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Brighton
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panattoni.co.uk/brighton

PANATTONI PARK BRIGHTON

7 speculatively built industrial/logistics opportunities

FROM 19,693 TO 267,074 SQ FT

AVAILABLE
NOW
GRADE-A UNITS • GRADE-A UNITS • GRADE-A UNITS

 PANATTONI

PANATTONI PARK
BRIGHTON



APPROXIMATELY

7 SPECULATIVELY BUILT UNITS

FROM 19,693 TO 267,074 SQ FT

Situated adjacent to Brighton City Airport and the A27 dual carriageway, Panattoni Park Brighton delivers 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.*

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














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HIGH SPECIFICATION

The 7 Grade-A units are well-specified to appeal to a broad range of industrial/logistics occupiers.

All units have a rating of BREEAM 'Excellent' and EPC 'A' 8-11, along with standard features such as 15% warehouse rooflights and EV charging points.

BASE SPECIFICATION

- **2-4**
LEVEL ACCESS
DOORS
- **UP TO 10M**
CLEAR
INTERNAL HEIGHT
- **MINIMUM
50KN/M2**
FLOOR LOADING
- **15%**
ROOF
LIGHTS
- **9 TONNE**
RACK LEG
LOADING
- **FM2**
FLOORING
- **2.5 MVA**
POWER SUPPLY
PARK WIDE
- **SOLAR
PV
READY**
- **LED**
LIGHTING
- **MINIMUM
26.7M**
YARD DEPTH
- **20%**
EV CHARGING
POINTS
- **CYCLE
PARKING
SPACES**



UNITS 3 & 4



UNIT 2

SUSTAINABLE AS STANDARD

Benefit from a high standard specification, with a BREEAM rating of '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



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



Meets environmental & social standards



BREEAM rating of 'Excellent'

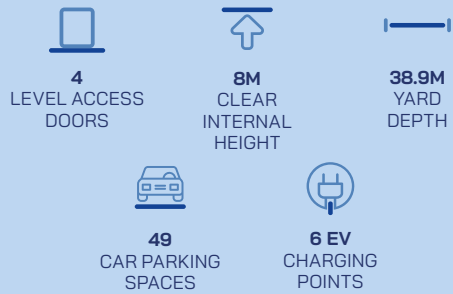


EPC rating of 'A'



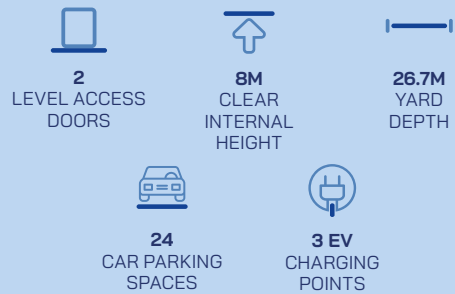
UNIT 1

Warehouse	50,207 sq ft	4,664 sq m
Offices	5,190 sq ft	482 sq m
TOTAL (GEA)	55,397 sq ft	5,146 sq m



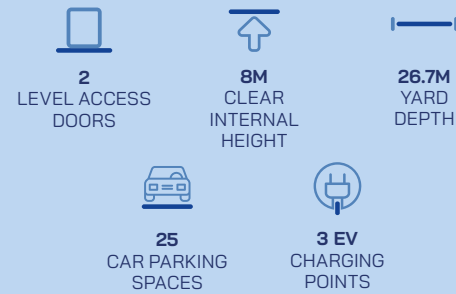
UNIT 2A

Warehouse	20,102 sq ft	1,868 sq m
Offices	4,313 sq ft	400 sq m
TOTAL (GEA)	24,415 sq ft	2,268 sq m



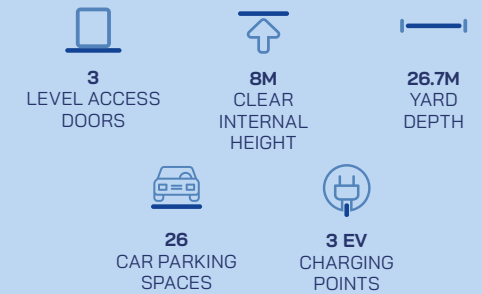
UNIT 2B

Warehouse	16,760 sq ft	1,557
Offices	2,933 sq ft	273 sq m
TOTAL (GEA)	19,693 sq ft	1,830 sq m



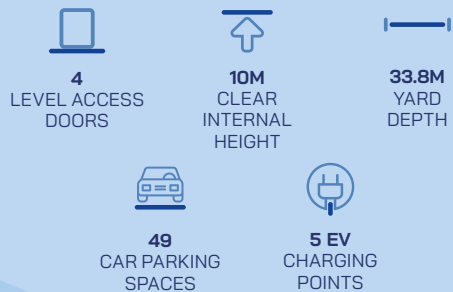
UNIT 2C

Warehouse	25,065 sq ft	2,329 sq m
Offices	5,491 sq ft	510 sq m
TOTAL (GEA)	30,556 sq ft	2,839 sq m



