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# UNIT 7 147,408 SQ FT

SPECULATIVELY BUILT  
 INDUSTRIAL/WAREHOUSE OPPORTUNITY

PANATTONI PARK

BURGESS HILL

GRADE-A UNIT • GRADE-A UNIT •  
 AVAILABLE NOW  
 GRADE-A UNIT • GRADE-A UNIT

panattoni.co.uk/burgesshill



# GATEWAY TO BRIGHTON AND THE SOUTH COAST

GRADE-A UNIT • GRADE-A UNIT •  
**AVAILABLE NOW** • GRADE-A UNIT • GRADE-A UNIT



A2300



# BRAND NEW GRADE-A INDUSTRIAL LOGISTICS UNIT 147,408 SQ FT

Unit 7 at Panattoni Park Burgess Hill provides grade-A industrial logistics space in an established location.

With 12.5m clear internal height, plus generous dock and level access door provision, Unit 7 offers a highly versatile operational envelope. Achieving a BREEAM 'Excellent' and EPC 'A' rating, plus standard roof-mounted solar panels, minimises energy consumption costs.

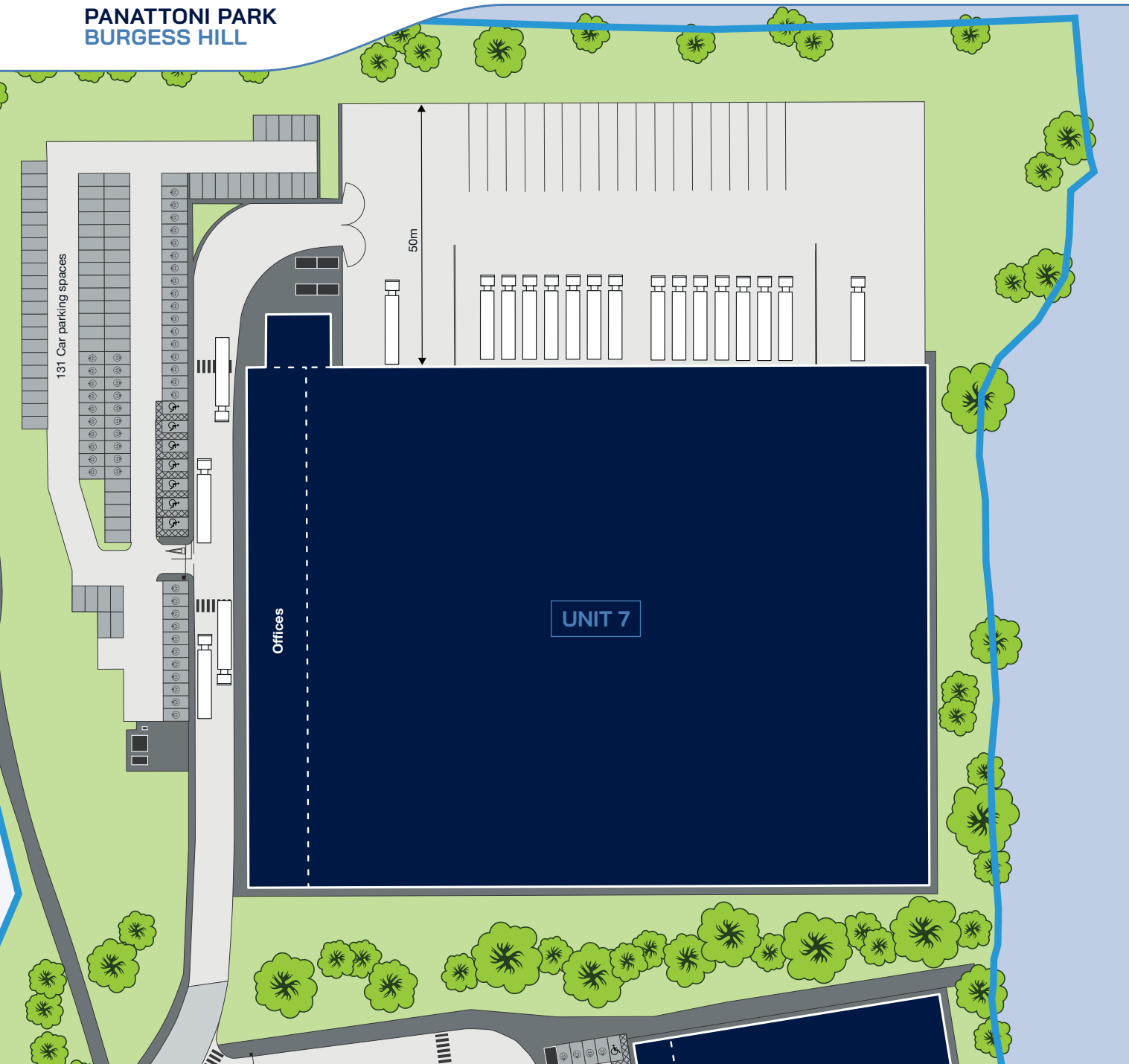
Panattoni Park Burgess Hill directly fronts the A2300 dual carriageway, and offers quick access to the A23/M23, Gatwick Airport, Brighton, and the South Coast. Roche Diagnostics and DPD are already in occupation.

