

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/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>**

Targeting BREEAM  
'Excellent'

**A 0-25**

EPC  
rating of 'A'



**ANTICIPATED  
TIMELINE**

**ON SITE NOW**

Preparatory works  
underway on site

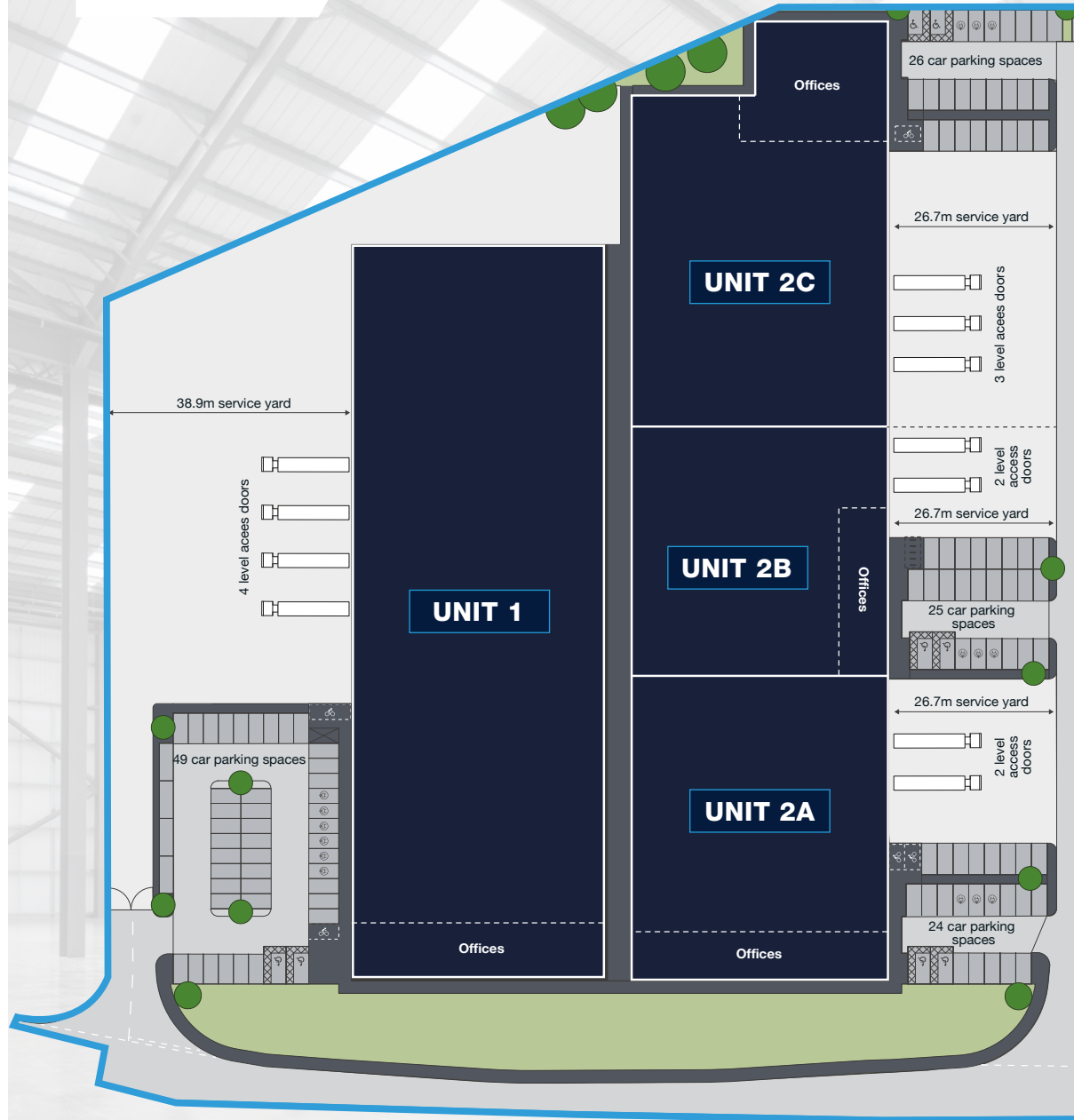
**Q1 2024**

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
<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

