MENU

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

INDICATIVE IMAGE

PANATTONI PARK BOREHAMWOOD

ELSTREE WAY | BOREHAMWOOD | NORTH LONDON | WD6 1SN

WAREHOUSE/DISTRIBUTION UNITS

35,000 sq ft - 334,000 sq ft

- Units available to pre-let
- Direct access to London and M25
- Clear height up to 15m
- Substantial power supply

BUILD TO SUIT OPTION AVAILABLE FOR PRE-LET DURING 2019 FOR OCCUPATION IN Q4 2020

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PANATTONI

PANATTONI PARK
BOREHAMWOOD

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

INTRODUCTION

Panattoni Park Borehamwood is located inside the M25, less than half a mile from the A1 Junction for Borehamwood and 2.5 miles from J23 of the M25 (South Mimms). This makes it both the perfect location for an urban logistics occupier serving London and an excellent base for a national logistics operation requiring access to the South East.

It benefits from competitive rents compared to locations in the West of London.

It benefits further from having a high percentage of economically active people of a working age. Salary levels are less than the Outer London average.

The buildings at Panattoni Park Borehamwood will be available with significant on-site power generation through renewable energy and also have electric vehicle charging points.

Planning has been submitted for a flexible platform of up to 360,000 sq ft. The site is being marketed for BTS opportunities while site preparation and demolition occurs. Occupation of bespoke BTS buildings will be available from Q4 2020.

PANATTONI PARK
BOREHAMWOOD

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

PANATTONI PARK BOREHAMWOOD – CENTRAL LONDON VIEW

Panattoni Park Borehamwood
is within 12 miles of Central London

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

PANATTONI PARK BOREHAMWOOD – WEST LONDON VIEW

INTRODUCTION
CENTRAL LONDON VIEW
WEST LONDON VIEW
MARKET AND WORKFORCE
VAN DRIVE TIMES
HGV DRIVE TIMES
4 UNIT OPTION
4 UNIT PLAN AND SPECIFICATION
2 UNIT OPTION
2 UNIT PLAN AND SPECIFICATION
ABOUT PANATTONI
LOCATION
CONTACT

MARKET AND WORKFORCE

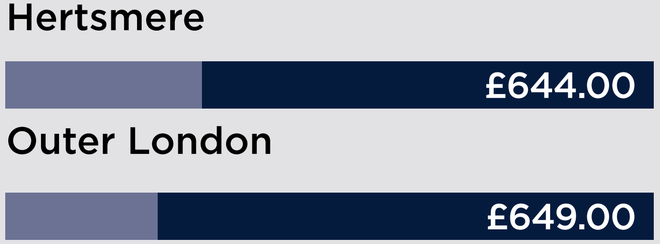
13.5 million people
live within the M25

Over 1,312,608
economically active people live within a 30 minute drive time

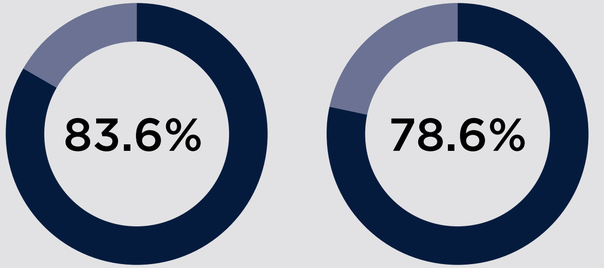
154,000
employed in transport and storage in Greater London

COMPARISON

SALARY



ECONOMICALLY ACTIVE



INTRODUCTION
CENTRAL LONDON VIEW
WEST LONDON VIEW
MARKET AND WORKFORCE
VAN DRIVE TIMES
HGV DRIVE TIMES
4 UNIT OPTION
4 UNIT PLAN AND SPECIFICATION
2 UNIT OPTION
2 UNIT PLAN AND SPECIFICATION
ABOUT PANATTONI
LOCATION
CONTACT

www.ppborehamwood.com

ACCESS LONDON AND BEYOND

Located inside the M25 with easy access to the A1, Panattoni Park Borehamwood is ideally located for urban logistics within London. However, it is also within easy reach of the national motorway network, putting 13.5 million people within the M25.

