

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

panattoni.co.uk/burgesshill

PANATTONI PARK BURGESS HILL

UNDER CONSTRUCTION • UNDER CONSTRUCTION
AVAILABLE Q2
2024

14 speculatively built industrial/logistics opportunities
FROM 8,138 TO 458,037 SQ FT

 PANATTONI

PANATTONI PARK BURGESS HILL: GATEWAY TO BRIGHTON AND THE SOUTH COAST





14 GRADE-A NEW BUILD UNITS FROM 8,138 TO 458,037 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 8,138 to 458,037 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.



UNIT 14 CGI indicative image



UNITS 4 - 11 CGI indicative image

PANATTONI PARK
BURGESS HILL



UNDER CONSTRUCTION • UNDER CONSTRUCTION •
AVAILABLE Q2
2024







14 SPECULATIVELY BUILT UNITS TOTALLING

458,037 SQ FT

ACCOMMODATION

| | | |
|--------------------|----------------------|--------------------|
| UNIT 1 | 89,964 sq ft | 8,358 sq m |
| UNIT 2 | 32,442 sq ft | 3,014 sq m |
| UNIT 3 | 54,293 sq ft | 5,044 sq m |
| UNIT 7 | 146,400 sq ft | 13,601 sq m |
| UNIT 8 | 11,205 sq ft | 1,041 sq m |
| UNIT 10 | 11,044 sq ft | 1,026 sq m |
| UNIT 12 | 16,684 sq ft | 1,550 sq m |
| UNIT 14 | 17,922 sq ft | 1,665 sq m |
| UNIT 16 | 12,174 sq ft | 1,131 sq m |
| UNIT 18 | 8,138 sq ft | 756 sq m |
| UNIT 20 | 8,762 sq ft | 814 sq m |
| UNIT 22 | 10,678 sq ft | 992 sq m |
| UNIT 24 | 15,834 sq ft | 1,471 sq m |
| UNIT 26 | 22,496 sq ft | 2,090 sq m |
| TOTAL (GEA) | 458,036 sq ft | 42,553 sq m |

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 at PC. The additional 5MVA can be made available to tenants on specific request.

PANATTONI

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
-  Water saving taps and WCs
-  15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting
-  Water leak detection
-  Roof-mounted solar photovoltaic (PV) system
-  Electric vehicle charging points in the car park
-  Rainwater harvesting
-  Cycle parking
-  Sub-metering of energy consumption