Unit 7 offers direct access to the affluent South East region and beyond. 1.1 million customers can be reached in 45 minutes by van, and 32.1 million customers can be reached in a single HGV trip.

Current occupiers include:



PANATTONI PARK  
BURGESS HILL



## GRADE A SPECIFICATION



14  
DOCK  
DOORS



2  
LEVEL ACCESS  
DOORS



50M  
YARD  
DEPTH



12.5M  
CLEAR INTERNAL  
HEIGHT



UP TO  
50KN/M2  
FLOOR LOADING



637 KVA  
POWER SUPPLY  
(Additional 7Mva  
upon request)



FM2  
FLOORING



57  
HGV PARKING  
SPACES



131  
CAR PARKING  
SPACES

### ACCOMMODATION

	sq ft	sq m
Warehouse	130,629	12,136
Offices	16,779	1,289
<b>TOTAL (GEA)</b>	<b>147,408</b>	<b>13,425</b>





# PANATTONI

## SUSTAINABLE AS STANDARD

Benefit from a high standard specification, achieving BREEAM '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 and shower facilities



Sub-metering of energy consumption



Bus route with walkway directly into site



Meets ESG standards



BREEAM 'Excellent'



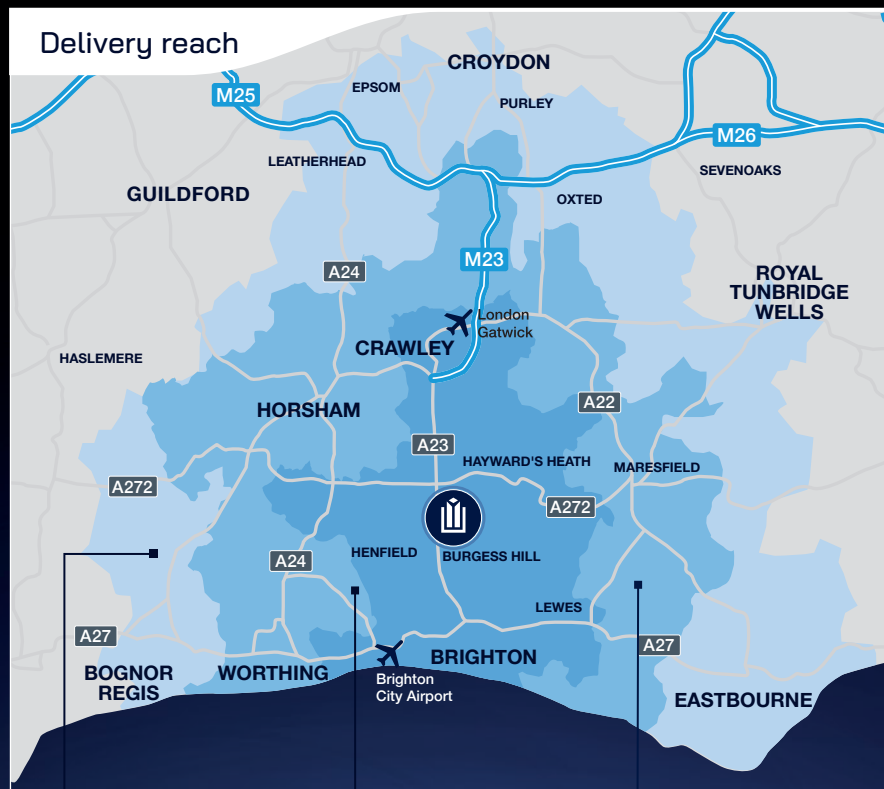
EPC rating of 'A'



# LOCATED FOR THE LAST MILE

Located for the last mile, Panattoni Park Burgess Hill offers direct market access to the affluent consumer markets of the Home Counties and south coast.

With one million consumers within 45 minutes by van, Burgess Hill itself is set to witness significant growth. Approximately 3,500 new homes and a proposed 1.4m sq ft science and technology park are both due to be created on sites immediately adjacent to the park.