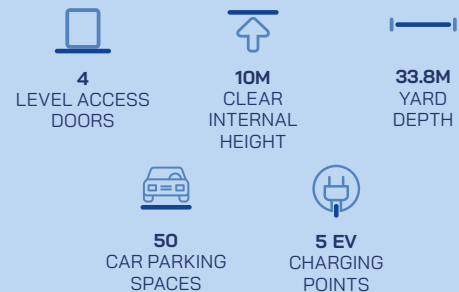
UNIT 3

Warehouse	43,010 sq ft	3,996 sq m
Offices	6,260 sq ft	582 sq m
TOTAL (GEA)	49,270 sq ft	4,578 sq m



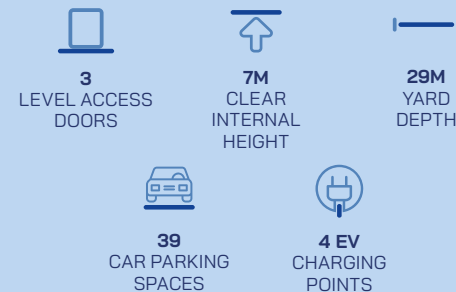
UNIT 4

Warehouse	45,019 sq ft	4,182 sq m
Offices	6,292 sq ft	585 sq m
TOTAL (GEA)	51,311 sq ft	4,767 sq m



UNIT 5

Warehouse	30,792 sq ft	2,861 sq m
Offices	5,640 sq ft	524 sq m
TOTAL (GEA)	36,432 sq ft	3,385 sq m



SPECULATIVELY BUILT INDUSTRIAL /LOGISTICS UNITS

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.

Ready to work



45,300

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

Source: NOMIS June 2022



42,500

MANUFACTURING
WORKERS



39,000

TRANSPORT AND
STORAGE WORKERS

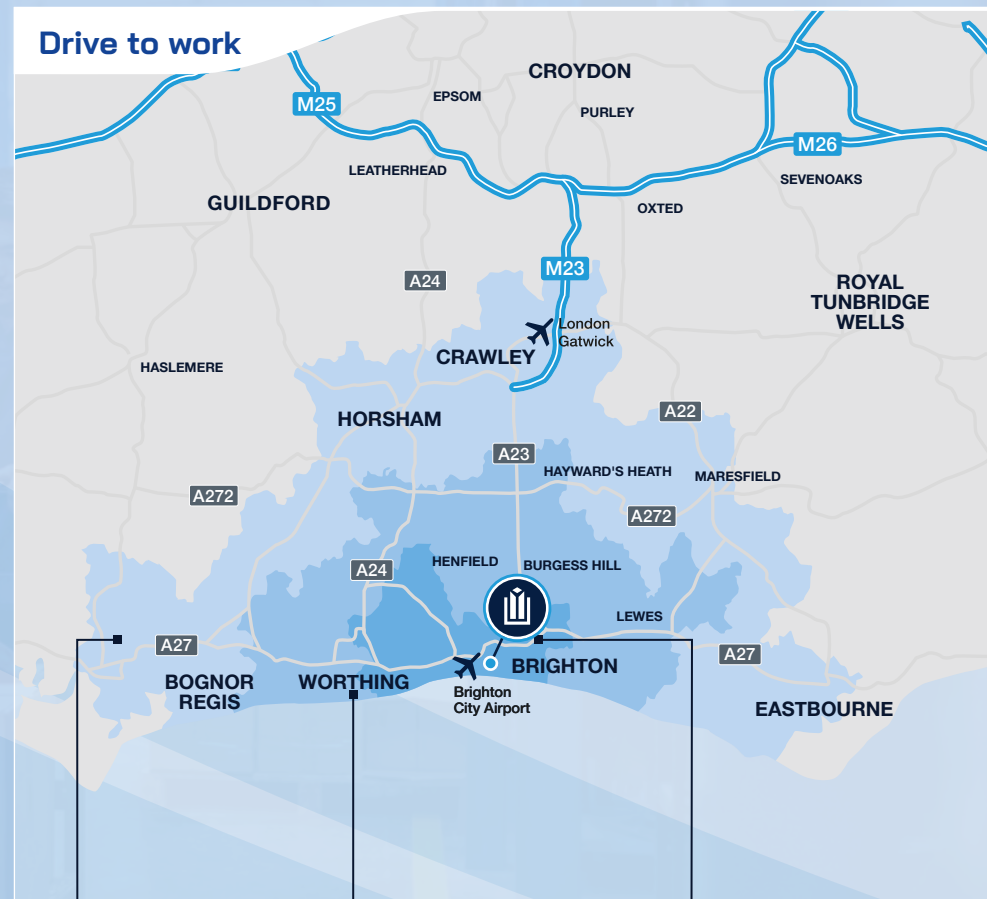
In West Sussex, East Sussex, Brighton & Hove
Sources: NOMIS 2020

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

Drive to work



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



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.



21 mins to Brighton
BY VAN



59 mins 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

Sources: www.drivetimemaps.co.uk, Royal Mail, Lorry Route Planner 2022

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 25 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.



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 610 million sq ft to date.

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 clients expectations.

Find out more about Panattoni at
www.panattoni.co.uk

37
years since
inception

2,500
international
customers

225 million+
sq ft developed by
Panattoni across Europe

610 million+
sq ft developed by
Panattoni worldwide



LARGEST IN THE UK • LARGEST IN EUROPE

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



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