



A23 | UK
 Gothard Green Way
 Goddards Green
 Hassocks BN6 9ZJ
 what3words /// batches.moisture.craziest



panattoni.co.uk/burgesshill

14 GRADE-A UNITS
 AVAILABLE NOW
 14 GRADE-A UNITS

14 UNITS
 FROM 8,142 TO 457,733 SQ FT

SPECULATIVELY BUILT
 INDUSTRIAL/LOGISTICS OPPORTUNITIES

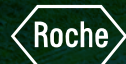
PANATTONI PARK
 BURGESS HILL

PANATTONI PARK
BURGESS HILL

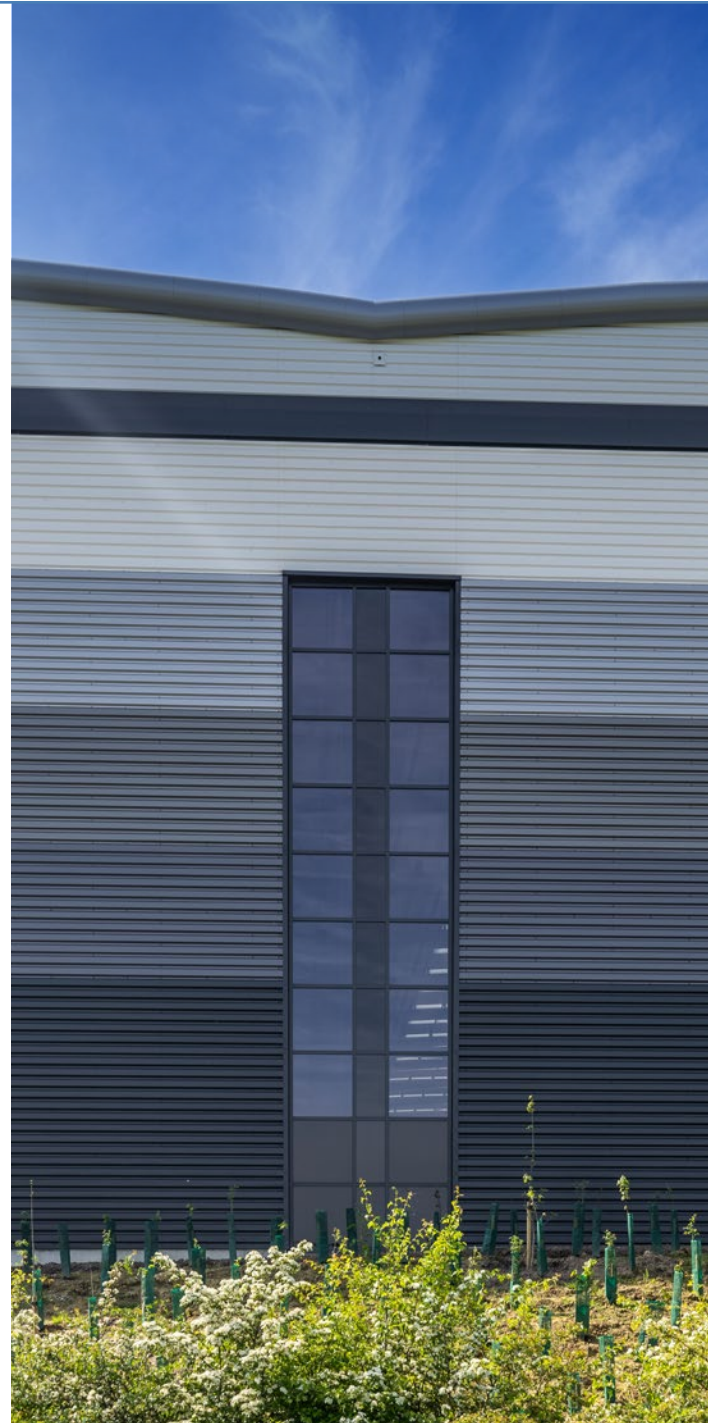
GATEWAY TO BRIGHTON AND THE SOUTH COAST



Current occupiers include:



panattoni.co.uk/burgesshill



14 GRADE-A NEW BUILD UNITS FROM 8,142 TO 457,733 SQ FT

Directly fronting the A2300 dual carriageway, Panattoni Park Burgess Hill provides fast access to the A23/M23, Gatwick Airport, Brighton and the South Coast.

