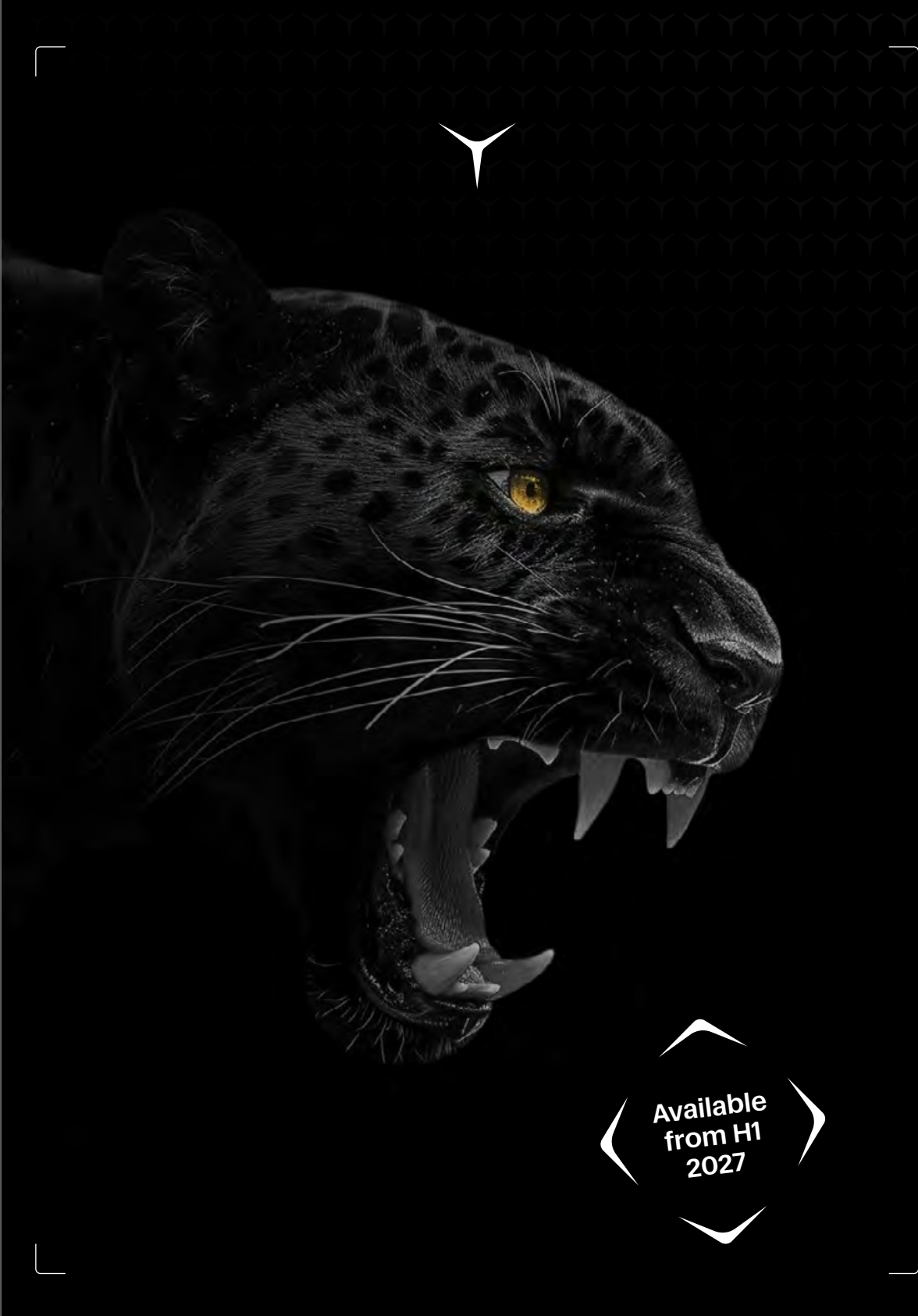


PANTHER

LOGISTICS PARK

Six Brand New Multi-Let Warehouse
Logistics Units 12,167 – 59,096 SQ FT



Available
from H1
2027

Panther Logistics Park, Sandy, Bedfordshire SG19 2AG

A development by:



CPG
INDUSTRIAL & LOGISTICS

Part of Charterhouse Property Group



CUTTING-EDGE DESIGN WITH OPERATIONAL EFFICIENCY

Panther Logistics Park offers six brand-new multi-let warehouse units totalling 155,600 sq ft (14,455 sq m). Each unit has been carefully designed to deliver operational flexibility, efficiency, and sustainability ensuring a future-proof environment for logistics and industrial occupiers.











