



Panattoni Park Enköping

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Large logistics warehouse
in a winning location

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In the logistics hub of Enköping, we now offer the opportunity to rent newly constructed, state-of-the-art spaces suitable for both logistics and light industry. The spaces are highly flexible to accommodate one or several tenants, and the high ambitions for sustainability are reflected in a certification according to BREEAM Excellent.

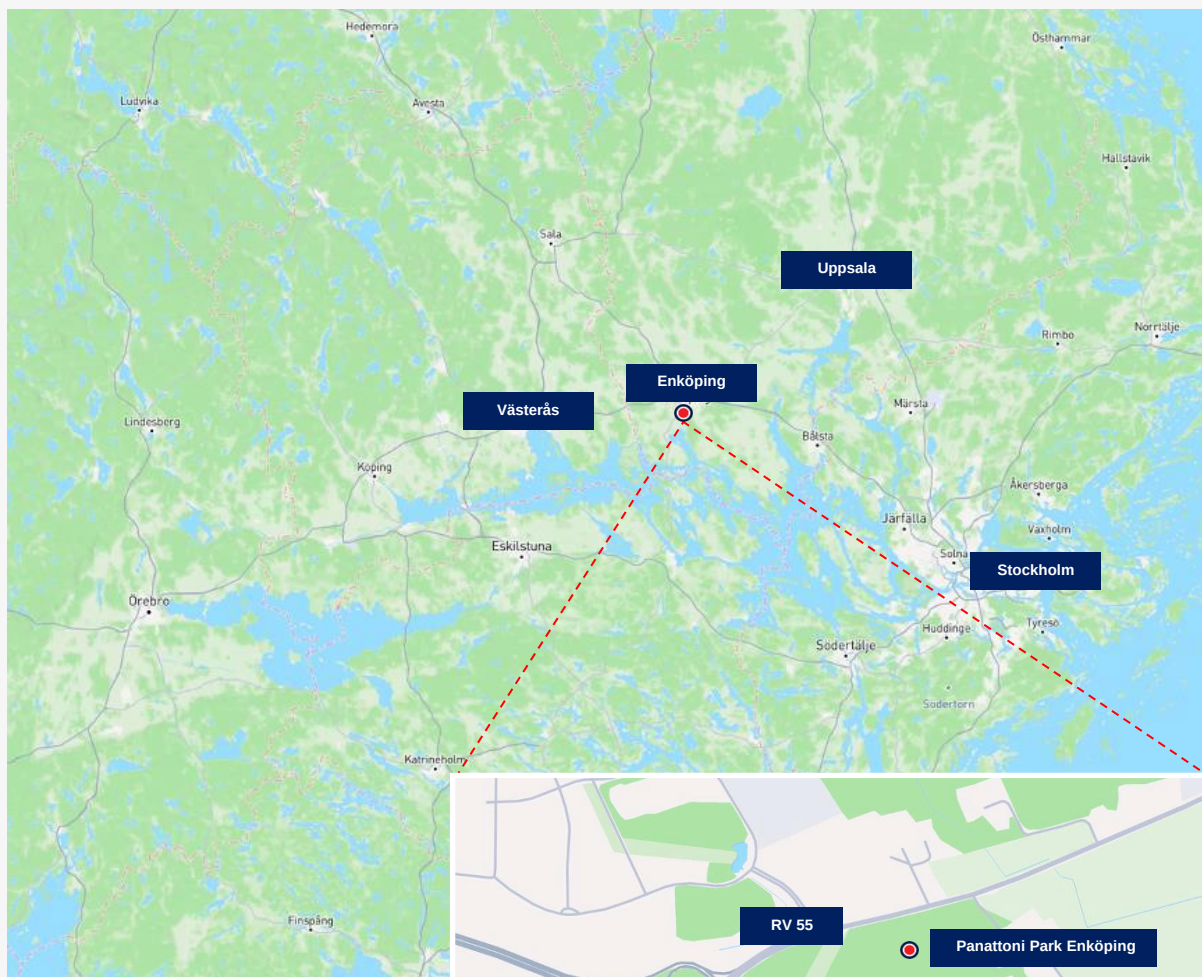
With an excellent logistics location in Sweden's closest city*, Panattoni Park Enköping spans a total area of 68,000 sqm, along with an adjacent developable land area of 39,000 sqm. The property boasts prime visibility, located directly next to the E18 and Route 55, which provides quick access to destinations such as Arlanda, Stockholm, Södertälje, Uppsala, and Örebro. The property also has good public transport connections to Enköping Station, which can be reached in approximately 5 minutes with bus 803 or 804.

