

A23 | UK
Burgess Hill
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PANATTONI PARK BURGESS HILL

UNDER CONSTRUCTION • UNDER CONSTRUCTION
AVAILABLE Q1
2024

14 speculative build industrial/logistics opportunities
FROM 8,138 TO 458,037 SQ FT

 PANATTONI

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



INDICATIVE IMAGE

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



14 SPECULATIVELY BUILT UNITS TOTTALLING

458,037 SQ FT

ACCOMMODATION

UNIT 1	89,964 sq ft	8,358 sq m
UNIT 2	54,293 sq ft	5,044 sq m
UNIT 3	32,442 sq ft	3,014 sq m
UNIT 4	11,205 sq ft	1,041 sq m
UNIT 5	11,044 sq ft	1,026 sq m
UNIT 6	16,684 sq ft	1,550 sq m
UNIT 7	17,922 sq ft	1,665 sq m
UNIT 8	12,174 sq ft	1,131 sq m
UNIT 9	8,138 sq ft	756 sq m
UNIT 10	8,762 sq ft	814 sq m
UNIT 11	10,678 sq ft	992 sq m
UNIT 12	15,834 sq ft	1,471 sq m
UNIT 13	22,496 sq ft	2,090 sq m
UNIT 14	146,400 sq ft	13,601 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, achieving BREEAM 'Very Good' 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
- Water leak detection
- 15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting
- Electric vehicle charging points in the car park
- Cycle parking
- Roof-mounted solar photovoltaic (PV) system
- Sub-metering of energy consumption
- Rainwater harvesting