The development provides Grade A office accommodation, secure yards, generous parking and clear eaves height suitable for high-volume storage. Every detail, from material choice to layout design, supports modern operational needs with an emphasis on performance and precision.

PANTHER

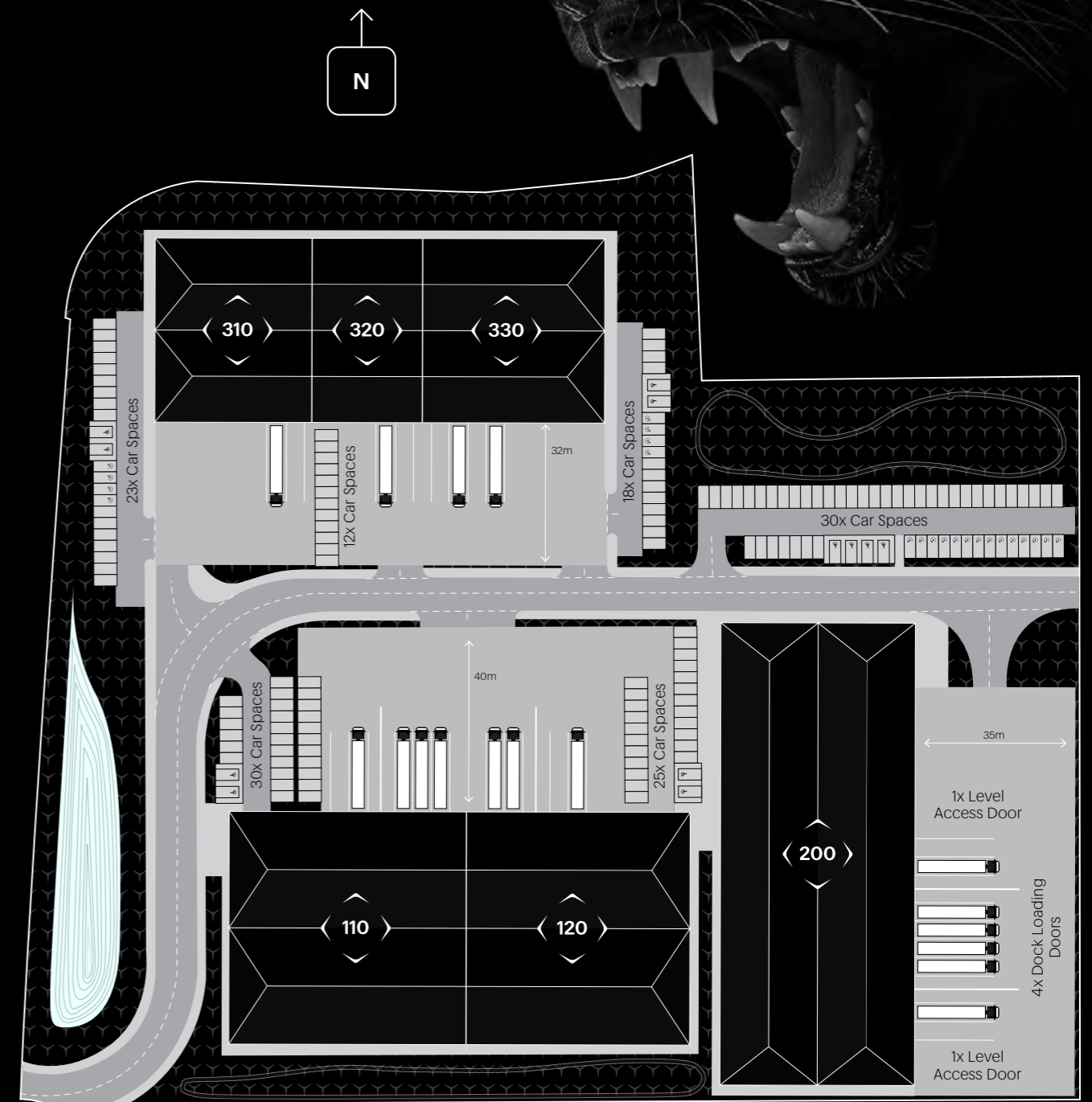
> ACCOMMODATION

Unit	Sq Ft	Sq M
< Unit 110 >	30,739	2,856
< Unit 120 >	28,357	2,634
< Unit 200 >	48,902	4,543
< Unit 310 >	16,546	1,537
< Unit 320 >	12,167	1,130
< Unit 330 >	18,888	1,755
Total	155,600	14,455

> SPECIFICATIONS

- 
Dock Doors
 2.8m w x 3.0m h clear
- 
Level Access Doors
 4.0m w x 4.0m h clear
- 
Warehouse Slab
 50kN/m²
- 
Eaves Height
 10.0m clear internal
- 
EV Charging
 20% Active 80% Passive minimum
- 
Power Capacity
 1.7 MVA
- 
Yard Depth
 32m - 40m
- 
Car Parking
 164 Spaces
- 
HGV Parking
 32 Spaces
- 
Grade A Office Accommodation