Construction started in autumn 2022, and the property is now ready for occupancy.



* Enköping is known as "Sweden's closest city" because of its unique geographical location and excellent connectivity. The slogan emphasizes the town's proximity to a large number of other cities, making it a strategic hub for travel and commerce.

Excellent logistics location in Sweden's closest city



25 km Sthlm/Västerås Airport
70 km Stockholm City
37 km Västerås

Direct access to E18 and
RV 55



Fantastic logistics property in a convenient location

Panattoni Park Enköping offers tenants a fantastic property with excellent visibility, directly adjacent to the E18 and Route 55. The property is designed for logistics and light industry, featuring loading yards on both sides of the building. To ensure long-term growth for tenants, Panattoni Park Enköping is future-proofed. For example, it offers geothermal heating to enable tenants to become largely energy self-sufficient, and the roof is prepared for the installation of solar panels.

The building covers a total of 68,000 sqm, including 9,700 sqm of mezzanine storage distributed along both long sides. The property also offers outdoor storage of approximately 39,000 sqm and loading yards on both sides for seamless flow-through operations. The spaces can be divided among 1–5 tenants, starting from approximately 5,000 sqm. Concept offices are available on the mezzanine floor near each entrance and can be customized in size to meet tenant needs.

Enköping is a municipality with clear growth objectives and close cooperation with neighboring municipalities such as Eskilstuna, Strängnäs, and Västerås. To enhance safety and community spirit, the municipality focuses on three key values: togetherness, independence, and pride.

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- The building consists of a total of 68,000 sqm, including 9,700 sqm of mezzanine storage distributed along both long sides. On the mezzanine floor, there are also concept offices, 325 sqm at each entrance, which are customizable and can be expanded to meet the tenant's unique needs.
 - The leasable spaces can be divided among one or multiple tenants, with areas ranging from approximately 5,000 sqm up to 57,600 sqm (footprint).
 - Loading yards are available on both sides of the property, enabling seamless flow-through operations.
 - There is also an opportunity for outdoor storage of up to 39,000 sqm.
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An excellent premium property

Early in the planning stages of Panattoni Park Enköping, a high sustainability standard was prioritized, resulting in a logistics property certified at the BREEAM Excellent level. BREEAM is used to certify newly constructed buildings and to specify and measure sustainability performance, ensuring that projects meet sustainability goals and continue to perform optimally over time. Integrating sustainability measures from the earliest stages of the project enables lower life cycle costs and increased property value, as well as improved user experience and health, enhanced corporate image and CSR compliance, and risk reduction.

- Conscious material choices to reduce the carbon footprint, such as a structure made of recycled steel.
- The roof is prepared for 6,000 kW solar panels.
- Geothermal heating, which, compared to district heating, results in an annual CO2 saving of 80,000 kg and a cost saving of 1.5 million SEK per year for the entire building.
- High energy performance, EPC Class B (Class A will be achieved once the solar panels are installed).
- Measures to improve biodiversity.

There is no specific difference between the levels within BREEAM; rather, it depends on the percentage of points achieved*. For each category, the percentage of the total available points that the building has attained is calculated. This is then aggregated into a total score and a rating level. Through BREEAM's rating levels, the performance of a building can be compared with other BREEAM-assessed buildings of the same type, as well as with the sustainability performance of a building portfolio.

Several factors make Panattoni Park Enköping a true premium property. The building aligns with the climate roadmap, where Panattoni has set a net-zero target for embodied CO2 by 2035. Below are some of the specific measures that contributed to the high scores in the property's certification:

*Grading levels BREEAM	
OUTSTANDING	≥ 85%
EXCELLENT	≥ 70%
VERY GOOD	≥ 55%
GOOD	≥ 45%
PASS	≥ 30%
UNCLASSIFIED	< 30%



Exterior images

Panattoni Park Enköping is located with visibility along the E18 and RV 55 in Enköping. With loading yards on both sides of the property, a continuous flow is facilitated.

