

Mileway

MIDPOINT

23

J11 M23

Pease Pottage RH11 9AD

Prime warehouse & light industrial units available

From 13,017 to 53,558 sq ft

midpoint23.co.uk

Logistics real estate urbanised

mileway.com

Overview



New Units

Low running & maintenance costs
Warehouses from 13,017 to 53,558 sq ft



ESG

BREEAM rating 'Very Good'
EPC A rating
EV charging points



Key location

Located just off M23 at J11
Gatwick airport 8.4 miles
and London 34 miles



Wellbeing

Welcoming environments inside
and outside the buildings

Siteplan

Units can be let individually or combined



Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
Unit 1	9,832	913	Let
Unit 2	26,671	2,478	Available
Unit 2a	13,654	1,176	Available
Unit 2b	13,017	1,209	Available
Unit 2c	14,750	1,370	Let
Unit 3	26,887	2,498	Available
Unit 3a	13,435	1,248	Available
Unit 3b	13,452	1,250	Available
Unit 4	9,592	891	Let
Total Availability	53,558	4,976	

Planning use

- B1 (Business & Light Industrial)
- B2 (General Industrial)
- B8 (Storage & Distribution)

Specification



8m min eaves



Warehouse loading
Internal - 50 K.N/m²
External - 20 K.N/m²



Electric Loading Doors



12-15% Roof lights



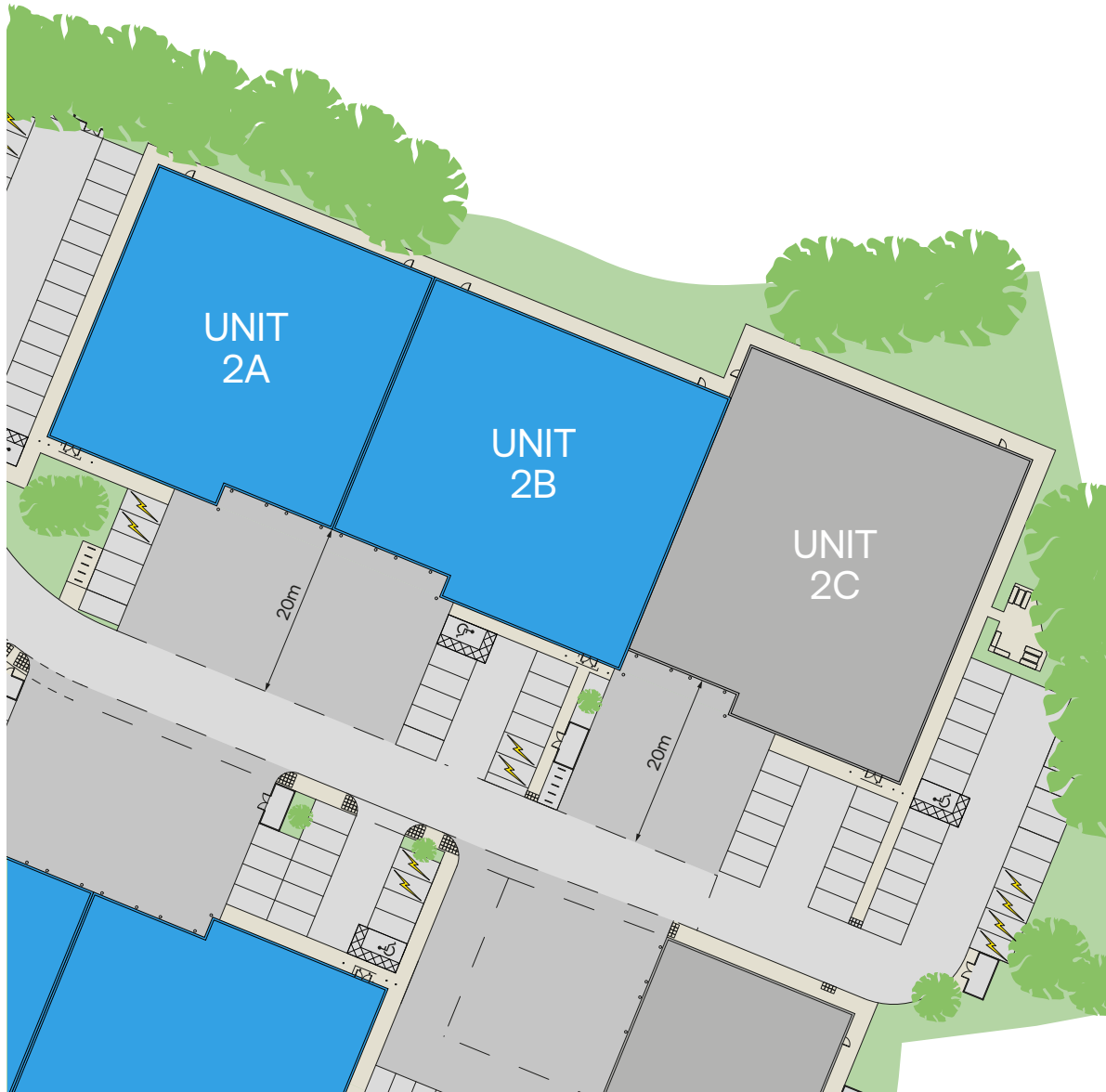
Good onsite parking



EV charging points

Unit 2

From 13,017 to 26,671 sq ft



Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
Unit 2a	13,654	1,176	Available
Warehouse	12,212	1,134	
First Floor Office	1,442	134	
Unit 2b	13,017	1,209	Available
Unit 2c	14,750	1,370	Let
Total Availability	26,671	2,478	

Key Features



8M eaves



2 electrically operated loading doors per unit
4.8m (h) X 3.5m (w)