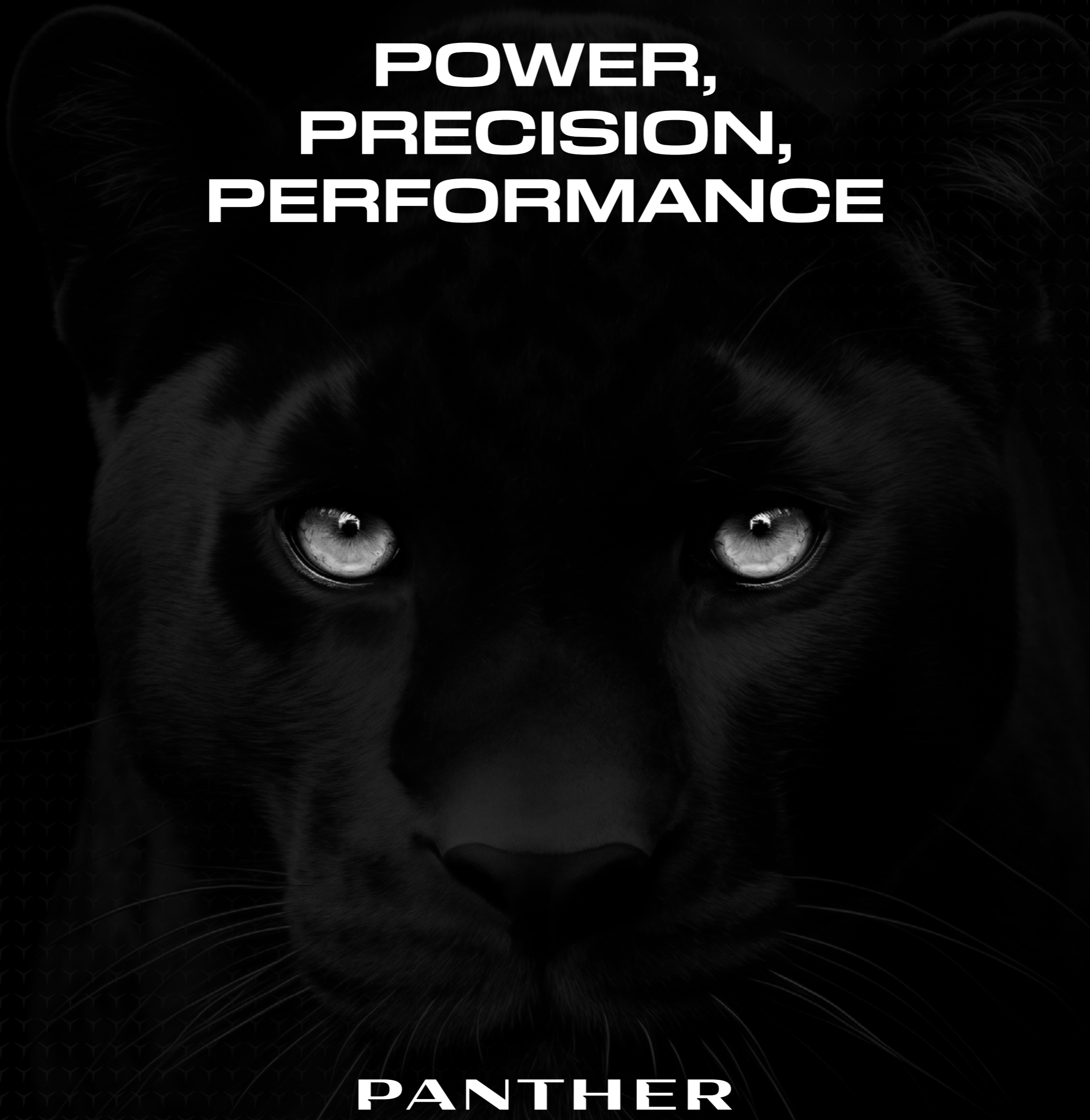
> SITE PLAN



ENGINEERED FOR EFFICIENCY



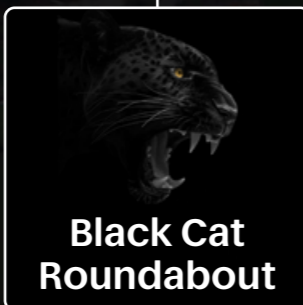
**POWER,
PRECISION,
PERFORMANCE**



PANTHER



A421



Black Cat Roundabout

↑ Corby (40 Miles)

A1



The upgrade of the Black Cat Roundabout and the wider A428 scheme will be a major boost for drivers, communities and the regional economy. By replacing the congested old junction and single-carriageway section with a modern dual carriageway and free-flowing links, journeys will become smoother, faster and safer. The investment will cut delays and improve connectivity across Bedfordshire, Cambridgeshire and beyond.

- ✦ 10-mile new dual carriageway linking the A1 and A428.
- ✦ £1bn project - the region's biggest National Highways scheme.
- ✦ Up to 10 minutes saved per journey - around 1.5 hours a week.
- ✦ Two major junctions transformed into free-flow, modern interchanges.
- ✦ New A421→A1 free-flow link already open (Aug 2025).

← Bedford (8 Miles)

↙ Milton Keynes (24 Miles)



✦ PANTHER

↓ Biggleswade (4 Miles)

↓ Greater London (35 Miles)

A1

AT THE CROSSROADS OF CONNECTIVITY



WHERE SUSTAINABILITY MEETS INNOVATION

Sustainability is central to Panther Logistics Park's design philosophy. The scheme is being developed to minimise environmental impact, optimise energy use and meet the latest BREEAM and EPC standards.

Key Features Include:



Solar Photovoltaic (PV) Panels



Electric Vehicle (EV) Charging Infrastructure



Sustainable Drainage Systems (SuDS)