Already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location from 8,142 to 457,733 sq ft, appealing to a diverse number of occupiers. Alongside a Grade-A spec, Panattoni Park Burgess Hill provides local reach and national impact.

1.1 million consumers are accessible within 45 minutes by van, while 32.1 million fall within a single HGV journey, including the affluent market of the entire South East region.



PANATTONI PARK
BURGESSESHILL

14 SPECULATIVELY BUILT UNITS TOTALLING
457,733 SQ FT

panattoni.co.uk/burgesshill



14 GRADE-A UNITS • 14 GRADE-A UNITS • 14 GRADE-A UNITS
AVAILABLE NOW



UNIT 7 147,408 SQ FT

ACCOMMODATION

	sq ft	sq m
UNIT 1	89,090	8,277
UNIT 2	31,525	2,929
UNIT 3	54,819	5,093
UNIT 7	147,408	13,425
UNIT 8	11,195	1,040
UNIT 10	11,046	1,027
UNIT 12	16,702	1,551
UNIT 14	17,914	1,664
UNIT 16	12,152	1,129
UNIT 18	8,142	756
UNIT 20	8,740	813
UNIT 22	10,682	993
UNIT 24	15,818	1,469
UNIT 26	22,500	2,091
TOTAL (GEA)	457,733	42,257

BASE SPECIFICATION

- UP TO 12.5M CLEAR INTERNAL HEIGHT
- 15% ROOF LIGHTS
- UP TO 50KN/M2 FLOOR LOADING
- 2 MVA POWER SUPPLY PARK WIDE
- 20% EV CHARGING POINTS
- CYCLE PARKING SPACES

7MVA
AVAILABLE BY Q3 2026

2MVA is immediately available. The additional 5MVA can be made available to tenants on specific request.

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



ESG

Meets ESG standards

BREEAM®

BREEAM 'Excellent'