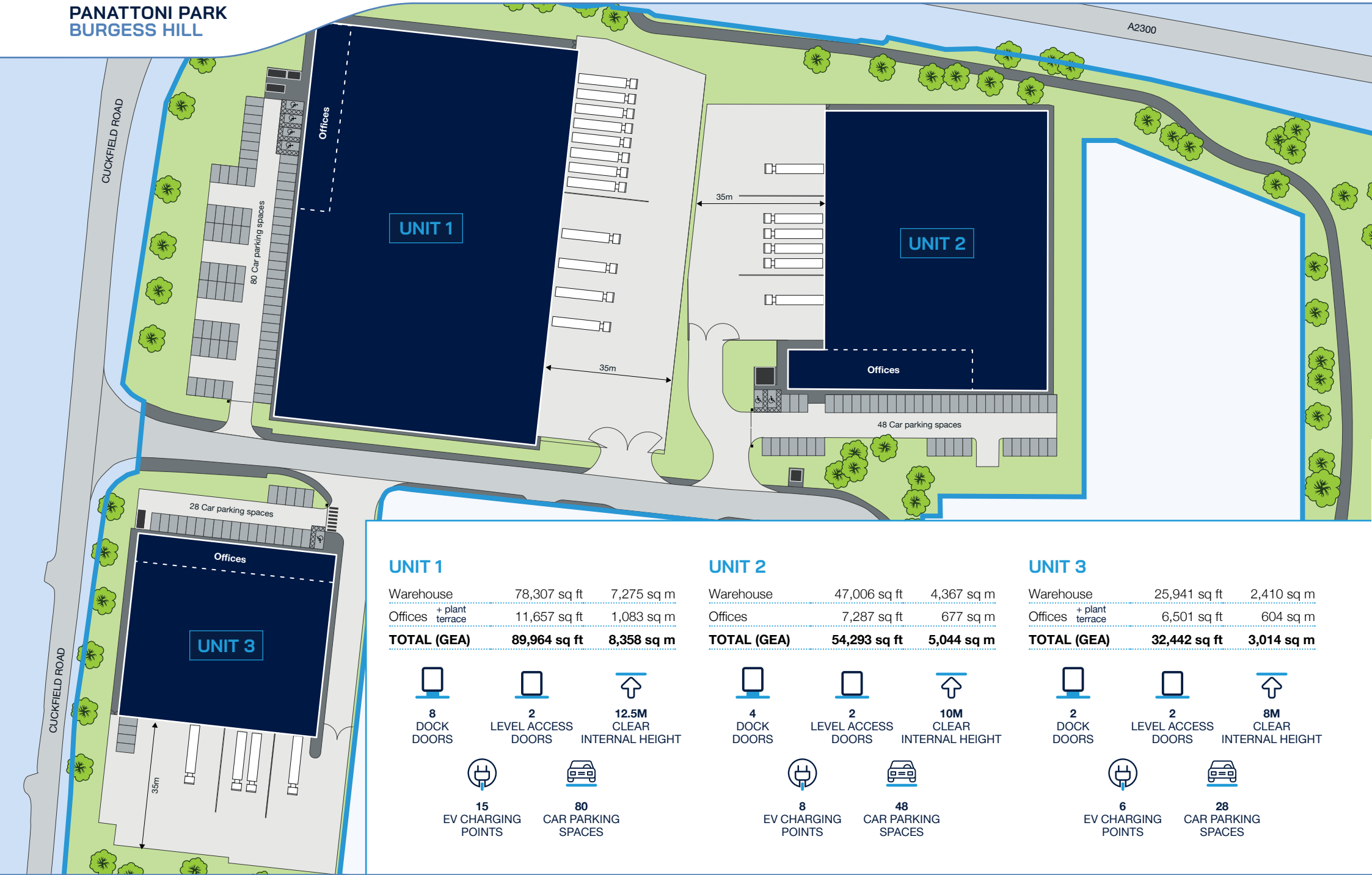
ESG Meets ESG Standards

BREEAM® BREEAM 'Very Good'

A 0-25 EPC rating of 'A'