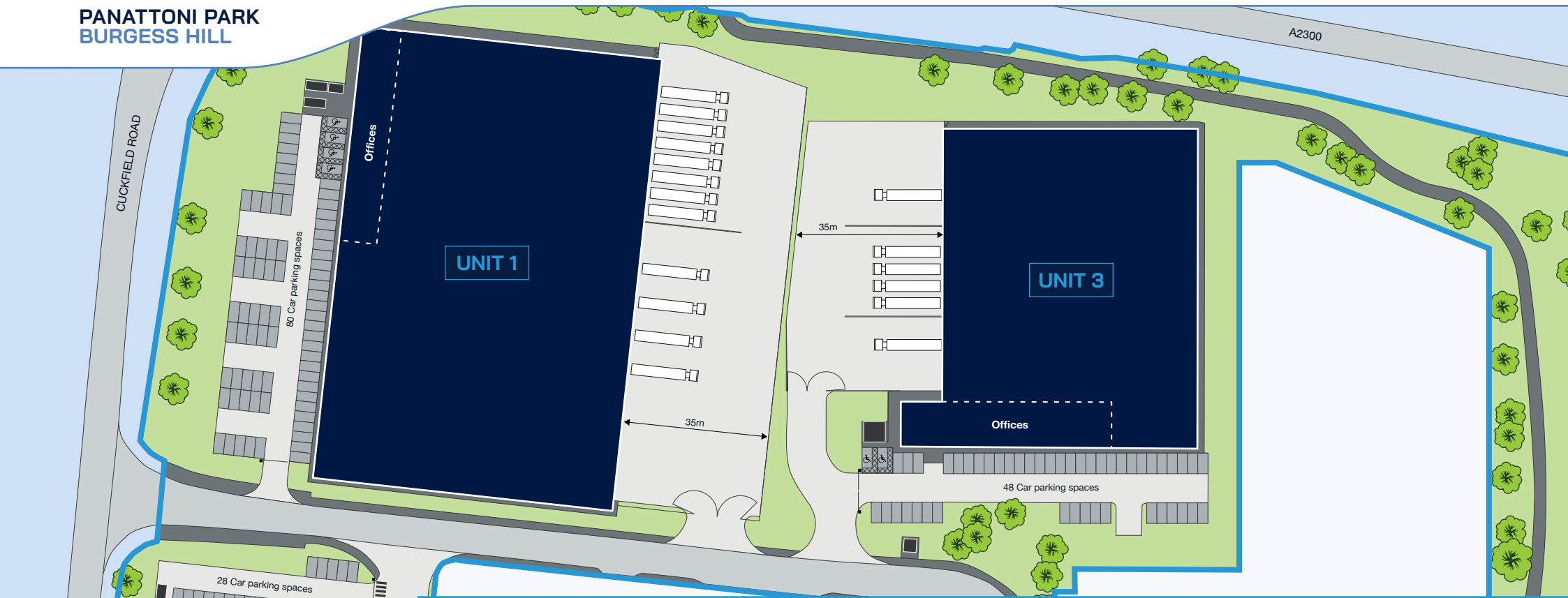
 **ESG** Meets ESG Standards

BREEAM® Targeting BREEAM 'Excellent'

 **A 0-25** EPC rating of 'A'



**PANATTONI PARK
BURGESS HILL**



UNIT 1

| | | |
|-------------------------|---------------------|-------------------|
| Warehouse | 78,307 sq ft | 7,275 sq m |
| Offices + plant terrace | 11,657 sq ft | 1,083 sq m |
| TOTAL (GEA) | 89,964 sq ft | 8,358 sq m |



8
DOCK DOORS



2
LEVEL ACCESS DOORS



12.5M
CLEAR INTERNAL HEIGHT



15
EV CHARGING POINTS



80
CAR PARKING SPACES

UNIT 2

| | | |
|-------------------------|---------------------|-------------------|
| Warehouse | 25,941 sq ft | 2,410 sq m |
