

S205

 PANATTONI PARK
SITTINGBOURNE

205,788 SQ FT

TO LET

**AVAILABLE NOW
FINAL OPPORTUNITY**



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

panattoni.co.uk/sittingbourne

S205



PANATTONI PARK SITTINGBOURNE is perfectly situated 4 miles from J5 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.

EFFICIENT. AGILE. READY.

S205





18
DOCK LOADING DOORS

20
TRAILER PARKING SPACES

0.45 MVA
PV POWER GENERATION
(INCLUDED IN THE BASE SPECIFICATION)

EV
ELECTRIC VEHICLE
CHARGING POINTS

FM1
FLOORING

222
CAR PARKING SPACES

15%
ROOFLIGHTS
TO WAREHOUSE

50m
CONTAINED
SERVICE YARD

2
LEVEL ACCESS DOORS

15m
CLEAR INTERNAL HEIGHT

2.07 MVA
POWER
FROM GRID

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



PANATTONI SITTINGBOURNE 205 • FINAL UNIT REMAINING •
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
TOTAL (GIA)	205,788 sq ft	19,118 sq m

EFFICIENT BY DESIGN. SUSTAINABLE BY SPECIFICATION.

S205
18
3000 LITERS
3000 LITERS

S205
2 LEVEL ACCESS
DOORS

S205
50kN/m²
FLOOR
LOADING

S205
PM1
FLOORING

S205
15m
CLEAR SPAN
HEIGHT

S205
2.07 MV
EHS SUPPLY

S205
0.48 MV
PURPOSE
DESIGNED

S205
PV
ROOF MOUNTED
SYSTEM

S205
2.52 MV
TOTAL
POWER



WATER LEAK
DETECTION



RAINWATER
HARVESTING



ROOF-MOUNTED (PV)
SYSTEM PROVIDING A
COST SAVING OF £0.42 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



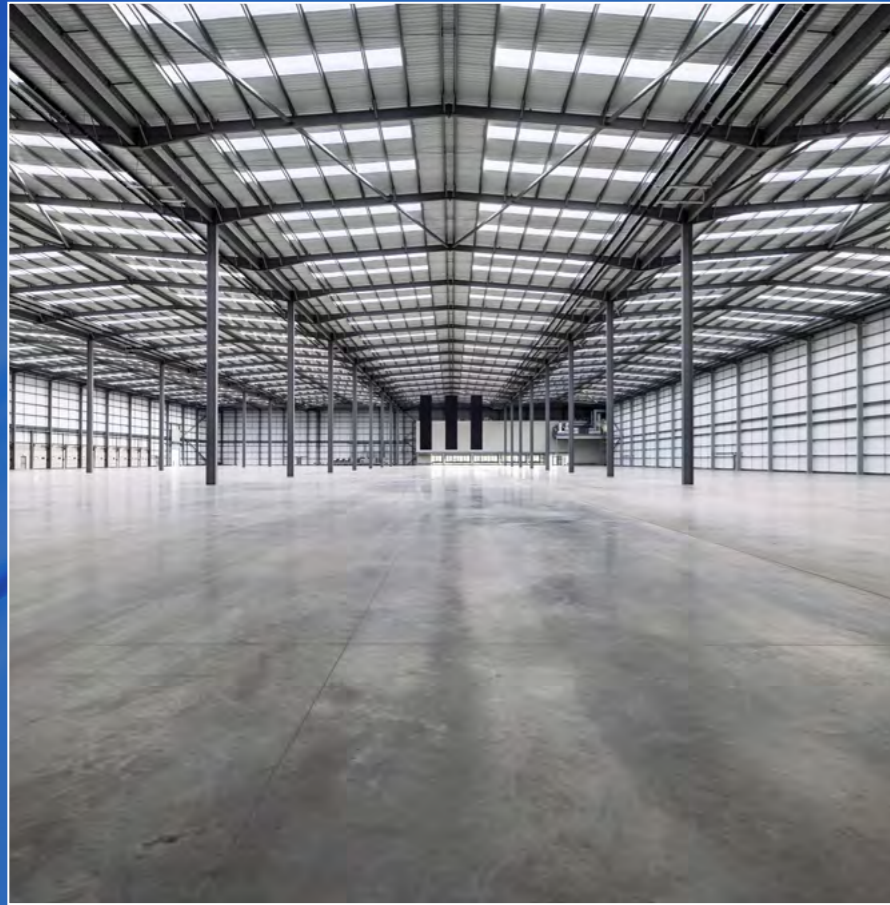
SUB-METERING OF
ENERGY CONSUMPTION



EPC A
RATING



EPC A+
OFFICES



CHILL BOX READY

Sittingbourne 205 has been designed with cold storage in mind, offering a “Chill Box Ready” solution that supports fast, cost-efficient occupation. The building specification has been developed to help operators move in quickly and set up a temperature-controlled environment with minimal delay, reducing the time and disruption typically associated with specialist fit-out.

An energy-efficient cladding system and a 0°C-capable building envelope help support temperature stability and operational performance, making the space well suited to chilled logistics and cold chain uses. The approach is focused on practicality: a robust base build that enables occupiers to implement their preferred internal chill box configuration with confidence.