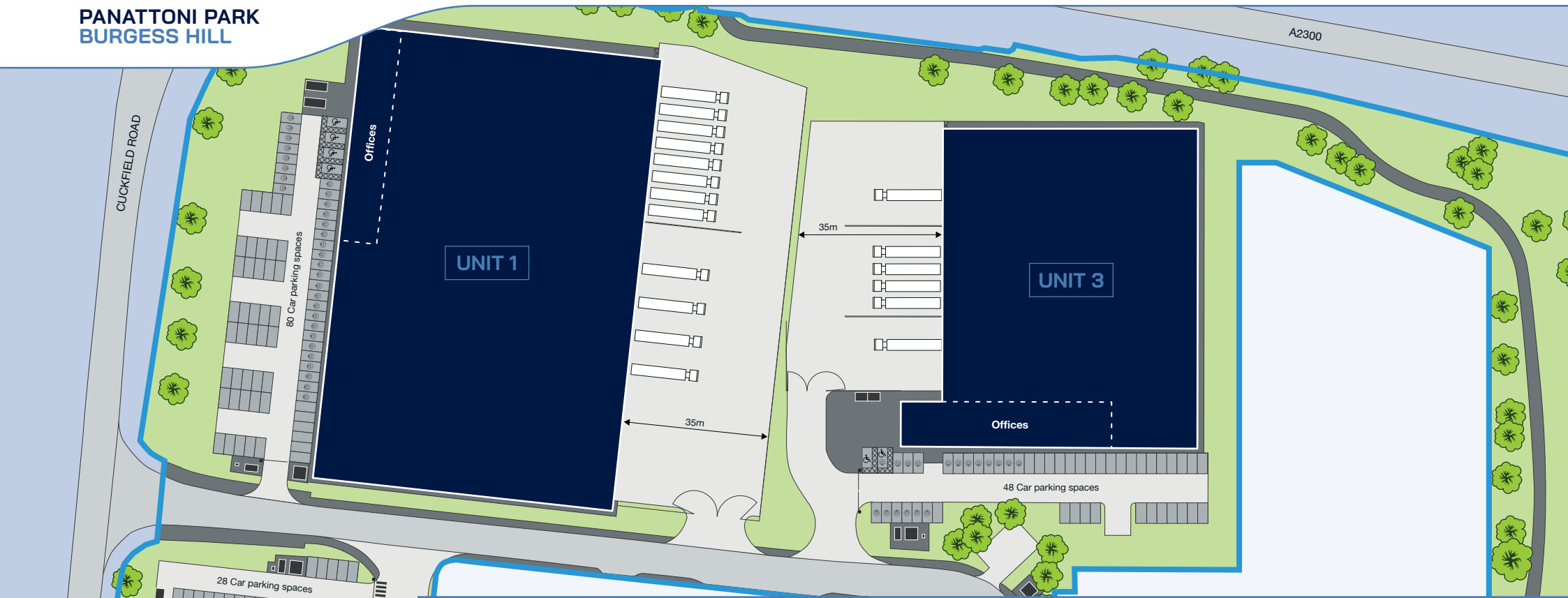
A 0-25

EPC rating of 'A'
















UNIT 3 54,819 SQ FT



**PANATTONI PARK
BURGESS HILL**



	sq ft	sq m		sq ft	sq m		sq ft	sq m
Warehouse	78,091	7,255	UNIT 2	25,731	2,391	Warehouse	46,902	4,357
Offices + plant terrace	10,999	1,022	Offices + plant terrace	5,794	538	Offices	7,917	736
TOTAL (GEA)	89,090	8,277	TOTAL (GEA)	31,525	2,929	TOTAL (GEA)	54,819	5,093

 8 DOCK DOORS	 4 LEVEL ACCESS DOORS	 12.5M CLEAR INTERNAL HEIGHT	 2 DOCK DOORS	 2 LEVEL ACCESS DOORS	 8M CLEAR INTERNAL HEIGHT	 4 DOCK DOORS	 2 LEVEL ACCESS DOORS	 10M CLEAR INTERNAL HEIGHT
 30 EV CHARGING POINTS	 80 CAR PARKING SPACES	 10 EV CHARGING POINTS	 28 CAR PARKING SPACES	 18 EV CHARGING POINTS	 48 CAR PARKING SPACES			

UNIT 8

TOTAL (GEA) 11,195 sq ft 1,040 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 4 EV CHARGING POINTS
- 11 CAR PARKING SPACES

UNIT 10

TOTAL (GEA) 11,046 sq ft 1,027 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 4 EV CHARGING POINTS
- 11 CAR PARKING SPACES