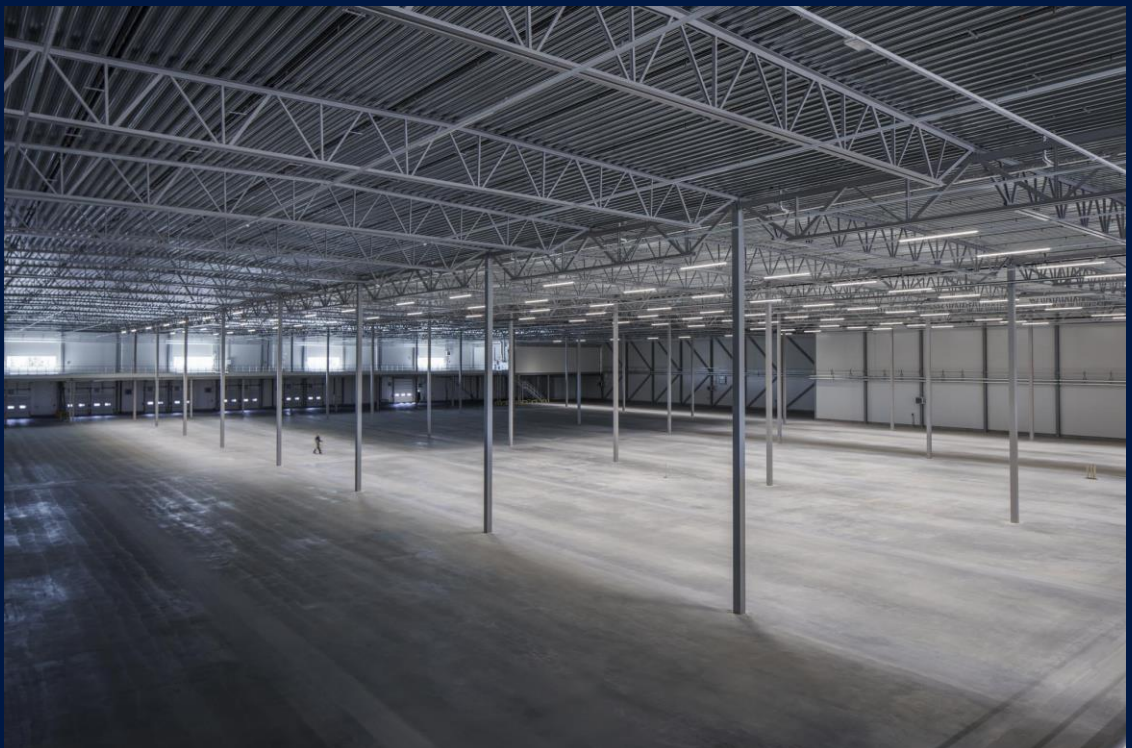
The property also offers additional land for, for example, outdoor storage, covering approximately 39,000 sqm.



Interior images

The spaces at Panattoni Park Enköping are highly flexible and can be tailored to one or more tenants. The spaces are designed for logistics or light industrial use, with a ceiling height of 12 meters, 56 loading docks, and 3 ground-level doors.

The building consists of a total of 68,000 sqm, of which 9,700 sqm is mezzanine storage, distributed along both long sides. The spaces can be divided among 1-5 tenants, starting from approximately 5,000 sqm. Concept offices are available on the mezzanine level at each entrance and can be customized in size according to the tenants' needs.



