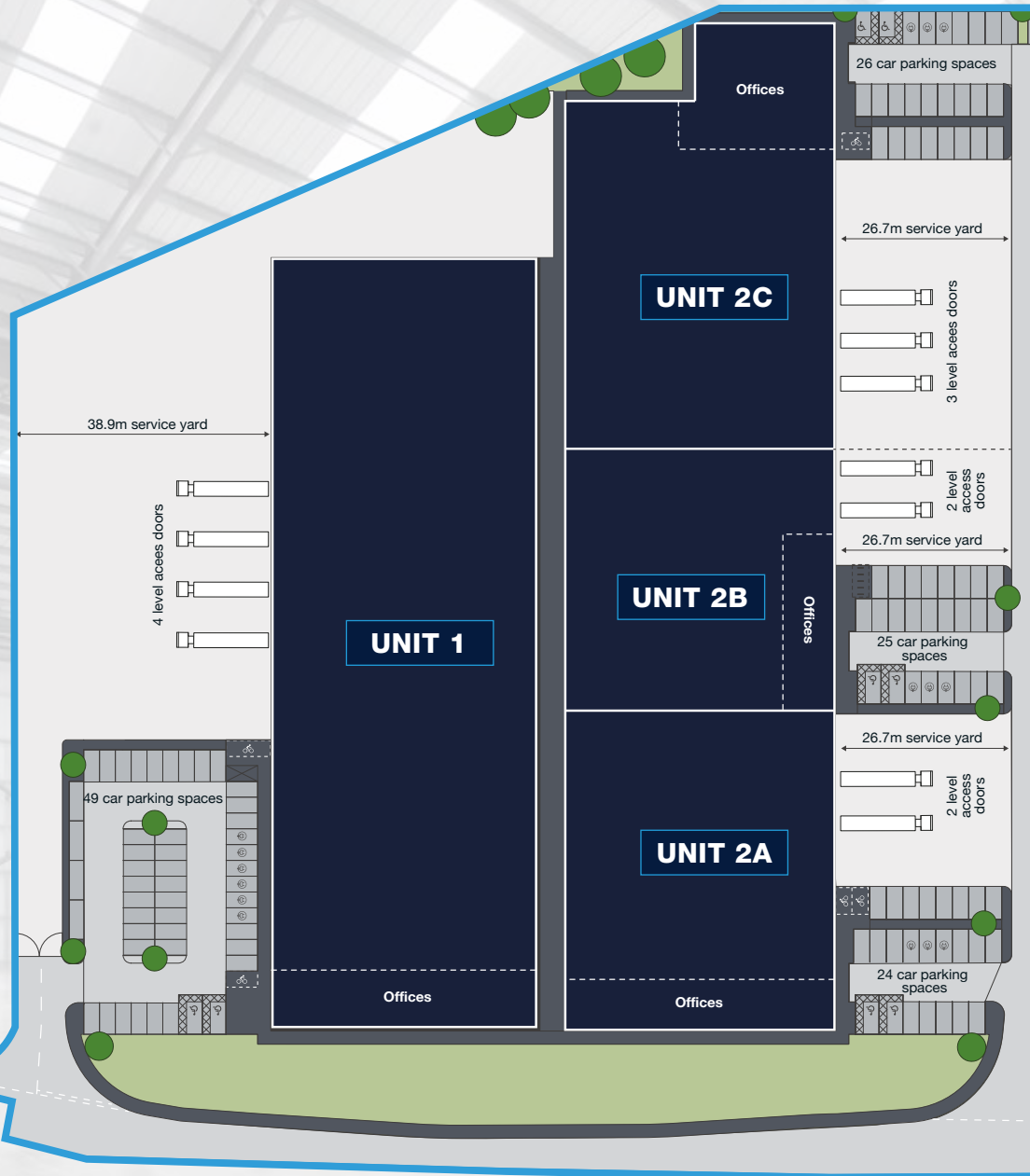


**ANTICIPATED  
TIMELINE**

**ON SITE NOW**

Preparatory works  
underway on site

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
<b>TOTAL (GEA)</b>	<b>55,632 sq ft</b>	<b>5,168 sq m</b>

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

## UNIT 2A

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

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

## UNIT 2B

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

- 2**  
LEVEL  
ACCESS  
DOORS
- 8M**  
CLEAR  
INTERNAL  
HEIGHT
- 26.7M**  
YARD  
DEPTH
- 25**  
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
<b>TOTAL (GEA)</b>	<b>30,432 sq ft</b>	<b>2,827 sq m</b>