| Offices + plant terrace | 6,501 sq ft | 604 sq m |
| TOTAL (GEA) | 32,442 sq ft | 3,014 sq m |



2
DOCK DOORS



2
LEVEL ACCESS DOORS



8M
CLEAR INTERNAL HEIGHT



6
EV CHARGING POINTS



28
CAR PARKING SPACES

UNIT 3

| | | |
|--------------------|---------------------|-------------------|
| Warehouse | 47,006 sq ft | 4,367 sq m |
| Offices | 7,287 sq ft | 677 sq m |
| TOTAL (GEA) | 54,293 sq ft | 5,044 sq m |



4
DOCK DOORS



2
LEVEL ACCESS DOORS



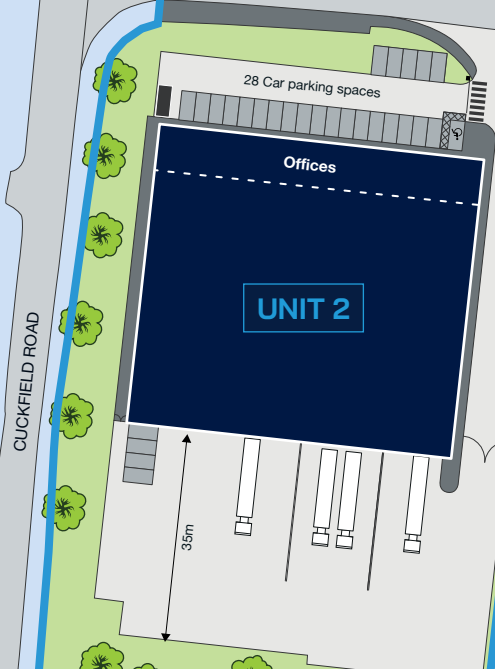
10M
CLEAR INTERNAL HEIGHT



8
EV CHARGING POINTS



48
CAR PARKING SPACES



UNIT 8

TOTAL (GEA) 11,205 sq ft 1,041 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