Lower-Cost Energy Options Built In

A roof-mounted solar PV system forms part of the base specification, helping to reduce ongoing running costs. Estimated energy cost savings of approximately £87,600 per annum for S205. This provides a compelling advantage for energy-intensive operations such as chilled and cold storage.

Power Capacity to Support Operations

The site benefits from 2.52 MVA power available, with a 2.07 from grid. This capacity supports high-demand users and offers flexibility for refrigeration plant and other power-hungry equipment, helping future-proof operations as requirements evolve.



POWER

2.52 MVA
WITH 2.07
POWER FROM GRID



CLADDING

**ENERGY EFFICIENT
CLADDING SYSTEM**
“CHILL STORE” READY
0 DEGREE ENVELOPE



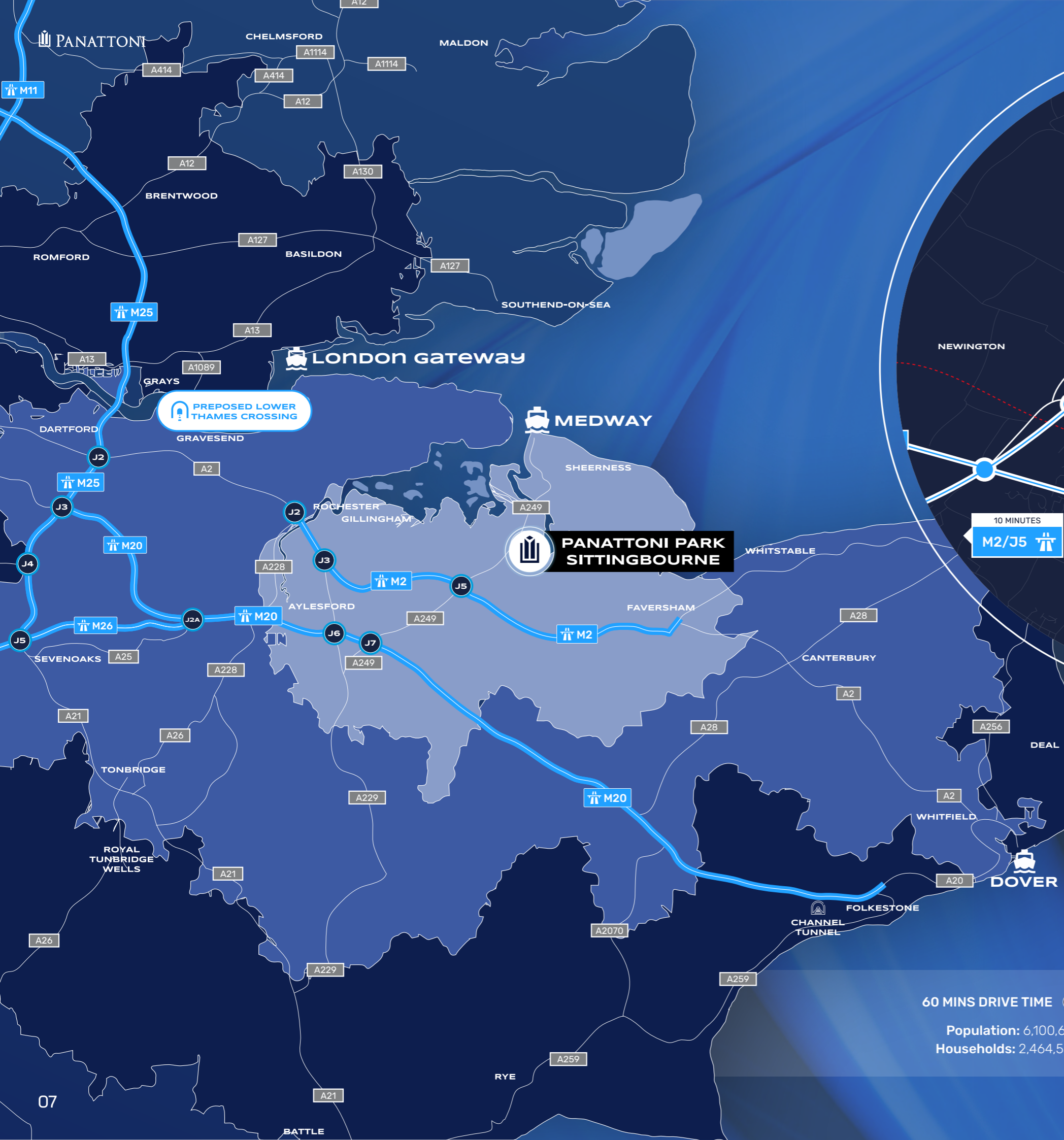
PV

**BASE SPECIFICATION
ROOF MOUNTED PV SYSTEM**
£0.42 PER SQ FT
(SAVING PER ANNUM)



SAVINGS

ENERGY SAVINGS OF:
£87,600
PER ANNUM (APPROX)



LOCAL & GLOBAL MARKETS

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.

60 MINS DRIVE TIME ●
 Population: 6,100,667
 Households: 2,464,550

40 MINS DRIVE TIME ○
 Population: 1,365,364
 Households: 553,477

20 MINS DRIVE TIME ○
 Population: 450,740
 Households: 183,127



POSITIONED FOR 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 J5 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

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%**

S205

PANATTONI PARK SITTINGBOURNE

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 for 8 consecutive years.



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