S205

PANATTONI PARK
SITTINGBOURNE

205,788 SQ FT

TO LET

AVAILABLE NOW
FINAL OPPORTUNITY



SAT NAV: ME10 2FD
///JABS.SWEAR.JAWS

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

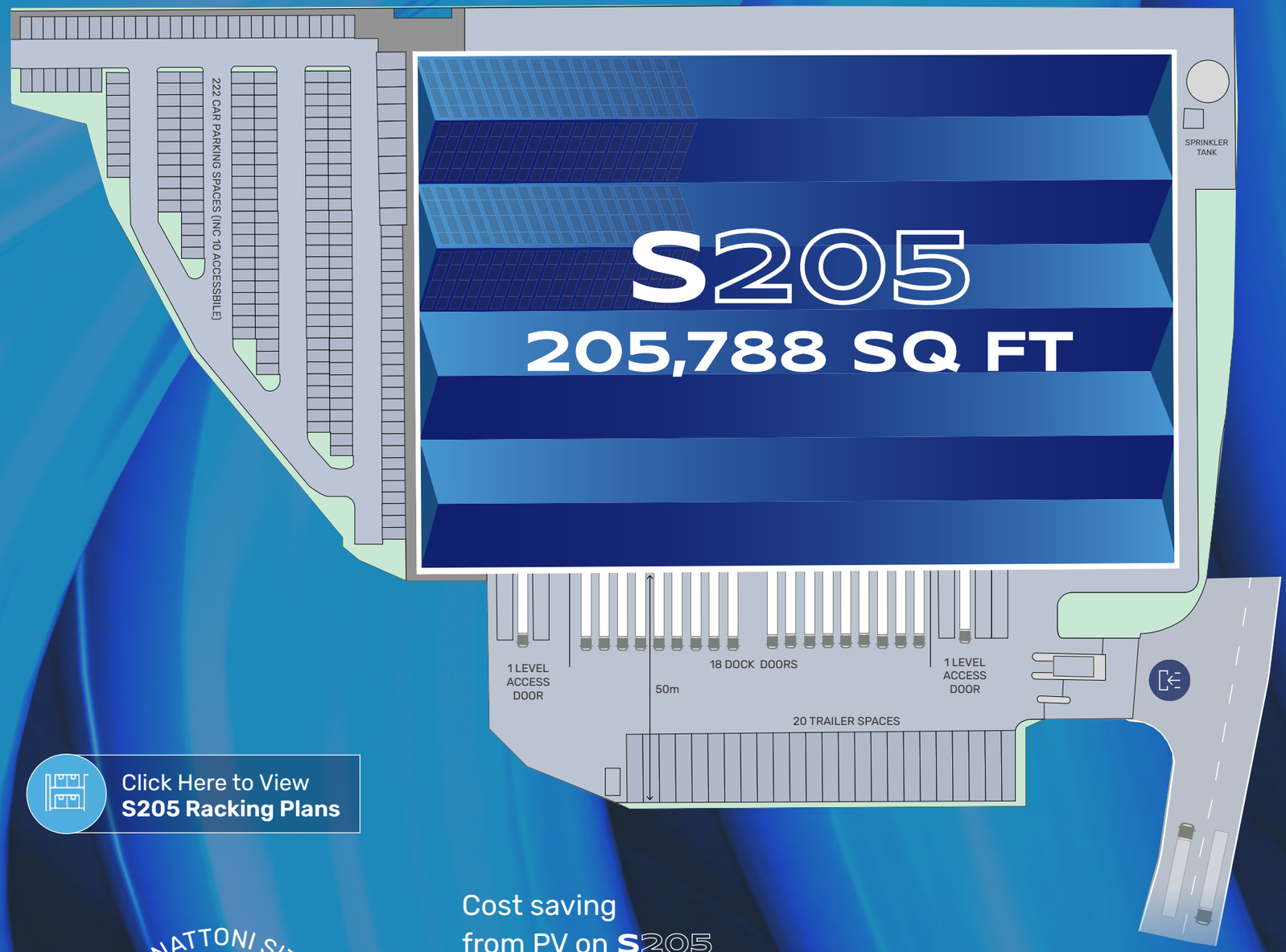
50m
CONTAINED
SERVICE YARD

2
LEVEL ACCESS DOORS

15m
CLEAR INTERNAL HEIGHT

2.07 MVA
POWER
FROM GRID

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



Click Here to View
S205 Racking Plans

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.