11 CAR PARKING SPACES

UNIT 10

TOTAL (GEA) 11,044 sq ft 1,026 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



11 CAR PARKING SPACES

UNIT 12

TOTAL (GEA) 16,684 sq ft 1,550 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



5 EV CHARGING POINTS



15 CAR PARKING SPACES

UNIT 14

TOTAL (GEA) 17,922 sq ft 1,665 sq m



1 LEVEL ACCESS DOORS



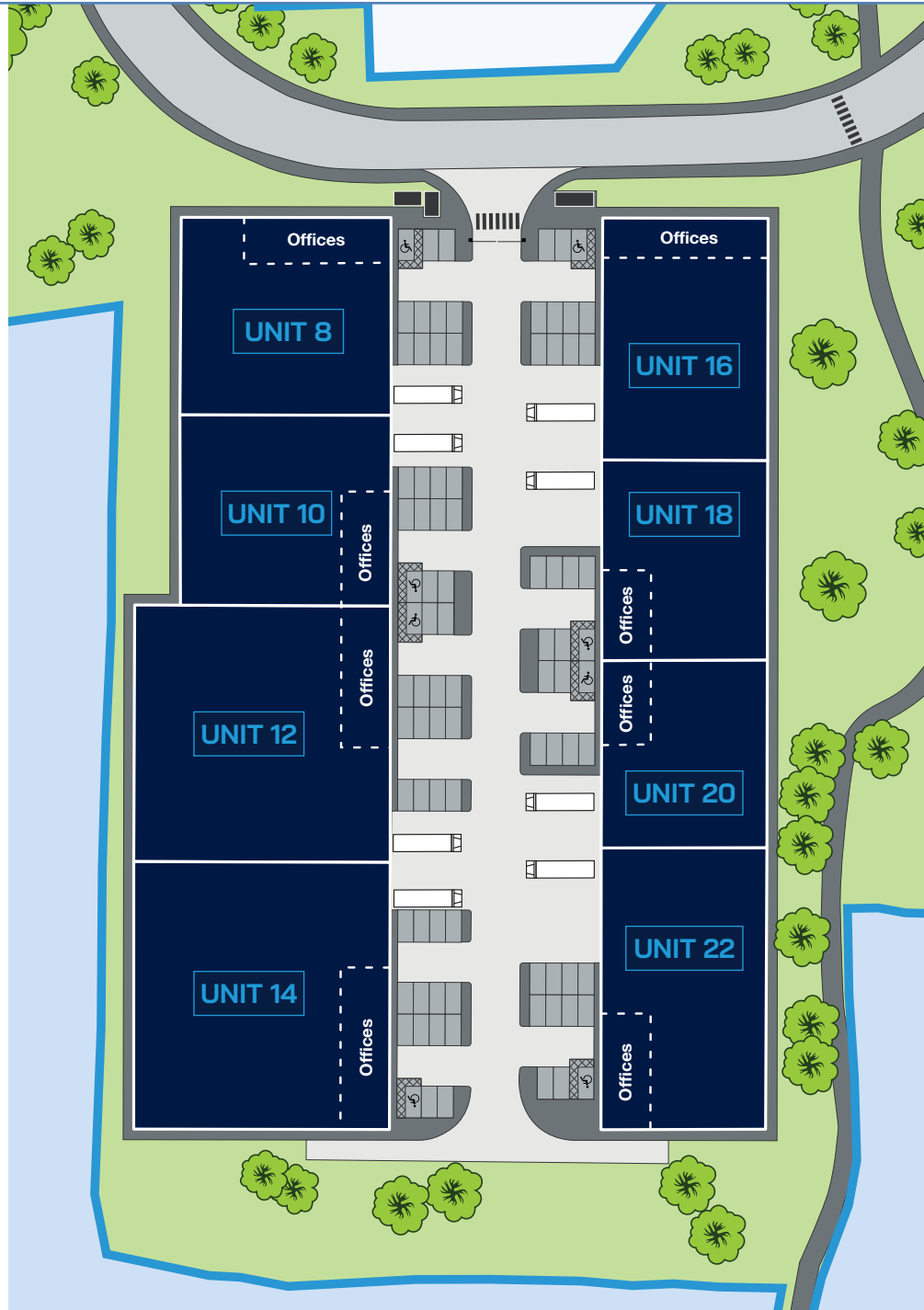
8M CLEAR INTERNAL HEIGHT



5 EV CHARGING POINTS



15 CAR PARKING SPACES



UNIT 16

TOTAL (GEA) 12,174 sq ft 1,131sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



11 CAR PARKING SPACES

UNIT 18

TOTAL (GEA) 8,138 sq ft 756 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



7 CAR PARKING SPACES

UNIT 20

TOTAL (GEA) 8,762 sq ft 814 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



7 CAR PARKING SPACES

UNIT 22

TOTAL (GEA) 10,678 sq ft 992 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS







11 CAR PARKING SPACES

PANATTONI PARK BURGESS HILL





UNIT 7

| | | |
|--------------------|----------------------|--------------------|
| 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 |

| | | | |
|---|---|---|---|
|  |  |  |  |
| 2 LEVEL ACCESS DOORS | 12.5M CLEAR INTERNAL HEIGHT | 15 EV CHARGING POINTS | 131 CAR PARKING SPACES |