- 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

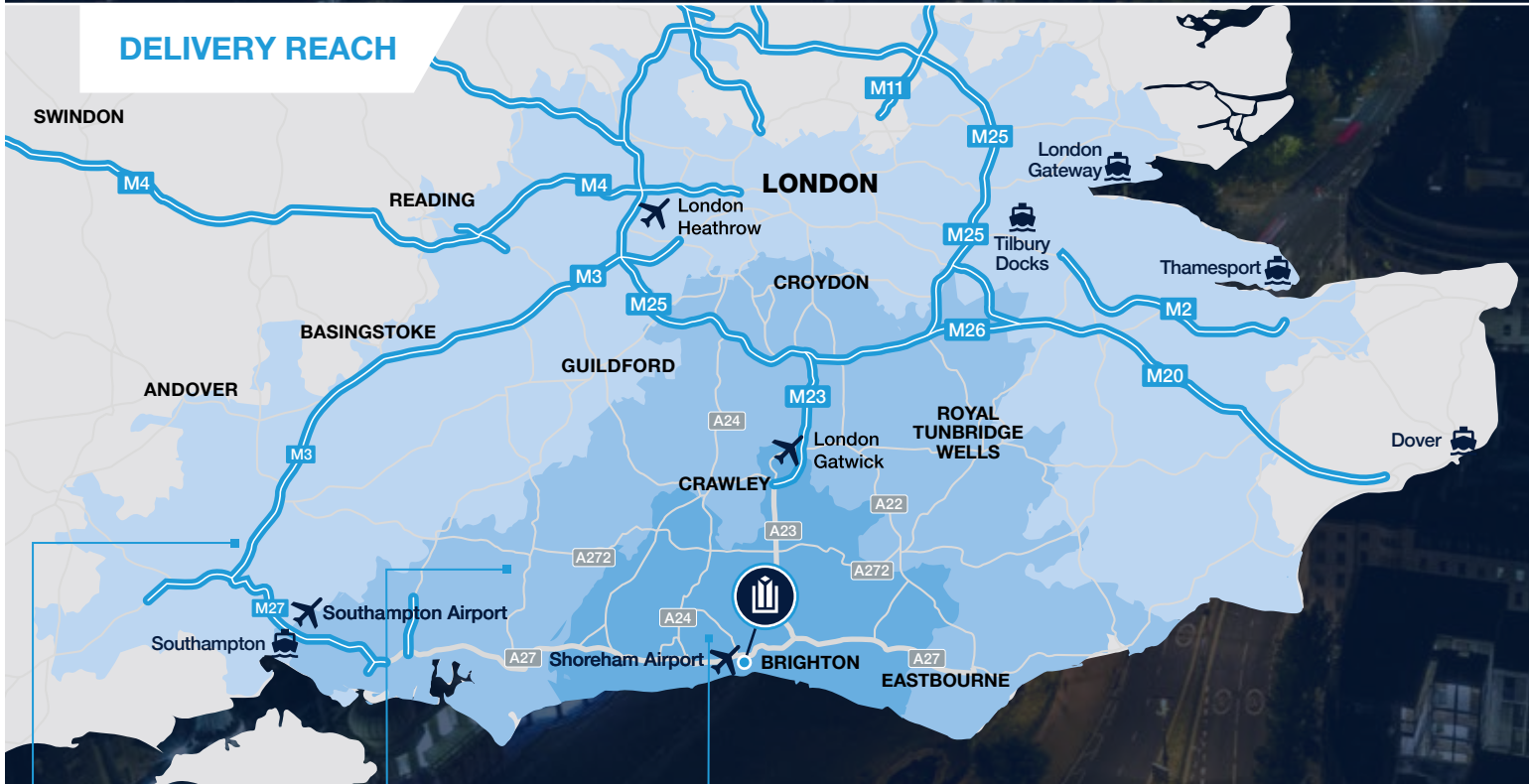


UNIT 3 & 4 CGI Indicative image



# Unmatched last mile location

## DELIVERY REACH



**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

**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.

# 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**

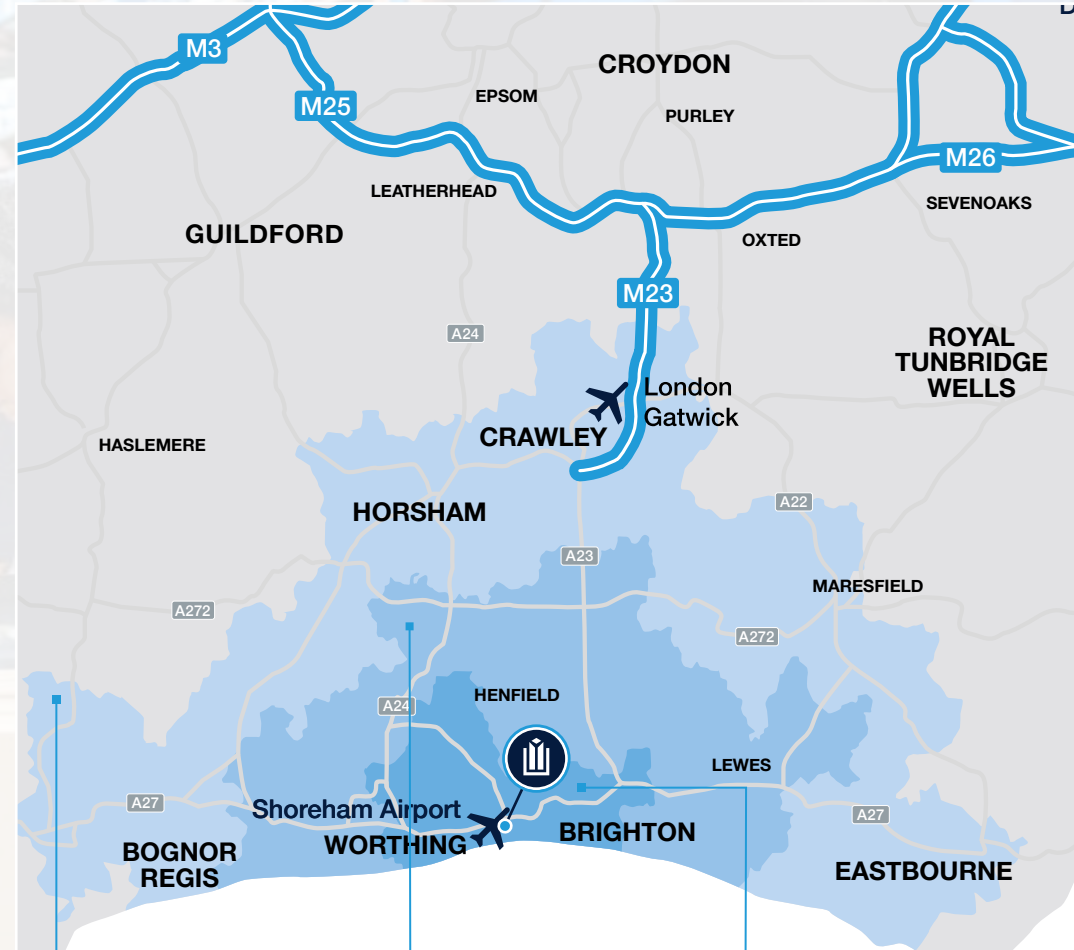
WANT A JOB IN WEST SUSSEX, EAST SUSSEX, BRIGHTON & HOVE

Source: NOMIS June 2022

## Competitive wages

<b>East Sussex</b>	<b>£554.20</b>
<b>West Sussex</b>	<b>£580.20</b>
<b>UK average</b>	<b>£612.80</b>
<b>South East</b>	<b>£635.00</b>
<b>London</b>	<b>£766.60</b>

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



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



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



Roof-mounted **solar photovoltaic (PV) system**



**Rainwater harvesting**



**Water saving taps and WCs**



**Water leak detection**



**Electric vehicle charging points in the car park**



**Sub-metering of energy consumption**



**Meets ESG standards**

**BREEAM®**

BREEAM RATING OF **'Excellent'**

**A** 0-25

EPC RATING OF **'A'**







# Meeting the UK's demand for flexible, high quality logistics space

Panattoni continues to be the largest speculative developer in the UK and has, to date, committed to more than 20 million sq ft of new industrial space.

We speculatively build in strategic locations that offer easy access to major trunk roads, connecting occupiers effortlessly to both labour supply and customers.

*Indicative images only*





# The world's largest privately owned industrial developer

Panattoni is the world's largest privately owned industrial developer, having developed 565 million sq ft to date, with 53 offices across the globe.