UNIT 12

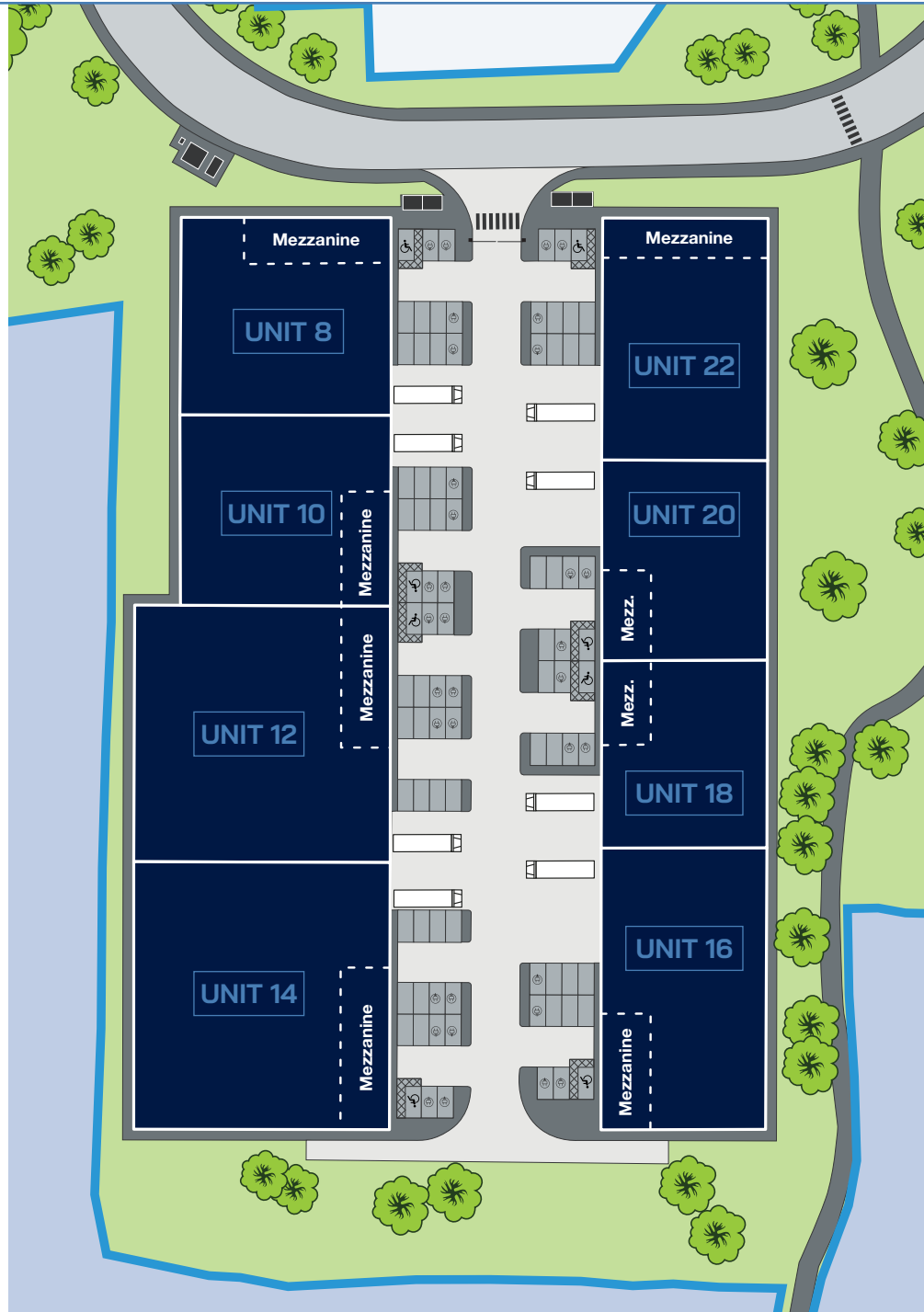
TOTAL (GEA) 16,702 sq ft 1,551 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 6 EV CHARGING POINTS
- 15 CAR PARKING SPACES

UNIT 14

TOTAL (GEA) 17,914 sq ft 1,664 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 6 EV CHARGING POINTS
- 15 CAR PARKING SPACES



UNIT 16

TOTAL (GEA) 12,152 sq ft 1,129 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 4 EV CHARGING POINTS
- 11 CAR PARKING SPACES

UNIT 18

TOTAL (GEA) 8,142 sq ft 756 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 3 EV CHARGING POINTS
- 7 CAR PARKING SPACES

UNIT 20

TOTAL (GEA) 8,740 sq ft 813 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 3 EV CHARGING POINTS
- 7 CAR PARKING SPACES

UNIT 22





TOTAL (GEA) 10,682 sq ft 993 sq m

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 4 EV CHARGING POINTS
- 11 CAR PARKING SPACES

