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panattoni.co.uk/burgesshill

UNDER CONSTRUCTION • UNDER CONSTRUCTION
**AVAILABLE Q2
2024**

PANATTONI PARK BURGESS HILL



UNIT 7 Speculative build industrial/warehouse opportunity
146,400 SQ FT

 **PANATTONI**

PANATTONI PARK
BURGUSS HILL



INDICATIVE IMAGE



A2300



INDICATIVE IMAGES



BRAND NEW GRADE-A INDUSTRIAL LOGISTICS UNIT

146,400 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. Target BREEAM 'Excellent' and EPC 'A' ratings, plus standard roof-mounted solar panels, minimise 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.



INDICATIVE IMAGES

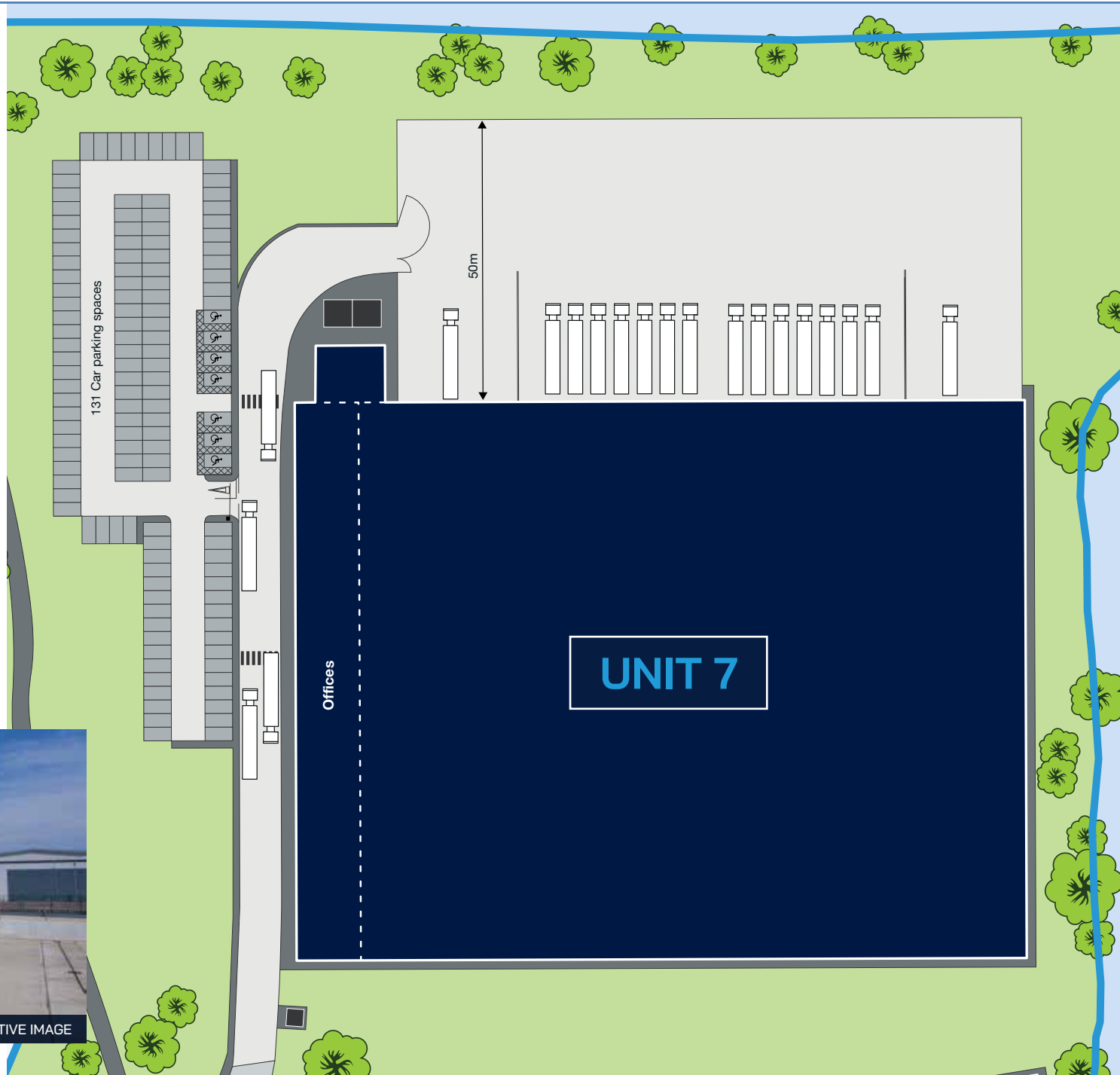
**PANATTONI PARK
BURGESS HILL**

UNIT 7 SPECIFICATION

- 
12.5M
 CLEAR INTERNAL
 HEIGHT
- 
15%
 ROOF
 LIGHTS
- 
20%
 EV CHARGING
 POINTS
- 
 UP TO
50KN/M2
 FLOOR LOADING
- 
637 KVA
 POWER SUPPLY
 (Additional 7MVA
 upon request)
- 
CYCLE
 PARKING
 SPACES
- 
14
 DOCK
 DOORS
- 
2
 LEVEL ACCESS
 DOORS
- 
131
 CAR PARKING
 SPACES

ACCOMMODATION

Warehouse	130,685 sq ft	12,141 sq m
Offices	15,715 sq ft	1,460 sq m
TOTAL (GEA)	146,400 sq ft	13,601 sq m