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 exceed our client expectations.

Find out more about Panattoni at [www.panattoni.co.uk](http://www.panattoni.co.uk)

**53 offices**  
WORLDWIDE

**2,500**  
CUSTOMERS  
ACROSS EUROPE

**565 million**  
SQ FT DEVELOPED  
WORLDWIDE

**205 million +**  
SQ FT COMMITTED TO IN THE  
UK IN THE LAST FOUR YEARS

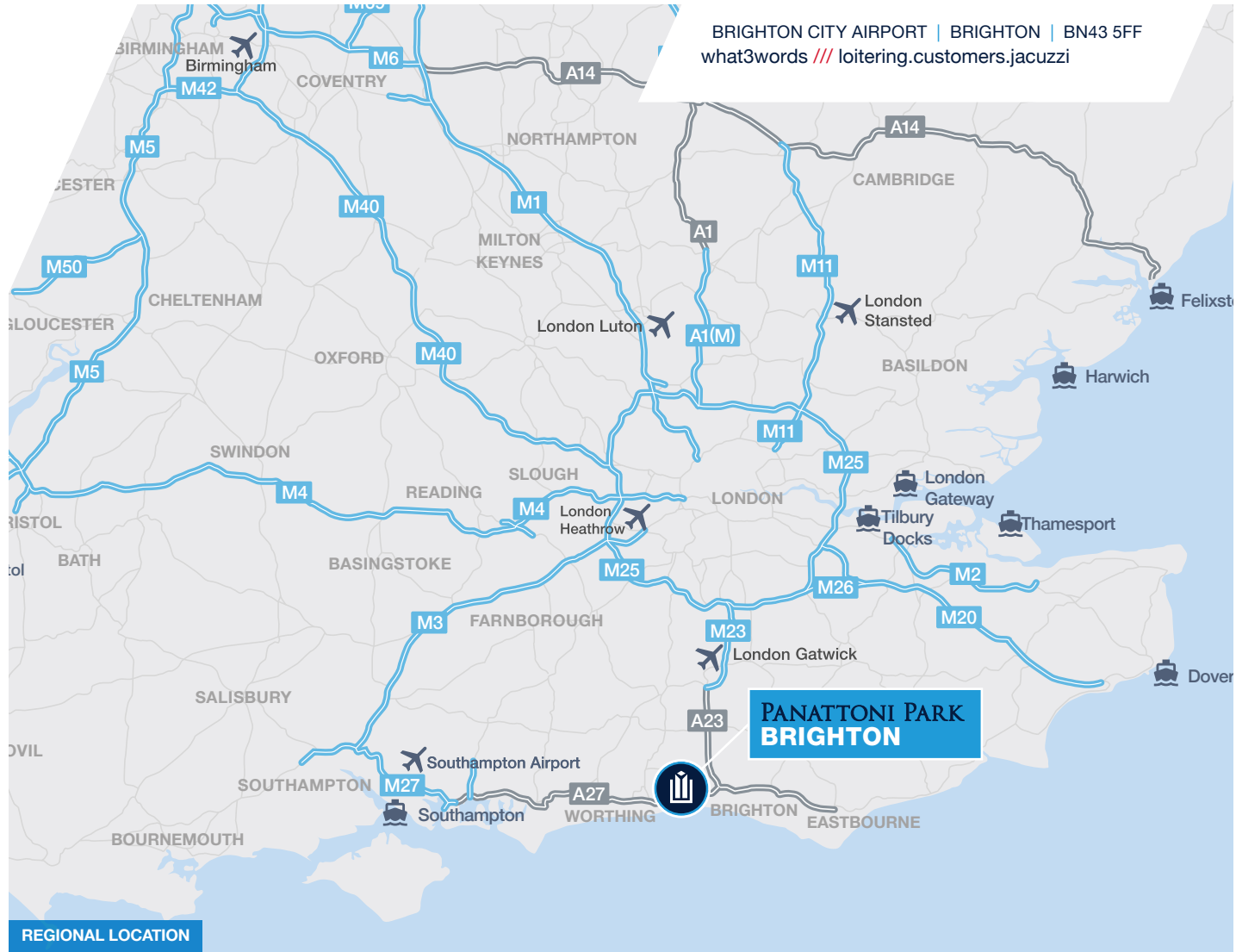


*Indicative images only*



# The south coast's peerless warehouse opportunity

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



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