PANATTONI PARK BURGESS HILL





UNIT 7

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

			
2 LEVEL ACCESS DOORS	12.5M CLEAR INTERNAL HEIGHT	48 EV CHARGING POINTS	131 CAR PARKING SPACES



UNIT 24

	sq ft	sq m
Warehouse	13,339	1,239
Offices	2,479	230
TOTAL (GEA)	15,818	1,469

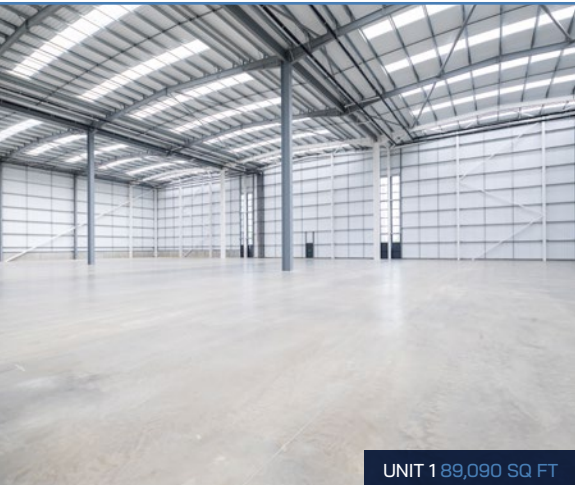
			
1 LEVEL ACCESS DOORS	8M CLEAR INTERNAL HEIGHT	5 EV CHARGING POINTS	13 CAR PARKING SPACES

UNIT 26

	sq ft	sq m
Warehouse	19,914	1,850
Offices	2,586	241
TOTAL (GEA)	22,500	2,091

			
1 LEVEL ACCESS DOORS	8M CLEAR INTERNAL HEIGHT	7 EV CHARGING POINTS	20 CAR PARKING SPACES





UNIT 1 89,090 SQ FT



UNIT 26 22,500 SQ FT



UNIT 7 147,408 SQ FT

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

Suitable skills and sectors



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

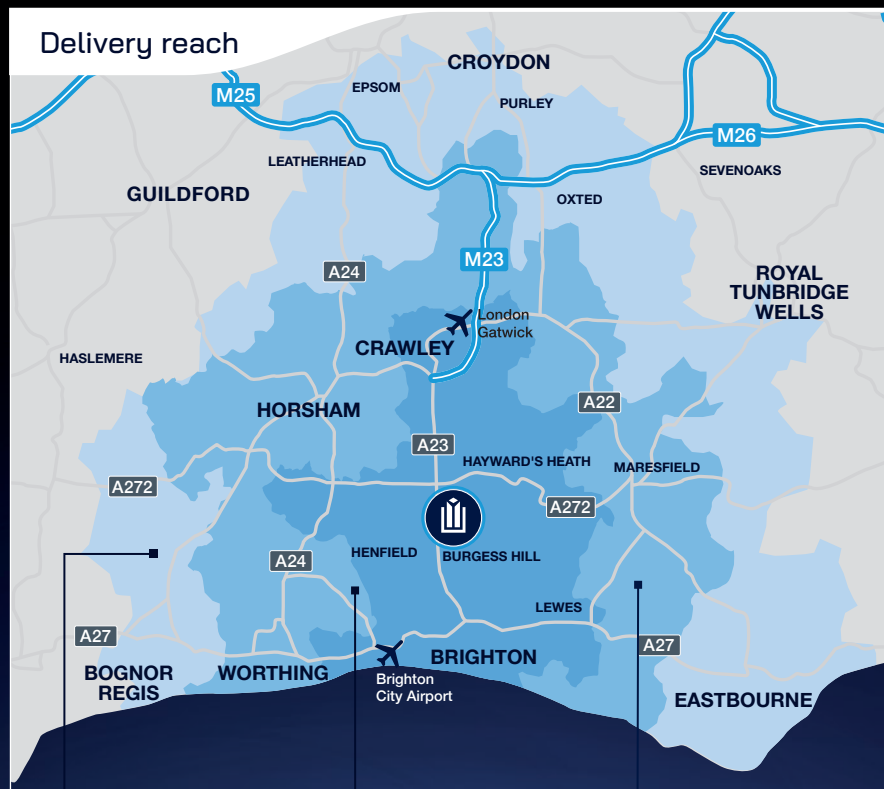
Gross weekly full time pay by place of work. Source: NOMIS 2023