Van drive times from Central London

PLACES

Drive times	Distance	Journey
Enfield	10.7 miles	22 mins
Watford	11.8 miles	22 mins
Harrow	10.1 miles	27 mins
Wembley Stadium	11.6 miles	29 mins
Marble Arch	12.7 miles	39 mins
Twickenham	20 miles	46 mins
Reading	54 miles	1 hr 10 mins
Croydon	60.7 miles	1 hr 20 mins
Southampton	92.7 miles	1 hrs 45 mins

Van drive times source: AA Routefinder

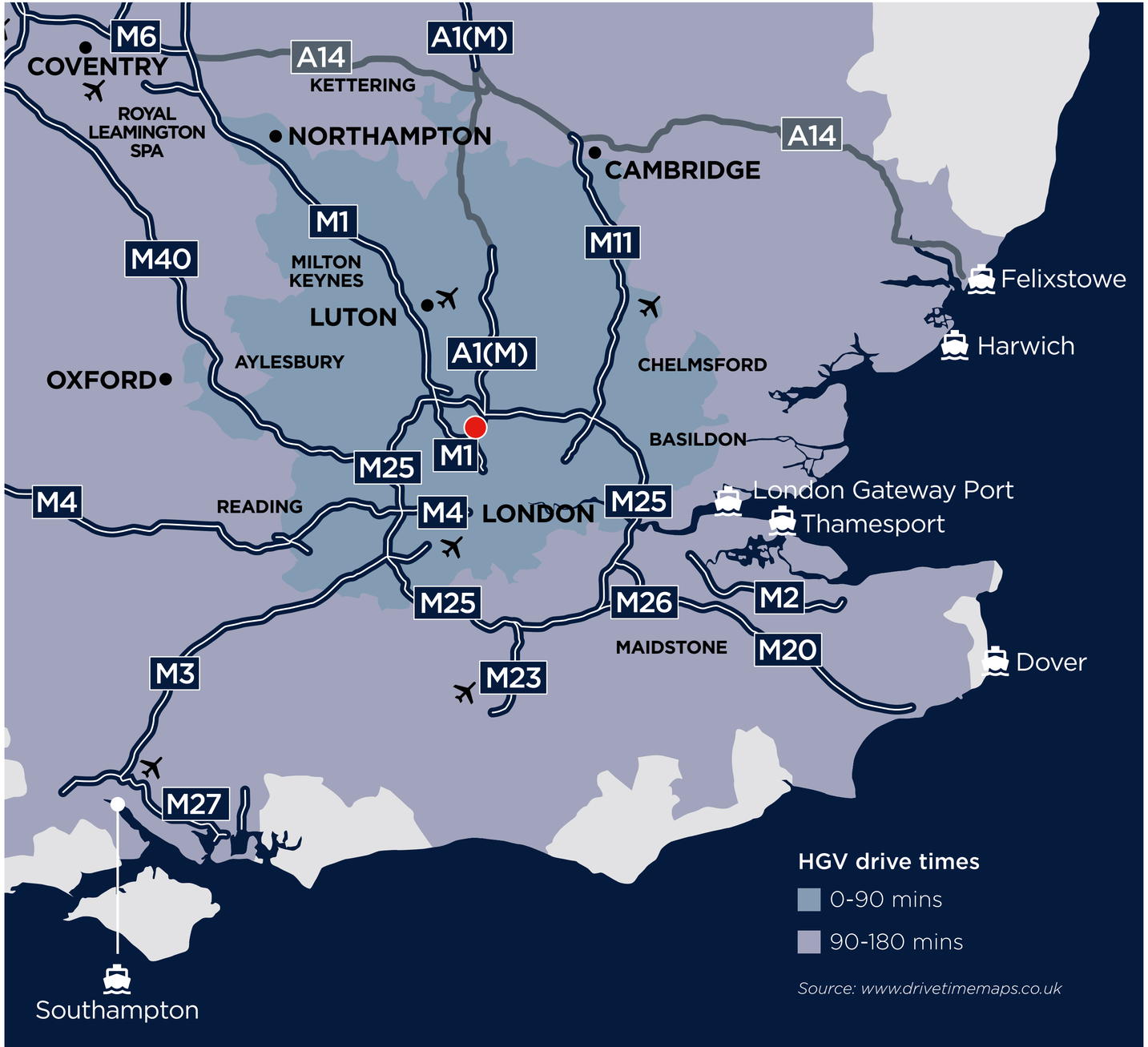
Source: freightjoruneyplanner.co.uk

PANATTONI

INTRODUCTION
CENTRAL LONDON VIEW
WEST LONDON VIEW
MARKET AND WORKFORCE
VAN DRIVE TIMES
HGV DRIVE TIMES
4 UNIT OPTION
4 UNIT PLAN AND SPECIFICATION
2 UNIT OPTION
2 UNIT PLAN AND SPECIFICATION
ABOUT PANATTONI
LOCATION
CONTACT