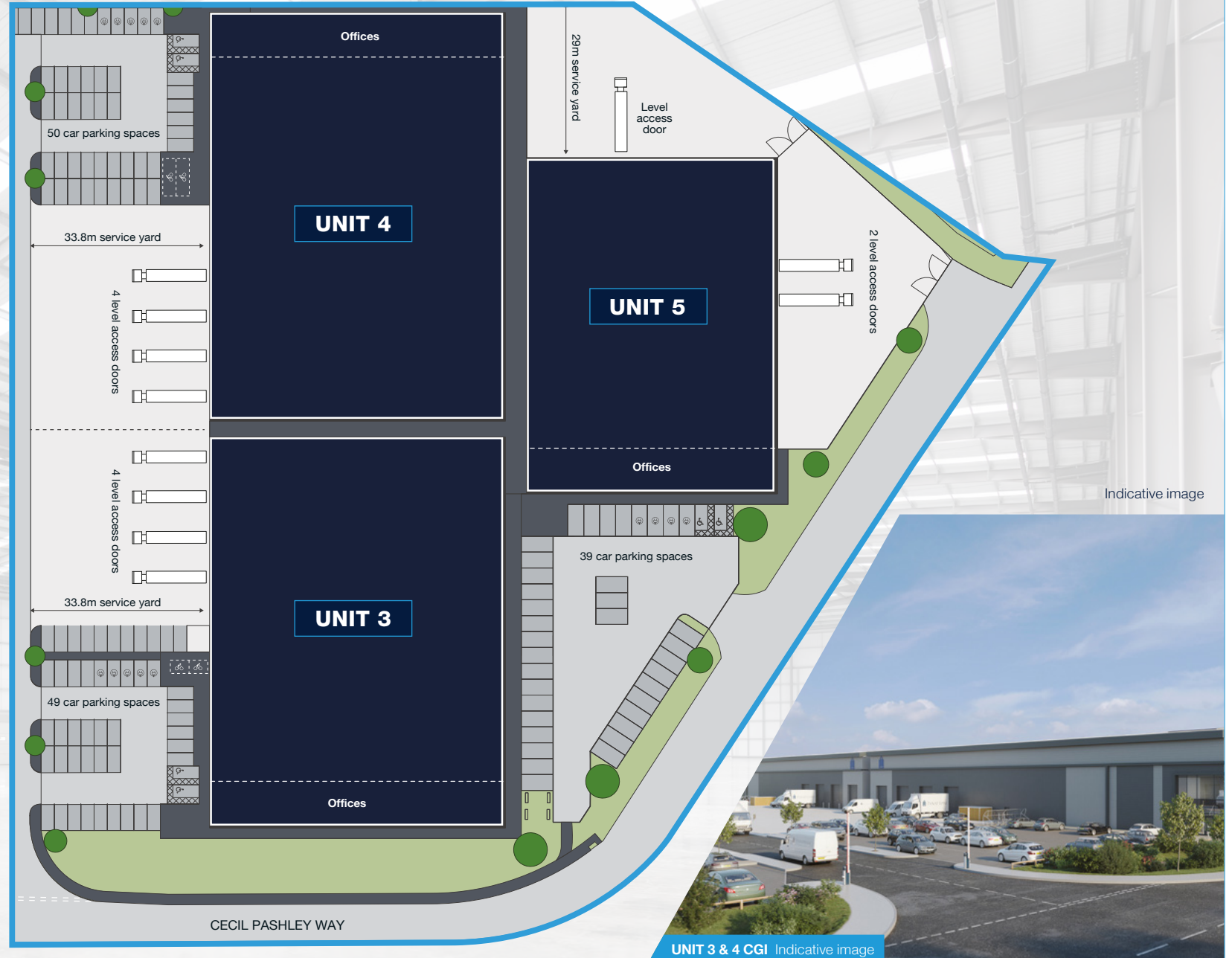
## UNIT 5

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



**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.

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

# 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



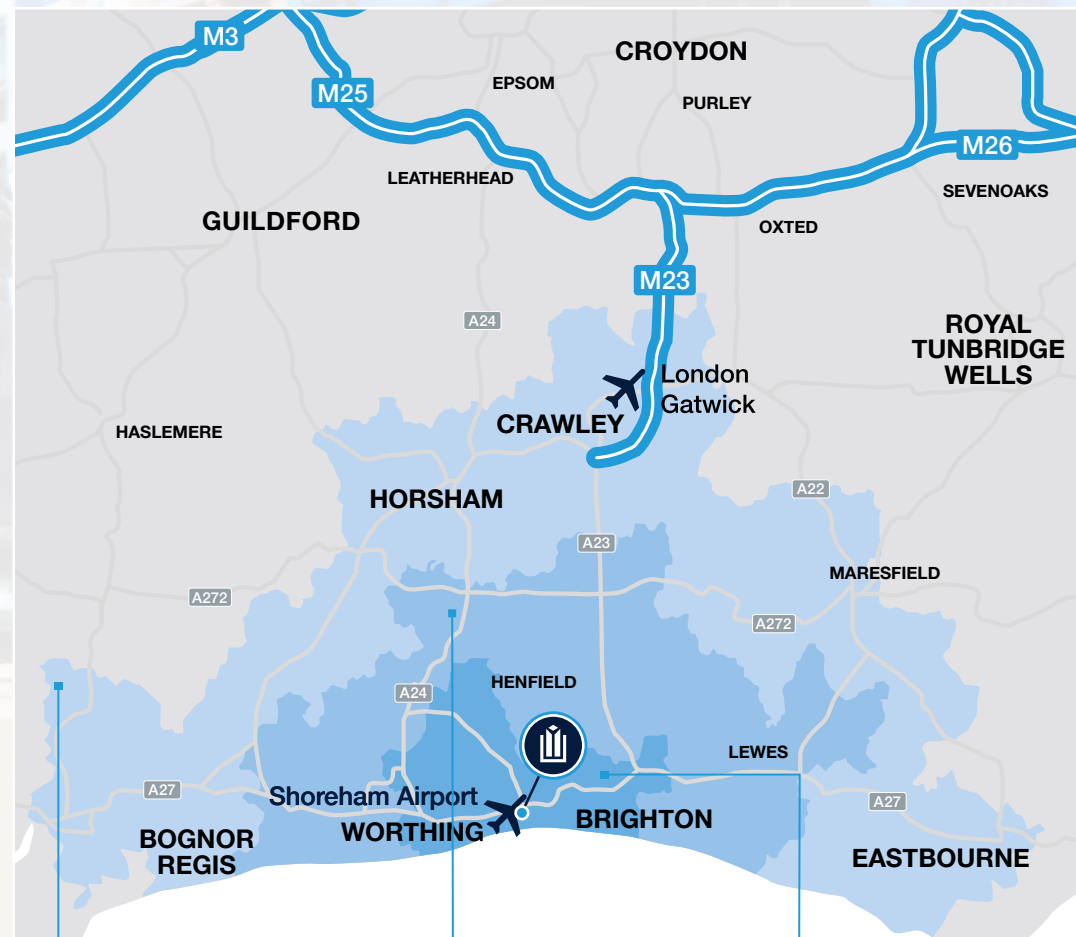
**45,300**  
WANT A JOB IN WEST SUSSEX, EAST SUSSEX, BRIGHTON & HOVE

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

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'



# PANATTONI PARK BRIGHTON

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.



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