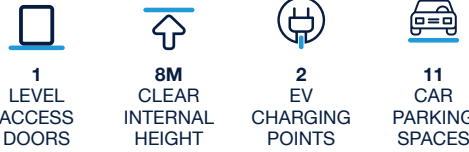


PANATTONI PARK
BURGESS HILL



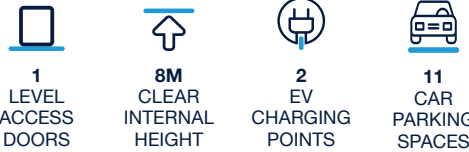
UNIT 4

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



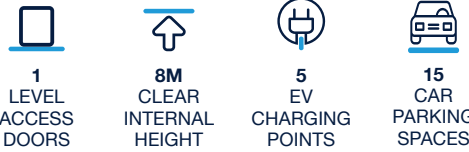
UNIT 5

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



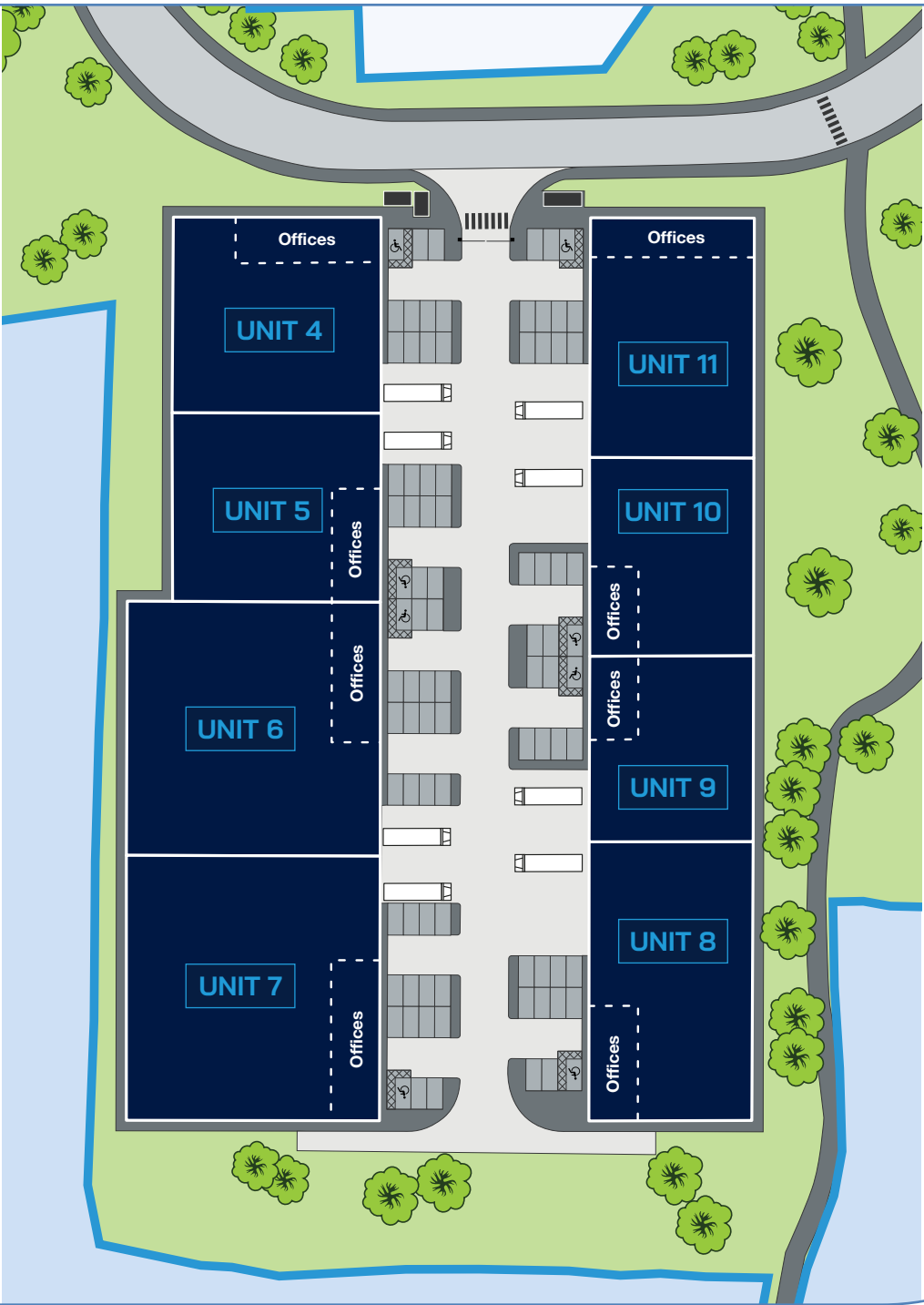
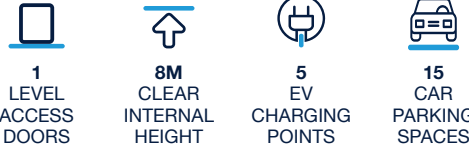
UNIT 6