Low-Energy LED Lighting



High-Performance Insulation



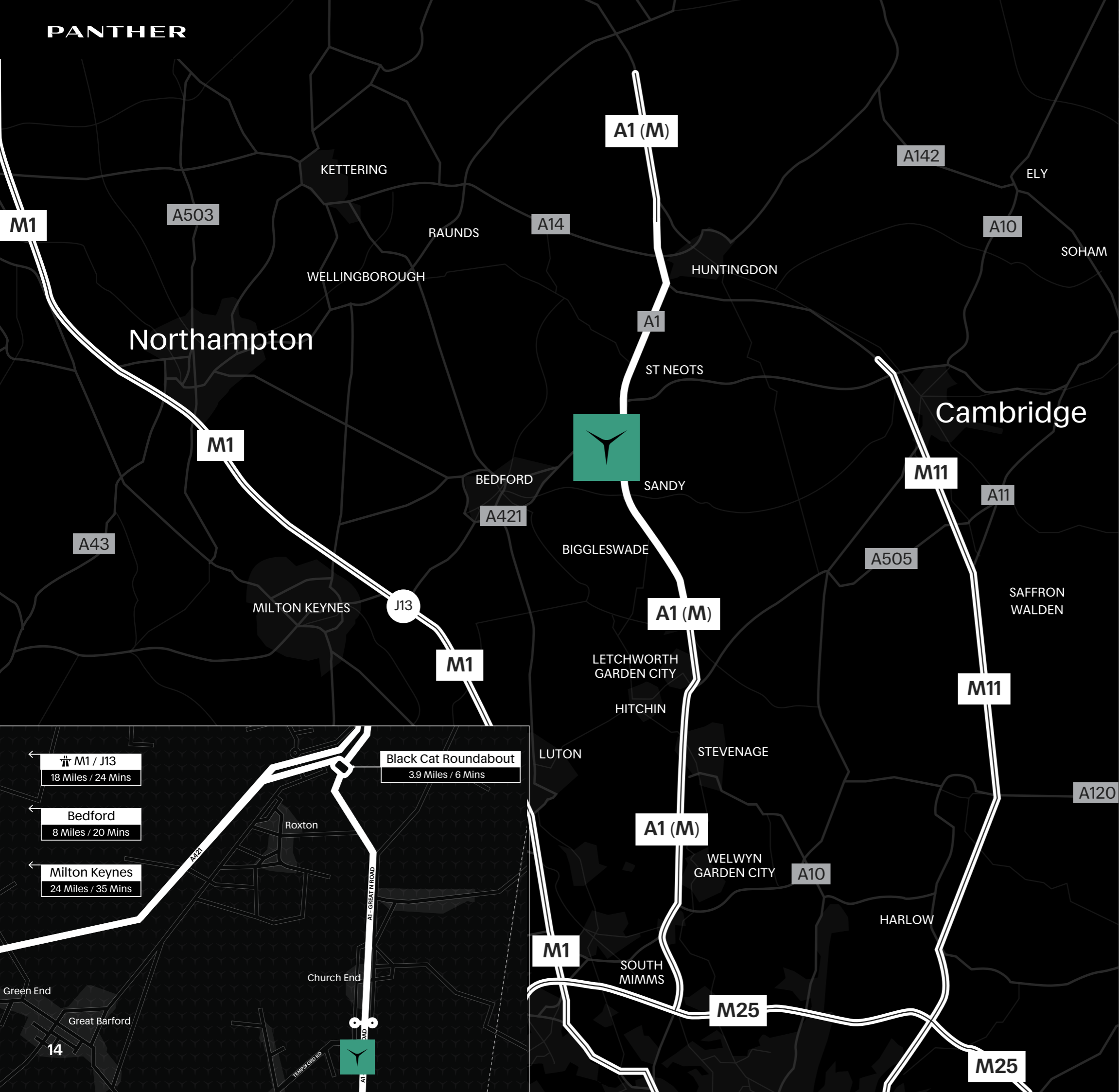
Environmentally Conscious Materials & Construction Methods

This forward-thinking approach ensures lower operational costs, improved efficiency and a reduced carbon footprint.





NEXT GENERATION LOGISTICS. DELIVERED



CONNECTIVITY

Panther Logistics Park is perfectly located in Sandy, Bedfordshire (SG19 2AG) at the heart of the UK's distribution network. With quick access to the A1(M) and M1 corridors, the park connects seamlessly to major cities including **London, Cambridge, Oxford, and Birmingham**, as well as key ports and airports. Its central position ensures efficient national distribution, supported by established infrastructure and a strong local labour market.