UNIT 24

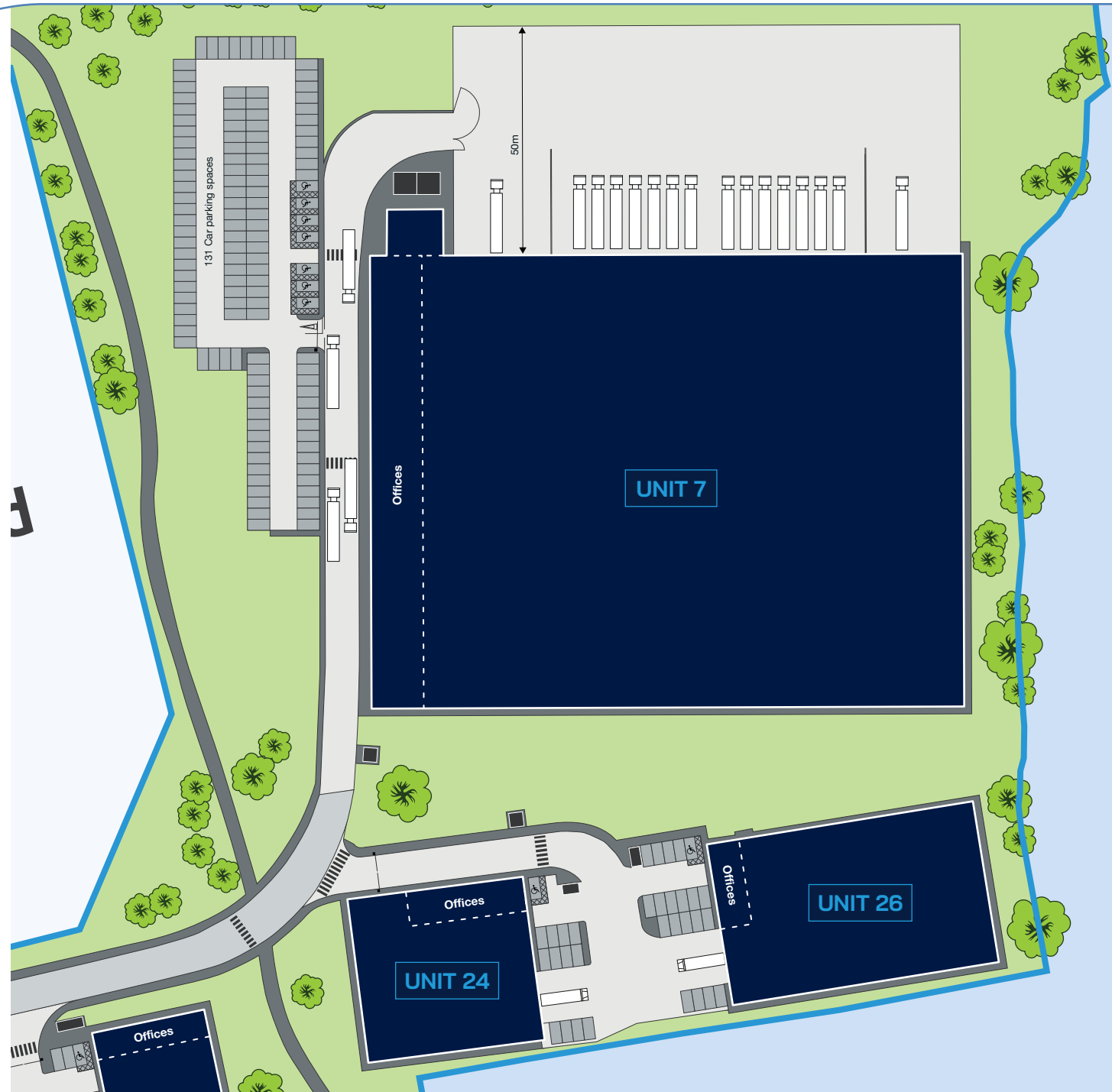
| | | |
|--------------------|---------------------|-------------------|
| Warehouse | 13,369 sq ft | 1,242 sq m |
| Offices | 2,465 sq ft | 229 sq m |
| TOTAL (GEA) | 15,834 sq ft | 1,471 sq m |

| | | | |
|---|---|---|---|
|  |  |  |  |
| 1 LEVEL ACCESS DOORS | 8M CLEAR INTERNAL HEIGHT | 3 EV CHARGING POINTS | 13 CAR PARKING SPACES |

UNIT 26

| | | |
|--------------------|---------------------|-------------------|
| Warehouse | 19,945 sq ft | 1,853 sq m |
| Offices | 2,551 sq ft | 237 sq m |
| TOTAL (GEA) | 22,496 sq ft | 2,090 sq m |

| | | | |
|---|---|---|---|
|  |  |  |  |
| 1 LEVEL ACCESS DOORS | 8M CLEAR INTERNAL HEIGHT | 4 EV CHARGING POINTS | 20 CAR PARKING SPACES |