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



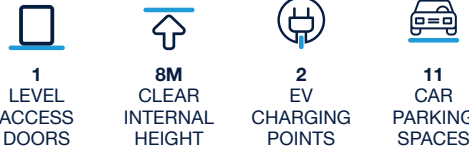
UNIT 7

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



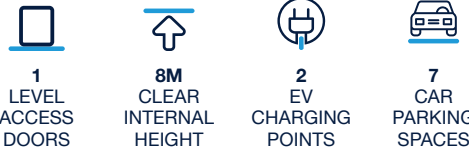
UNIT 8

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



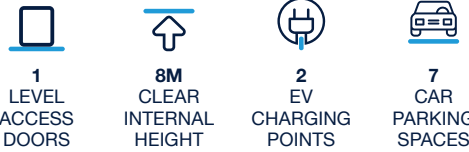
UNIT 9

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



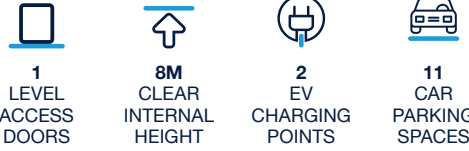
UNIT 10

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



UNIT 11




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



PANATTONI PARK
BURGESS HILL


UNIT 12

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 13

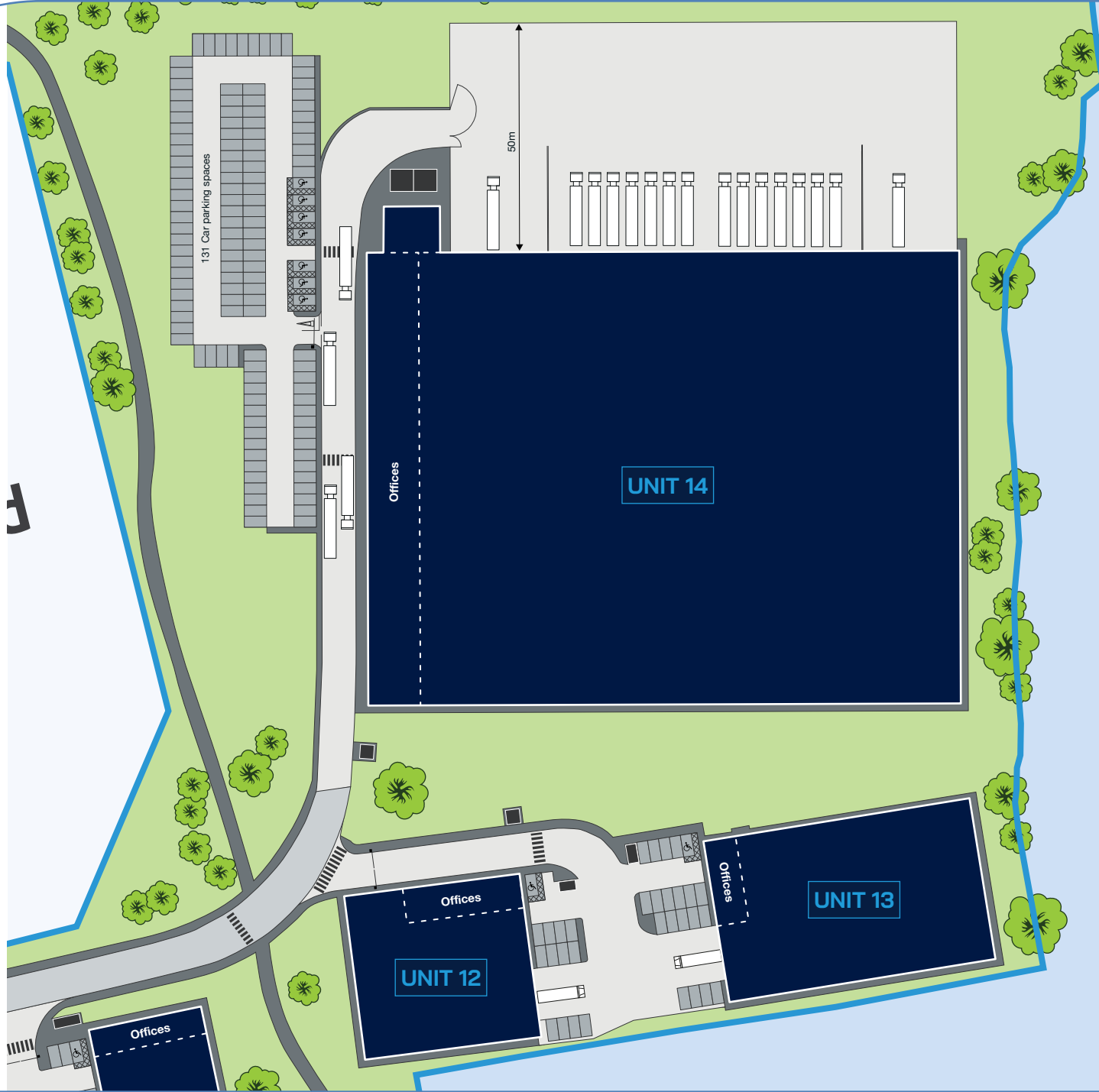
Warehouse	19,945 sq ft	1,853 sq m
Offices	2,551 sq ft	237 sq m
TOTAL (GEA)	22,496 sq ft	2,090 sq m