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

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

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



Indicative images only

LARGEST IN THE UK • LARGEST IN EUROPE

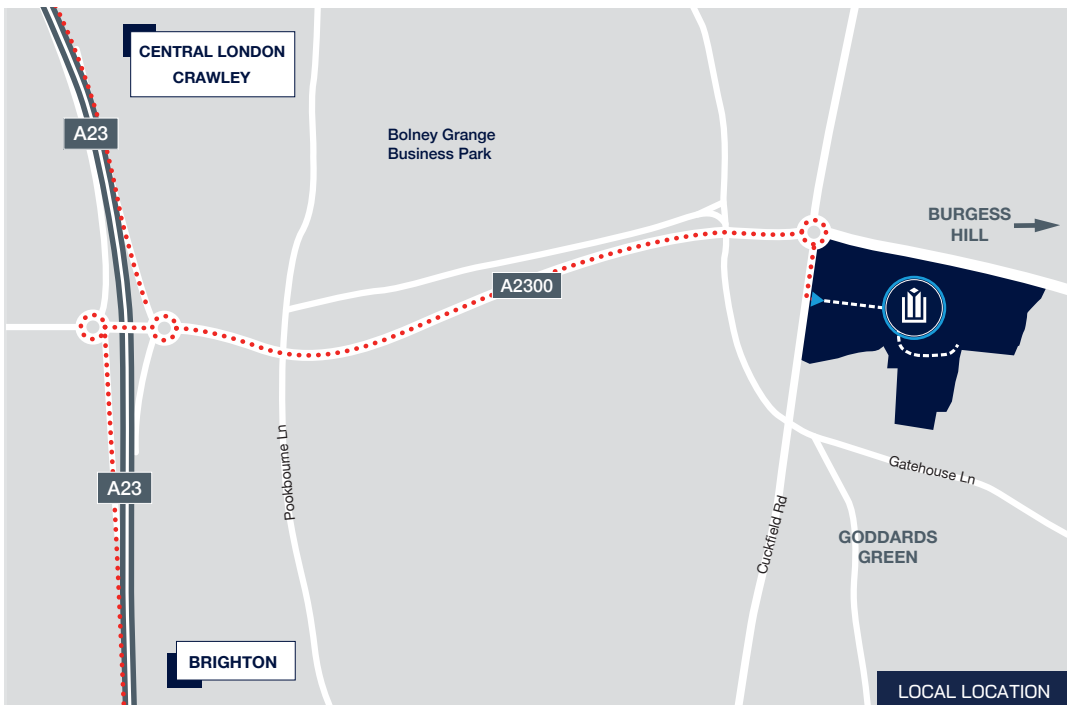
panattoni.co.uk/burgesshill

LOCATION

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



A23 | UK
Gothard Green Way
Goddards Green
Hassocks BN6 9ZJ
what3words /// batches.moisture.craziest



DTRE
020 3328 9080
www.dtre.com

Jake Huntley
jake.huntley@dtre.com
07765 154 211
Claudia Harley
claudia.harley@dtre.com
07483 068 035

Lambert Smith Hampton
01489 579 579
01483 538 181
www.lsh.co.uk

Dan Rawlings
drawlings@lsh.co.uk
07702 809192
Elise Evans
eevans@lsh.co.uk
07703 393120

SHW SHW.CO.UK
01293 441300

Tim Hardwicke
thardwicke@shw.co.uk
07989 420 989
David Martin
dmartin@shw.co.uk
07860 207 453

panattoni.co.uk/burgesshill

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. 37865 06/24