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 |

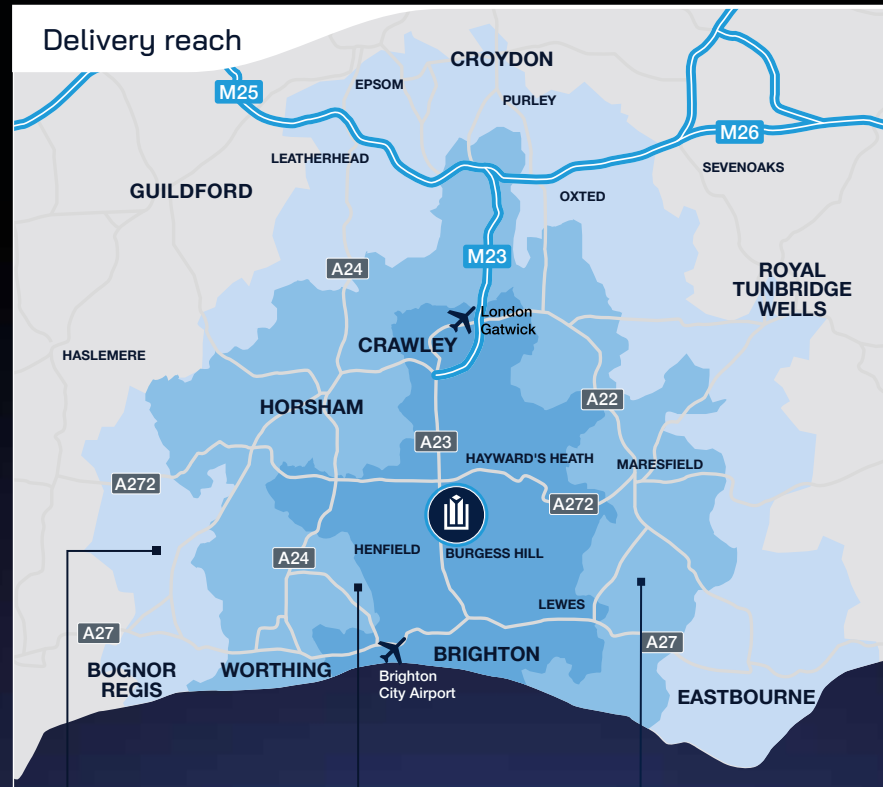
Gross weekly full time pay by place of work. Source: NOMIS 2021



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

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



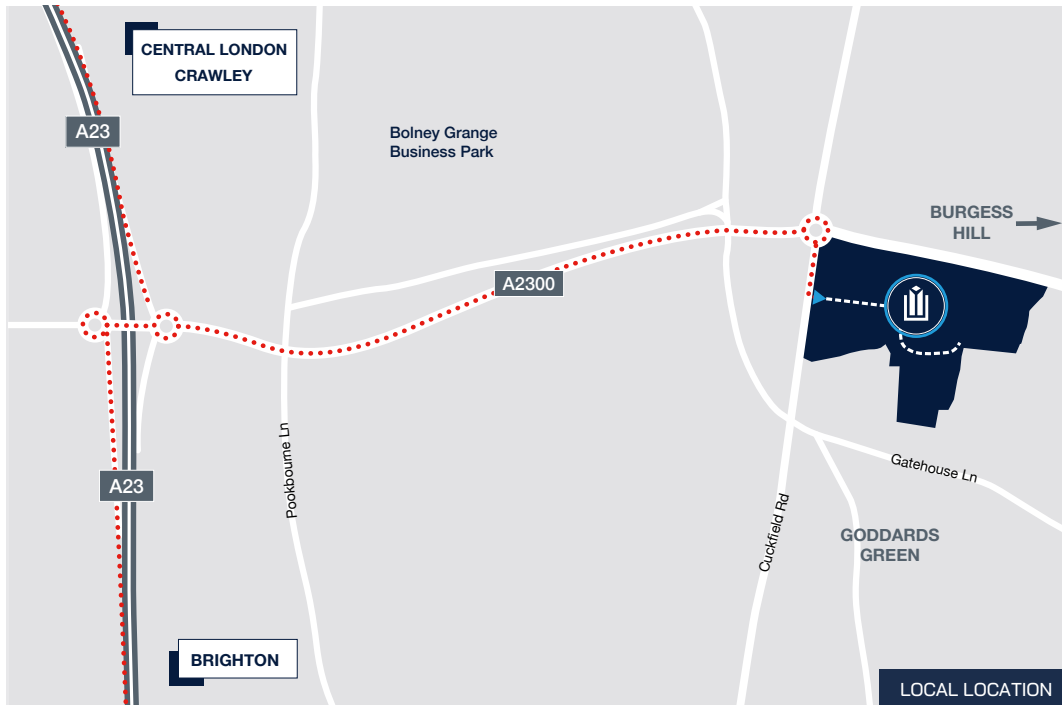
LARGEST IN THE UK • LARGEST IN EUROPE

Indicative images only

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

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