57 car spaces
2a – 18 spaces
2b – 19 spaces
2c – 20 spaces



50KNmN2 floor loading



20m loading / yard depth



8 EV charging points



Provision to add in first floor office



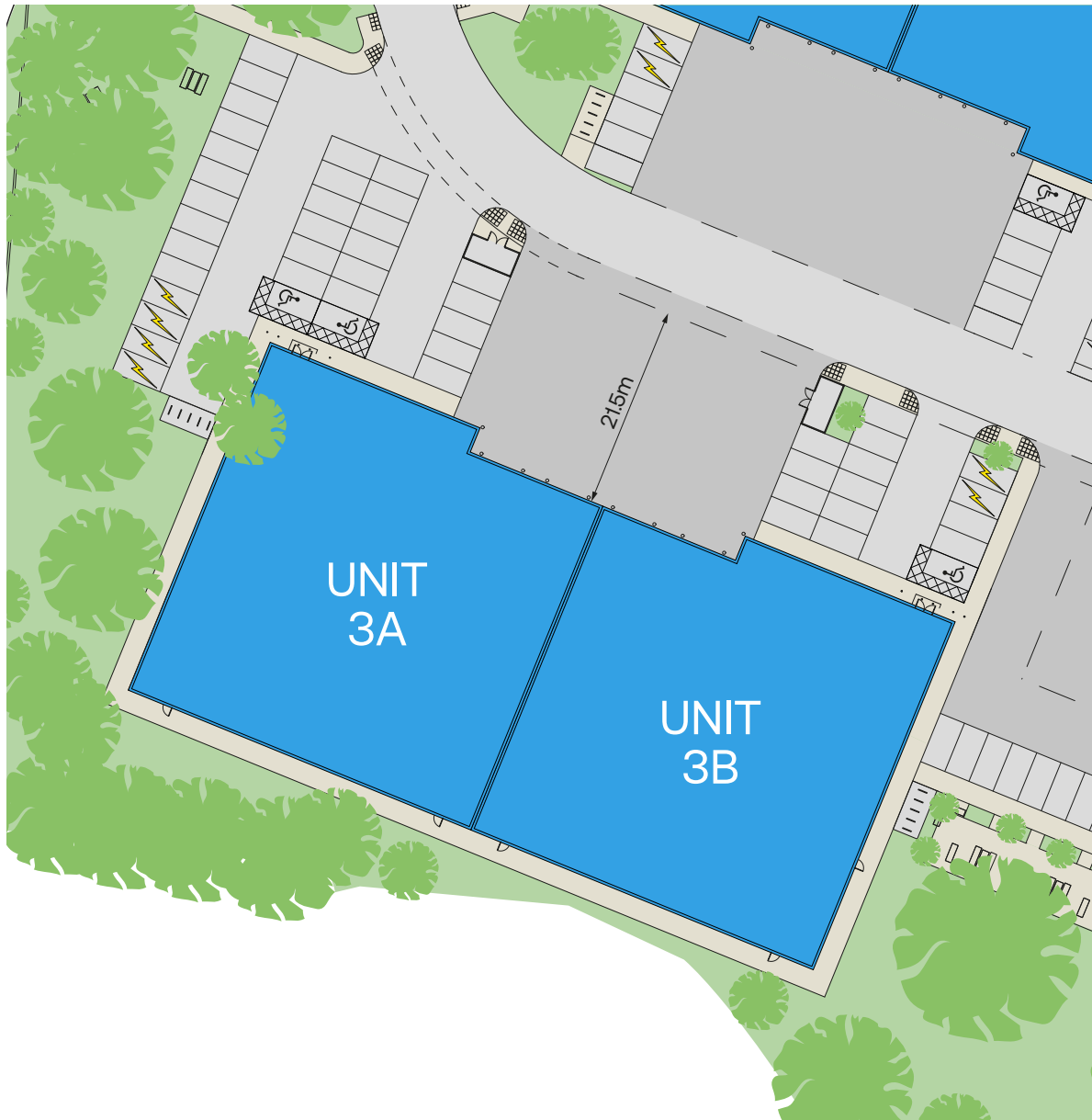
Cycle parking



External amenity area

Unit 3

From 13,435 to 26,887 sq ft



Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
Unit 3a	13,435	1,248	Available
Unit 3b	13,452	1,250	Available
Total Availability	26,887	2,498	

Key Features



8M eaves



2 electrically operated loading doors per unit
4.8m (h) X 3.5m (w)



43 car spaces
3a – 22 spaces
3b – 21 spaces



50KNm2 floor loading



21.5m loading / yard depth



5 EV charging points
3a – 3 spaces
3b – 2 spaces



Provision to add in first floor office



Cycle parking



External amenity area



ESG



Images Depict Unit 2a Interior

Green Aspects

The scheme is designed to be sustainable with low running costs and also to be sympathetic to its surroundings.

Wellbeing

With the increased emphasis on staff well-being, this scheme offers something different to help employers to achieve this, including external staff amenity space for each unit.

Key Features



EPC A Rating



Daylight Dimming Light Controls



First Floor Offices with LED Lighting (Unit 2a)



EV charging points



Low Running & Maintenance Costs



BREEAM Rating 'Very Good'