Drive Times Miles Minutes



Black Cat Roundabout	3.9	6
M1 (J13)	18	24



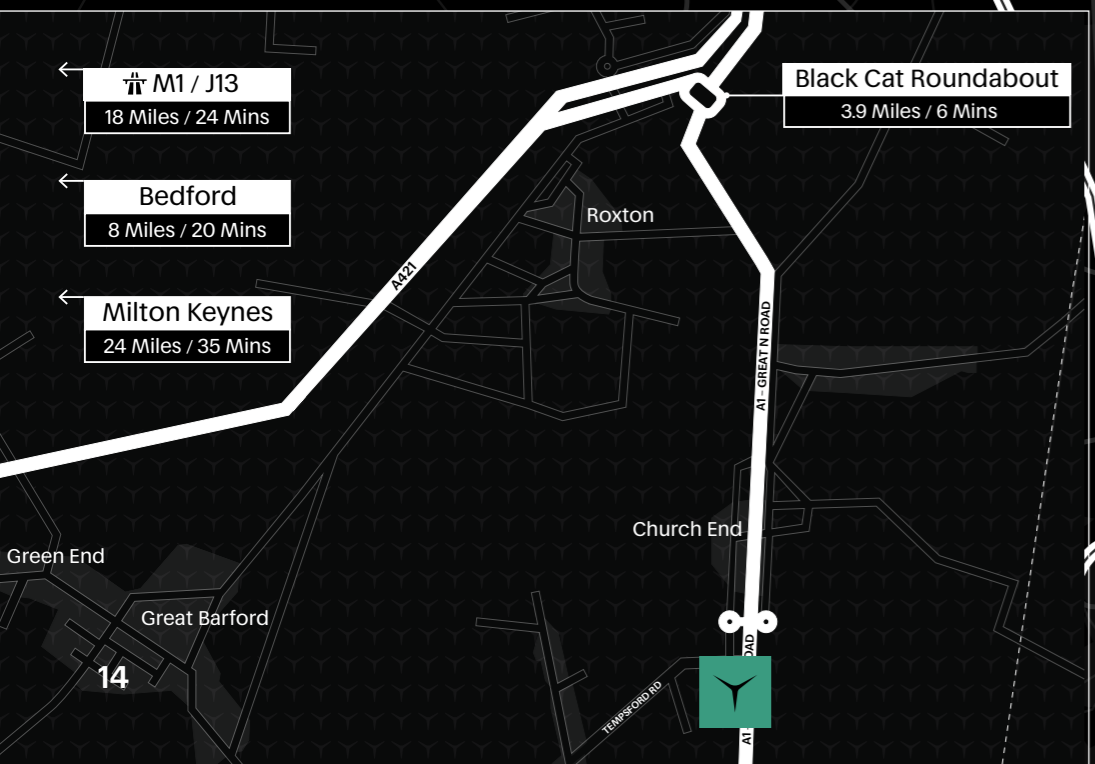
Bedford	8	20
Milton Keynes	24	35
Corby	38	45
Central London	49	70



Biggleswade Station	4	6
St Neots Station	8	13
Bedford Station	8.1	15



Luton Airport	23	30
London City Airport	60	70
Heathrow Airport	60	60
Gatwick Airport	95	90





83.8%

Employment Rate

A highly employed local workforce, significantly above regional averages.

12K+

Population

Sandy is now home to over 12,000 residents, ensuring a vibrant local community and labour supply.

15.7%

15.7% Population Growth

Central Bedfordshire's population has grown by 15.7% over the last decade, making it one of the UK's fastest-growing districts and supporting strong long-term economic momentum.

3.2%

Unemployment

Very low unemployment supports a stable economic base for employers.

10.2%

Manufacturing Jobs

A robust manufacturing sector in the region underpins supply-chain capability.

8.3%

Logistics & Storage Jobs

A significant share of employment in logistics confirms the area's suitability for distribution operations.

£745

Average Pay

Attractive earnings levels reflect the region's competitive labour market with an average pay of £745 per week.



LOGISTICS PARK

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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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