www.ppborehamwood.com

HGV DRIVE TIMES



PLACES

Drive times	Distance	Journey
Northampton	56.7 miles	1 hr 48 mins
Reading	48.5 miles	1 hr 56 mins
Coventry	86.9 miles	2 hrs 37 mins
Birmingham	106.8 miles	3 hrs 9 mins

PORTS

London Gateway	44.0 miles	1 hr 36 mins
Felixstowe	93.1 miles	2 hrs 47 mins
Portsmouth	90.2 miles	3 hrs 13 mins
Southampton	105.4 miles	3 hrs 35 mins

AIRPORTS

Luton Airport	23.6 miles	47 mins
Stanstead Airport	36.6 miles	1 hrs 4 mins
Heathrow Airport	24.1 miles	1 hr 13 mins
Gatwick Airport	67.7 miles	2 hrs 29 mins

HGV drive times source: freightjourneyplanner.co.uk

PANATTONI

PANATTONI PARK
BOREHAMWOOD

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

BOREHAMWOOD – **4 UNIT OPTION:** INDICATIVE IMAGE

PANATTONI PARK
BOREHAMWOOD

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

INDICATIVE PLAN FOR BUILDINGS AVAILABLE ON A BUILD TO SUIT BASIS

PANATTONI PARK BOREHAMWOOD - SCHEME 1 - MASTERPLAN

PANATTONI PARK BOREHAMWOOD 35

INDICATIVE SPECIFICATION

Warehouse	20,000 sq ft	1,858 sq m
Two storey office	15,000 sq ft	1,394 sq m
TOTAL	**35,000 sq ft**	**3,252 sq m**

PANATTONI PARK BOREHAMWOOD 68

INDICATIVE SPECIFICATION

Warehouse	60,790 sq ft	5,648 sq m
First floor office	6,925 sq ft	643 sq m
TOTAL	**67,715 sq ft**	**6,291 sq m**

PANATTONI PARK BOREHAMWOOD 81

INDICATIVE SPECIFICATION

Warehouse	72,800 sq ft	6,764 sq m
First floor office	8,280 sq ft	769 sq m
TOTAL	**81,080 sq ft**	**7,533 sq m**

PANATTONI PARK BOREHAMWOOD 133

INDICATIVE SPECIFICATION

Warehouse	124,340 sq ft	11,552 sq m
First floor office	8,500 sq ft	789 sq m
TOTAL	**132,840 sq ft**	**12,341 sq m**

BASE SPECIFICATION

- UP TO 15m CLEAR INTERNAL HEIGHT
- KN MINIMUM 50kN/m² FLOOR LOADING
- UP TO 9 Tonne RACK LEG LOADING
- UP TO 15% ROOF LIGHTS
- UP TO 2 MVA
- COMPLIANT FM2 FLOORING

OPTIONAL SPECIFICATION

- ON-SITE RENEWABLE ENERGY GENERATION
- ELECTRIC VEHICLE CHARGING POINTS
- LOW ENERGY LIGHTING OFFICES

Built to BREEAM rating of 'Very Good'
EPC rating of 'A'

A 0-25

INTRODUCTION
CENTRAL LONDON VIEW
WEST LONDON VIEW
MARKET AND WORKFORCE
VAN DRIVE TIMES
HGV DRIVE TIMES
4 UNIT OPTION
4 UNIT PLAN AND SPECIFICATION
2 UNIT OPTION
2 UNIT PLAN AND SPECIFICATION
ABOUT PANATTONI
LOCATION
CONTACT

www.ppborehamwood.com

PANATTONI

BOREHAMWOOD – **2 UNIT OPTION:** INDICATIVE IMAGE

PANATTONI PARK
BOREHAMWOOD

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

INDICATIVE PLAN FOR BUILDINGS AVAILABLE ON A BUILD TO SUIT BASIS

PANATTONI PARK BOREHAMWOOD - SCHEME 2 - MASTERPLAN

PANATTONI PARK BOREHAMWOOD 35

INDICATIVE SPECIFICATION

Warehouse	21,000 sq ft	1,951 sq m
Two storey office	14,000 sq ft	1,300 sq m
TOTAL	**35,000 sq ft**	**3,251 sq m**