Location



M25

GATWICK AIRPORT

PEASE POTTAGE SERVICES

CRAWLEY

M23

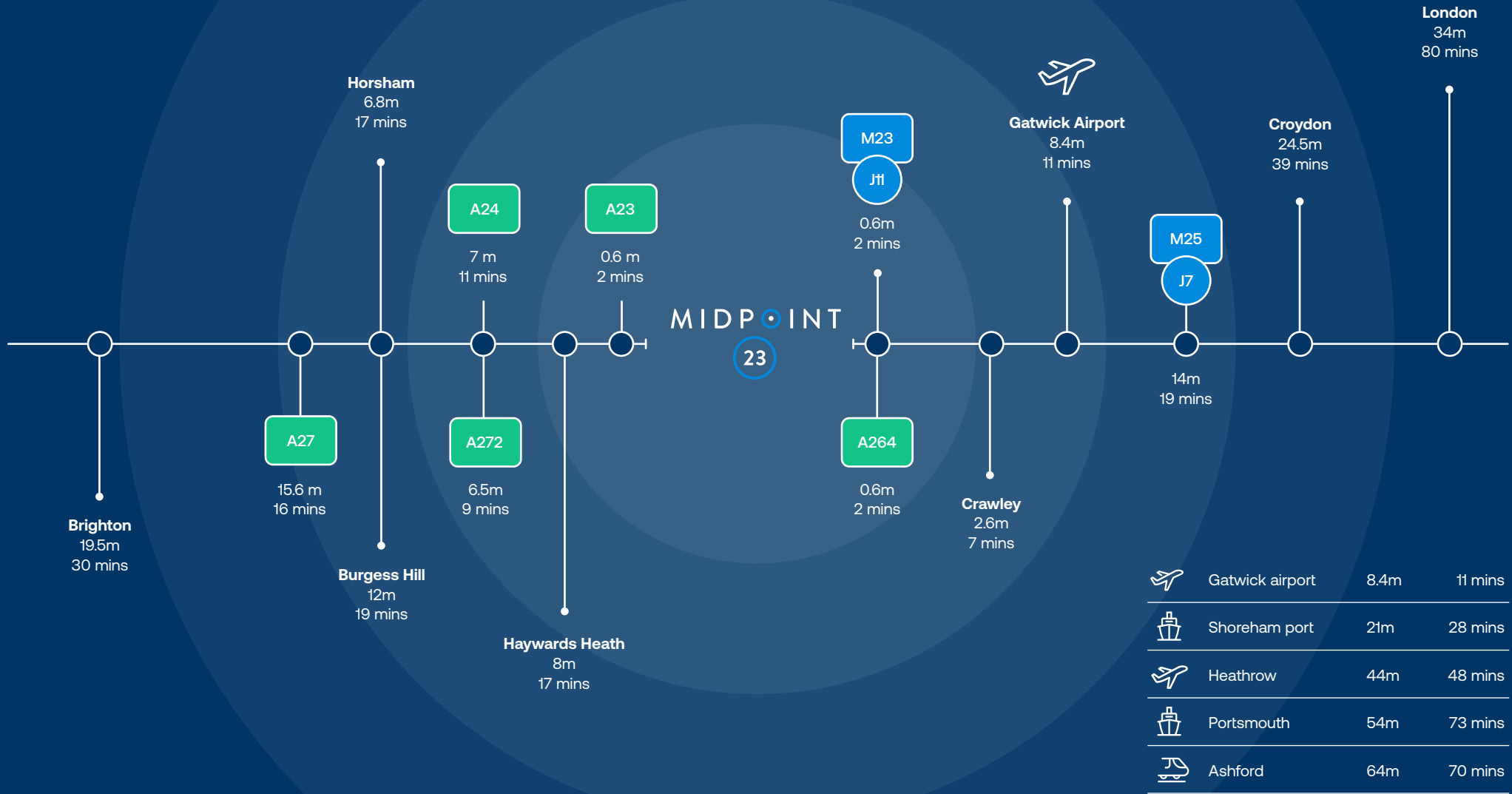
SCANIA

J11

A23

MIDPOINT
23

Journey Times



	Gatwick airport	8.4m	11 mins
	Shoreham port	21m	28 mins
	Heathrow	44m	48 mins
	Portsmouth	54m	73 mins
	Ashford	64m	70 mins

Contact



EPC

Available on request.

VAT

VAT will be payable where applicable.

Terms

Please contact our marketing agents to discuss terms and conditions. Units can be let individually or combined

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Units can be let individually or combined

Please contact:



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