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

UNIT 14

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



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

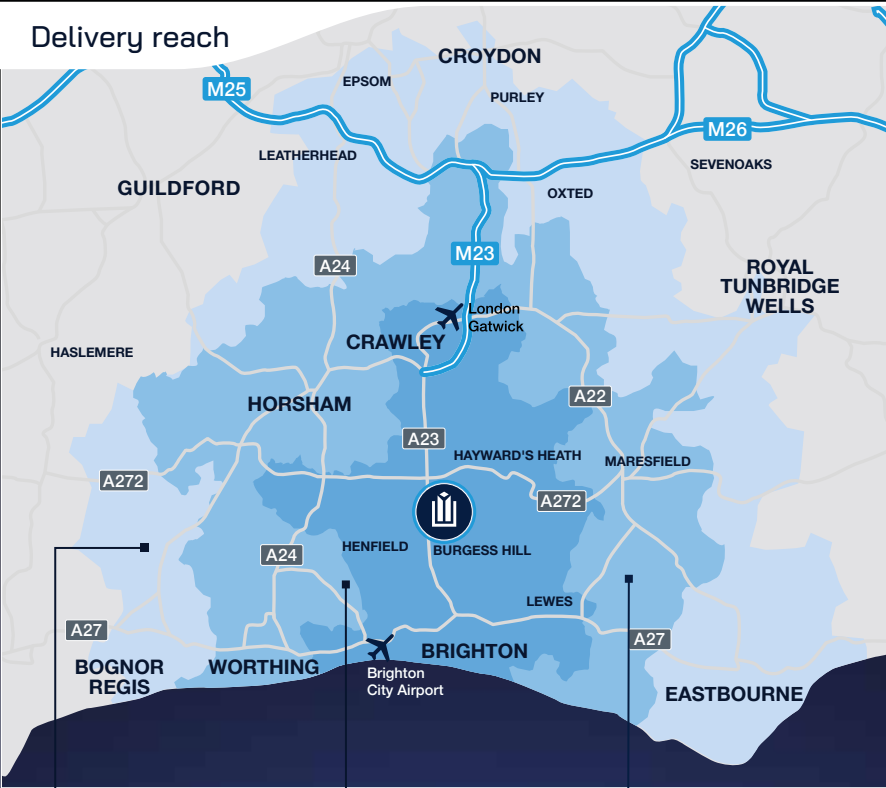
Gross weekly full time pay by place of work. Source: NOMIS 2021



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 575 million sq ft to date, with 53 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

53
offices
worldwide

2,500
international
customers

218 million+
sq ft developed by
Panattoni across Europe

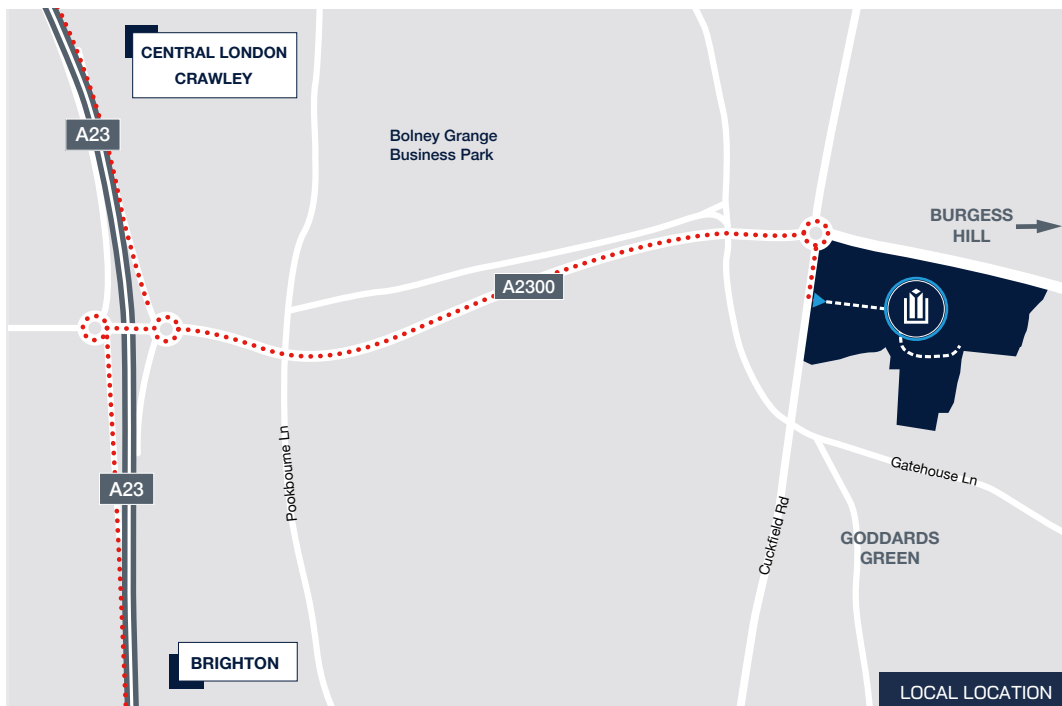
575 million+
sq ft developed by
Panattoni worldwide



Indicative images only

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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