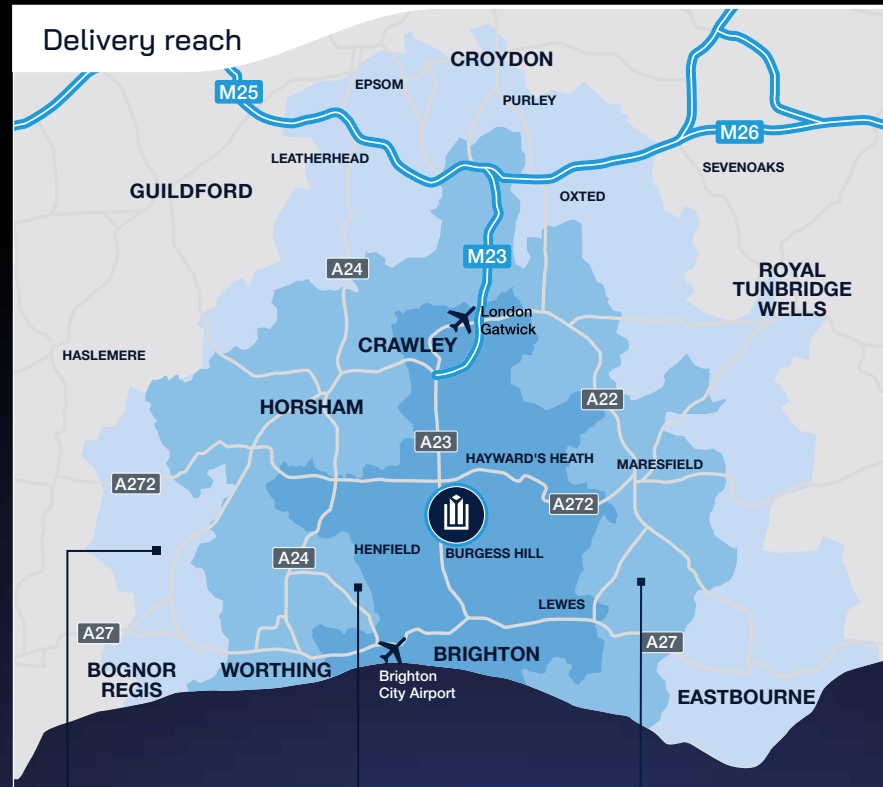


INDICATIVE IMAGE

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



6.9 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, 2022

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



48,400

WANT A JOB
IN WEST SUSSEX,
EAST SUSSEX,
BRIGHTON & HOVE

Source: NOMIS September 2021

Suitable skills and sectors



42,500

MANUFACTURING WORKERS



39,000

TRANSPORT AND
STORAGE WORKERS

In West Sussex, East Sussex,
Brighton & Hove. Source: NOMIS 2020

Competitive wages

East Sussex

£554.20

West Sussex

£580.20

UK average

£612.80

South East

£635.00

London

£766.60

Gross weekly full time pay by place of work. Source: NOMIS 2021





SUSTAINABLE AS STANDARD

Benefit from a high standard specification, targeting 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



Sub-metering of energy consumption

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, with 59 offices across the globe.

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

59 offices worldwide

2,500 international customers

225 million+ sq ft developed by Panattoni across Europe

610 million+ sq ft developed by Panattoni worldwide

ESG Meets ESG Standards

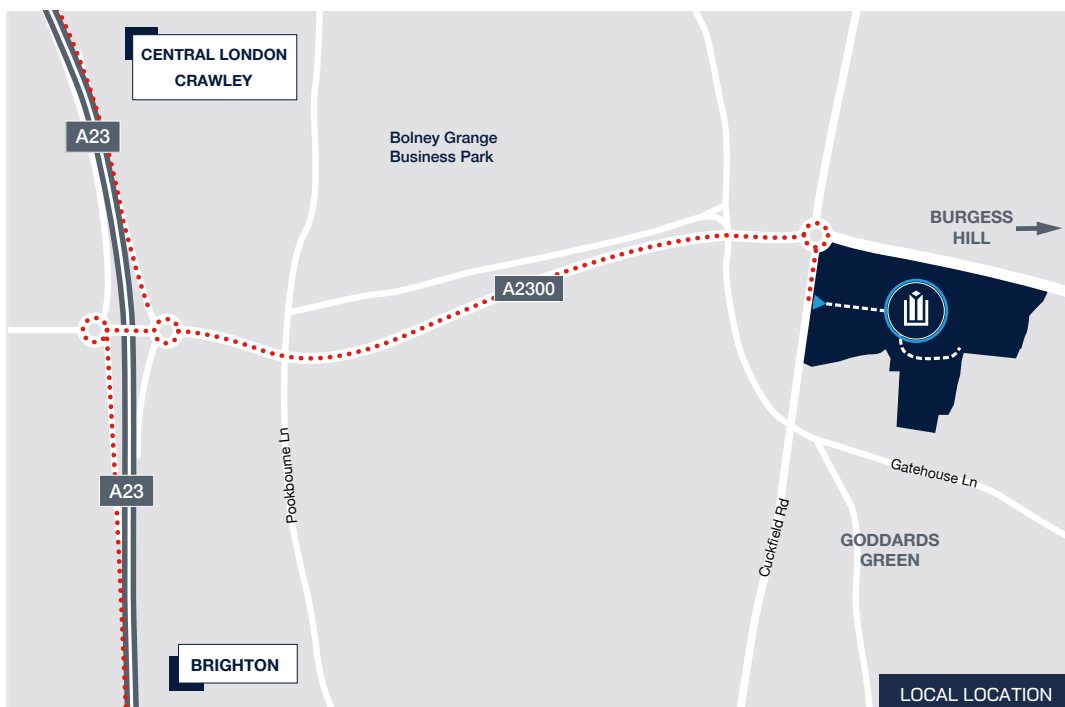
BREEAM® Targeting BREEAM 'Excellent'

A 0-25 EPC rating of 'A'



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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