Site plan



Snedengatan 1, Enköping

For technical description see next page



Technical description

COLUMN GRID  15 x 22,5 m	FLOOR LOADING  200 kN/m ²	SPRINKLER SYSTEM  ESFR
DOCKS  56	CLEAR HEIGHT  12 m	TRUCK COURT  55 m

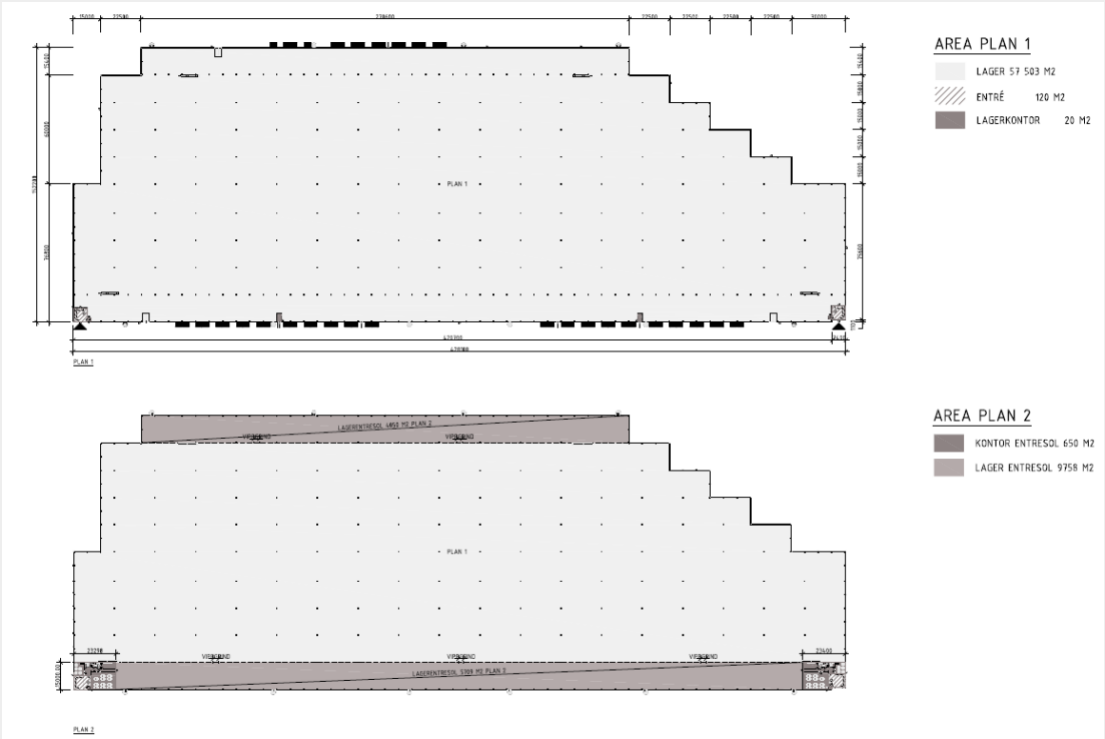


BREEAM®
EXCELLENT

- BREEAM: Level Excellent
- 3 ground-level access gates
- Fencing, 2 meters high
- Concrete floor: 200 mm Tegton slab.
- Floor load capacity: 20 t/sqm distributed load and 10 t point load
- Mezzanine: 800 kg/sqm
- Lighting: LED, 300 lux in warehouse, 500 in office and 15 lux outside by parking/loading bay.
- Heat source: Geothermal heating
- Roof prepared for solar panels
- Outdoor seating areas at the entrances for pleasant and social occasions.
- Parking spaces are tailored to the tenants' needs.
- 6 charging stations at each entrance, with the option to install additional stations.