PANATTONI PARK BOREHAMWOOD 328

INDICATIVE SPECIFICATION

Warehouse	307,100 sq ft	28,530 sq m
Two storey offices	16,968 sq ft	1,576 sq m
Two storey hub offices	4,000 sq ft	372 sq m
Gatehouse	269 sq ft	25 sq m
TOTAL	**328,337 sq ft**	**30,503 sq m**

BASE SPECIFICATION

- UP TO 15m CLEAR INTERNAL HEIGHT
- KN MINIMUM 50kN/m² FLOOR LOADING
- UP TO 9 Tonne RACK LEG LOADING
- UP TO 15% ROOF LIGHTS
- UP TO 2 MVA
- COMPLIANT FM2 FLOORING

OPTIONAL SPECIFICATION

- ON-SITE RENEWABLE ENERGY GENERATION
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A 0-25

PANATTONI PARK
BOREHAMWOOD

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

PANATTONI

Panattoni is the world's largest privately owned industrial developer with 26 offices across the globe, having developed over 320 million sq ft. In the UK, Panattoni is the largest speculative developer with over 6 million sq ft of development underway.

Panattoni has an enviable record which we are justly proud of, but we have our eye firmly fixed on the future. Overall, our aim is to provide customers with the quality of product on which their business can depend. This is achieved through our continual investment in engineering improvement and employing a 'best in class' supply chain, supported through our experienced delivery team.

Panattoni projects are characterised by **innovation, flexibility, speed and convenience.** Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.

www.panattoni.co.uk

HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM

GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY

ALL STEELWORK IS PRE-FINISHED WITH A FACTORY APPLIED TWO PART EPOXY COATING

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BOREHAMWOOD

EASY ACCESS TO CENTRAL LONDON AND NATIONAL MOTORWAY NETWORK

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

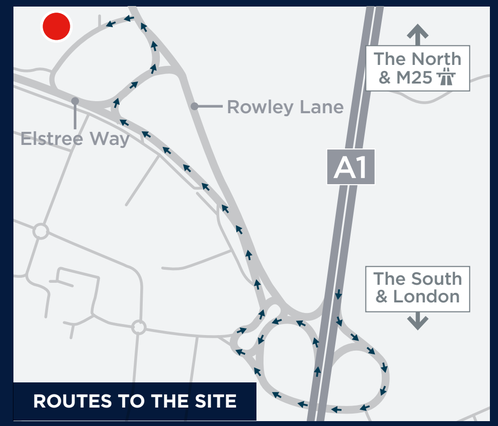
CONTACT

www.ppborehamwood.com

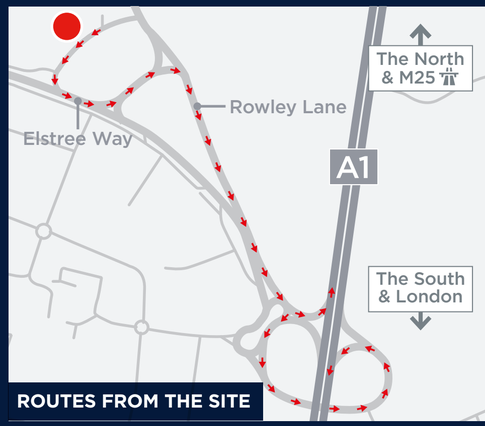
PANATTONI

ELSTREE WAY | BOREHAMWOOD | NORTH LONDON | WD6 1SN

REGIONAL LOCATION MAP



ROUTES TO THE SITE



ROUTES FROM THE SITE

INTRODUCTION

CENTRAL LONDON VIEW

WEST LONDON VIEW

MARKET AND WORKFORCE

VAN DRIVE TIMES

HGV DRIVE TIMES

4 UNIT OPTION

4 UNIT PLAN AND SPECIFICATION

2 UNIT OPTION

2 UNIT PLAN AND SPECIFICATION

ABOUT PANATTONI

LOCATION

CONTACT

www.ppborehamwood.com

PANATTONI

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