**2 million**  
CONSUMERS WITHIN  
60 MINS BY VAN

**1.1 million**  
CONSUMERS WITHIN  
45 MINS BY VAN

**596,443**  
CONSUMERS WITHIN  
30 MINS BY VAN

Sources: www.drivetimemaps.co.uk, Royal Mail



**16 minutes to  
Brighton & Crawley**

BY VAN



**50 minutes to  
J7 M25**

BY VAN



**7.04 million  
ADDRESSES WITHIN  
50 MILES**

## Van drive times



	miles	hrs:mins
A23	1	2
M23	10	12
A27	10	12
Brighton	13	16
Crawley	13	16
Gatwick Airport	17	19
Shoreham	18	23
Worthing	21	24
M25	24	28
Eastbourne	33	47
Bognor Regis	35	50

Sources: Google Maps, 2024

# COMPETITIVE LABOUR COSTS

Panattoni Park Burgess Hill can call upon specialised labour, well suited to manufacturing and logistics operations.

Aside to this, labour costs are extremely competitive by both regional and national standards.

## Ready to work



**25,500**

WANT A JOB IN WEST SUSSEX AND EAST SUSSEX

Source: NOMIS December 2023



**40,500**

MANUFACTURING WORKERS



**35,500**

TRANSPORT AND STORAGE WORKERS

In West Sussex, East Sussex, Brighton & Hove. Source: NOMIS 2022

## Competitive wages

East Sussex

**£624.20**

West Sussex

**£654.60**

UK average

**£682.60**

South East

**£704.30**

London

**£838.90**

Gross weekly full time pay by place of work. Source: NOMIS 2023



# 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 client expectations.

Find out more about Panattoni at [www.panattoni.co.uk](http://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



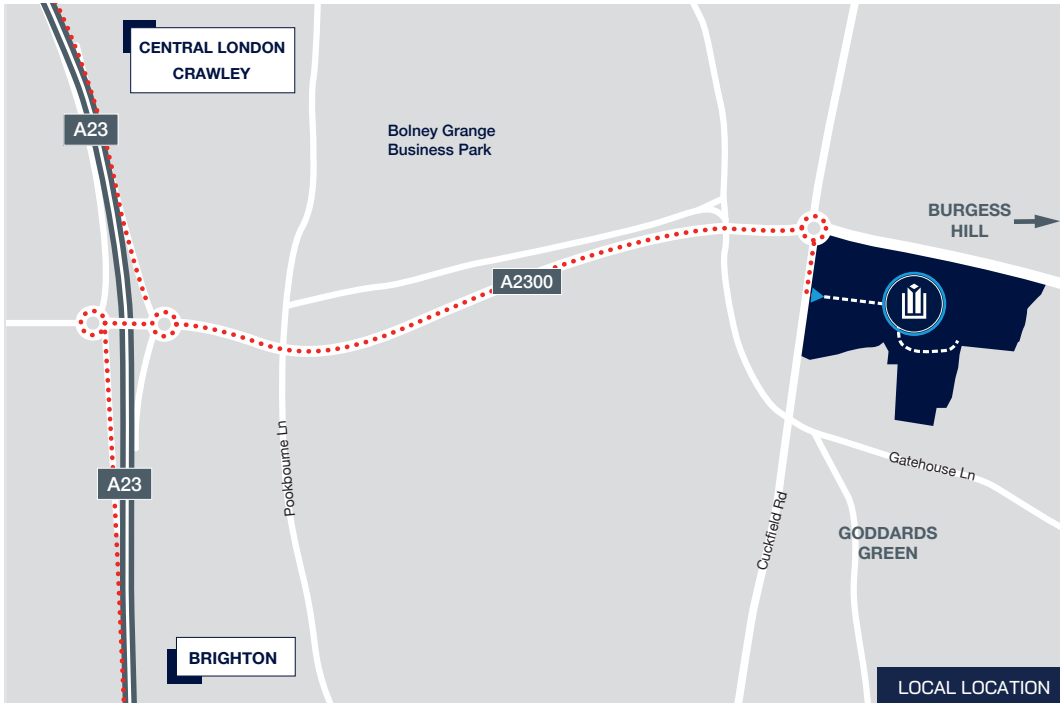
[panattoni.co.uk/burgesshill](http://panattoni.co.uk/burgesshill)

# LOCATION

Panattoni Park Burgess Hill benefits from a location directly fronting the A2300 dual carriageway, with the A23/M23 directly accessing the M25.



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