Area distribution

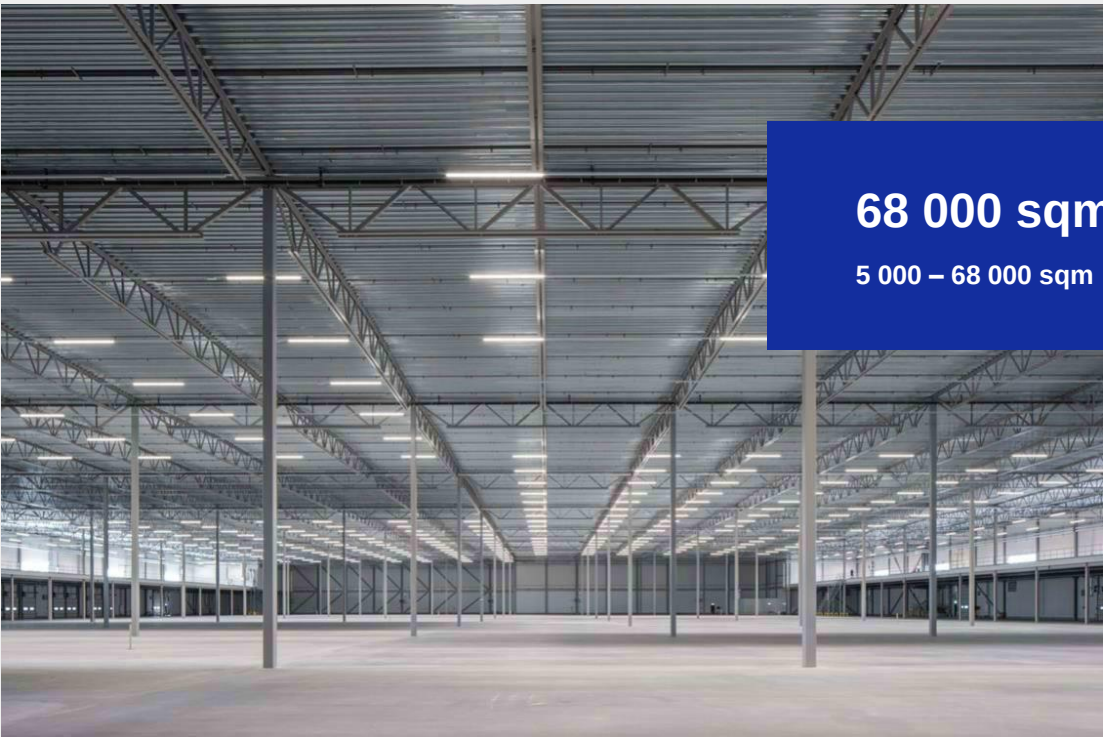
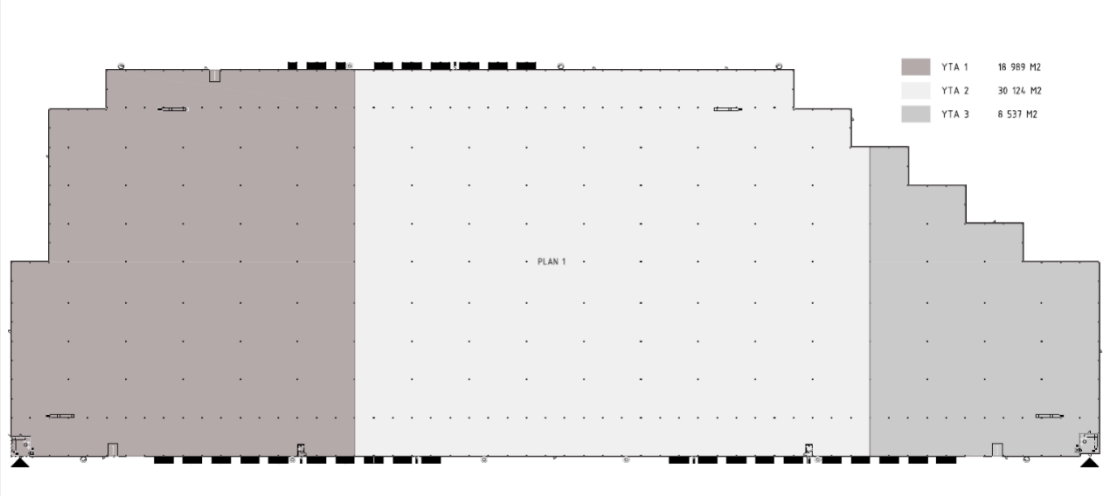
AREA	Floor 1	Floor 2	
Warehouse/Mezzanine	57 703	9 758	sqm
Warehouse office	20		sqm
Entrance/Office	120	650	sqm
Total	57 643	10 408	sqm



Division of spaces (example)

In the sketch below, an example of the division between tenants is illustrated. The spaces are also adaptable for future space requirements. We would be happy to show how the areas in Panattoni Park Enköping could be customized to suit your business.

Please contact us to discuss your needs and wishes.



68 000 sqm

5 000 – 68 000 sqm

Contact us

Patrik and Julia will answer any question you might have. We are happy to give you more information, sketching possibilities and spaces or meet up for a viewing on site at Panattoni Park Enköping or any of our other logistics properties.



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