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

WATER LEAK DETECTION

HIGH STANDARDS OF INSULATION & AIR TIGHTNESS

RAINWATER HARVESTING

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

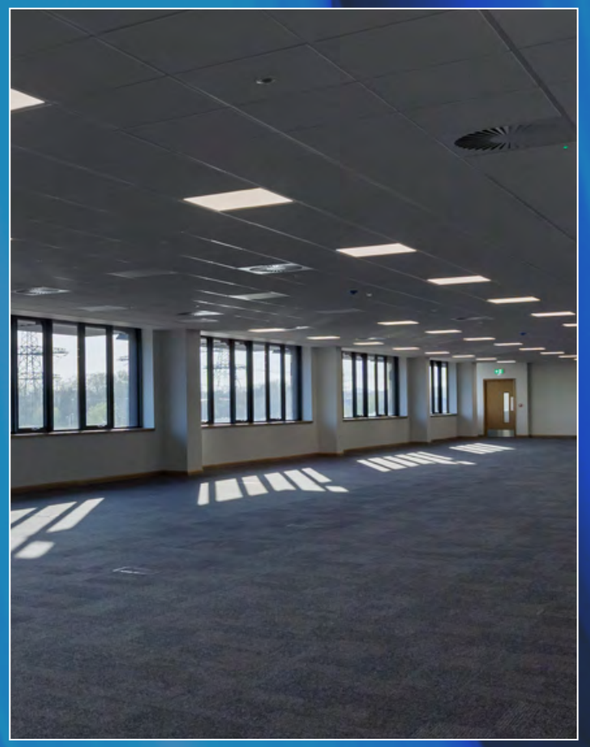
















CHILL BOX READY

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 2.07 MVA 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)

PANATTONI

CHELMSFORD

MALDON

A12

A1114

A414

M11

BRENTWOOD

A130

ROMFORD

BASILDON

A127

SOUTHEND-ON-SEA

M25

A13

London Gateway

GRAYS

A1089

PREPOSED LOWER THAMES CROSSING

DARTFORD

GRAVESEND

MEDWAY

SHEERNESS

A2

J2

J3

J4

J5

M20

ROCHESTER

GILLINGHAM

A249

PANATTONI PARK SITTINGBOURNE

WHITSTABLE

A228

M2

J6

J7

J2A

M26

AYLESFORD

FAVERSHAM

SEVENOAKS

A25

A28

CANTERBURY

A21

A26

TONBRIDGE

A229

A256

DEAL

ROYAL TUNBRIDGE WELLS

WHITFIELD

DOVER

A20

FOLKESTONE

CHANNEL TUNNEL

A2070

A259

RYE

BATTLE

HOWT GREEN

A429

KEMSLEY

NEWINGTON

SITTINGBOURNE

SITTINGBOURNE TRAIN STATION

10 MINUTES

M2/J5

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	40 MINS DRIVE TIME	20 MINS DRIVE TIME
Population: 6,100,667	**Population:** 1,365,364	**Population:** 450,740
Households: 2,464,550	**Households:** 553,477	**Households:** 183,127



	DISTANCE	JOURNEY
Sittingbourne	3.5 miles	10 mins
Channel Tunnel	41 miles	51 mins
London	53 miles	1 hr 26 m
Birmingham	175 miles	3 hr 2 m
Manchester	257 miles	4 hr 33 m
Liverpool	269 miles	4 hr 42 m

	DISTANCE	JOURNEY
Manston Int.	39 miles	46 mins
Gatwick	52 miles	59 mins
London City	52 miles	1 hr 8 m
Stansted	72 miles	1 hr 20 m
Heathrow	75 miles	1 hr 25 m
Luton	92 miles	1 hr 40 m

	DISTANCE	JOURNEY
A429	1 mile	2 mins
M2 J5	5 miles	10 mins
M20 / J7	11 miles	15 mins
M25 / J2	30 miles	37 mins

	DISTANCE	JOURNEY
Medway	8 miles	17 mins
Dover	35 miles	50 mins
London Gateway	94 miles	1 hr
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

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 J5 on the M2 offering seamless entry to the motorway network.

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%
OF STAFF WITHIN 30 MINUTES OF THE SITE

LABOUR POOL
72.3%
OF THE POPULATION IN SITTINGBOURNE IS ECONOMICALLY ACTIVE

REFERENCE: NOMIS

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 customers' 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.

savills

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