

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

2 UNITS LET TO EMED AND AUSTIN RACING



panattoni.co.uk/burgesshill

12 GRADE-A UNITS • 12 GRADE-A UNITS • 12 GRADE-A UNITS  
**AVAILABLE NOW**

**12 UNITS**  
FROM 8,142 TO 403,708 SQ FT

SPECULATIVELY BUILT  
INDUSTRIAL/LOGISTICS OPPORTUNITIES

PANATTONI PARK  
**BURGESS HILL**

PANATTONI PARK

BURGESS HILL

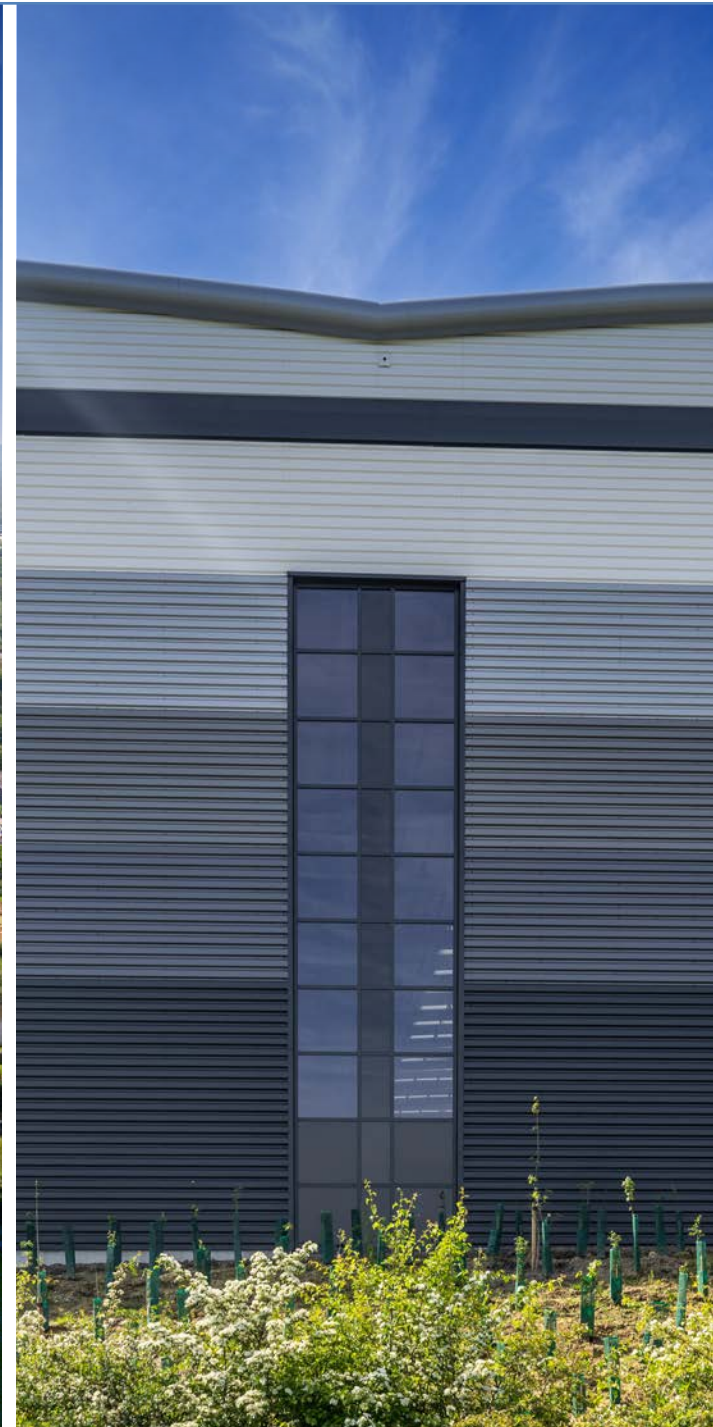
# GATEWAY TO BRIGHTON AND THE SOUTH COAST



Current occupiers include:



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



# 12 GRADE-A NEW BUILD UNITS FROM 8,142 TO 403,708 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.

With 2 units let to EMED and Austin Racing, and already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location from 8,142 to 403,708 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

THE HUB - ROUTE 2 & 100



12 SPECULATIVELY BUILT UNITS TOTALLING  
**403,708 SQ FT**

12 GRADE-A UNITS • 12 GRADE-A UNITS • 12 GRADE-A UNITS  
**AVAILABLE NOW**



UNIT 7 147,408 SQ FT

### ACCOMMODATION

	sq ft	sq m
UNIT 1	89,090	8,277
UNIT 2	LET TO EMED	
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	LET TO AUSTIN RACING	
<b>TOTAL (GEA)</b>	<b>403,708</b>	<b>37,237</b>

### 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'

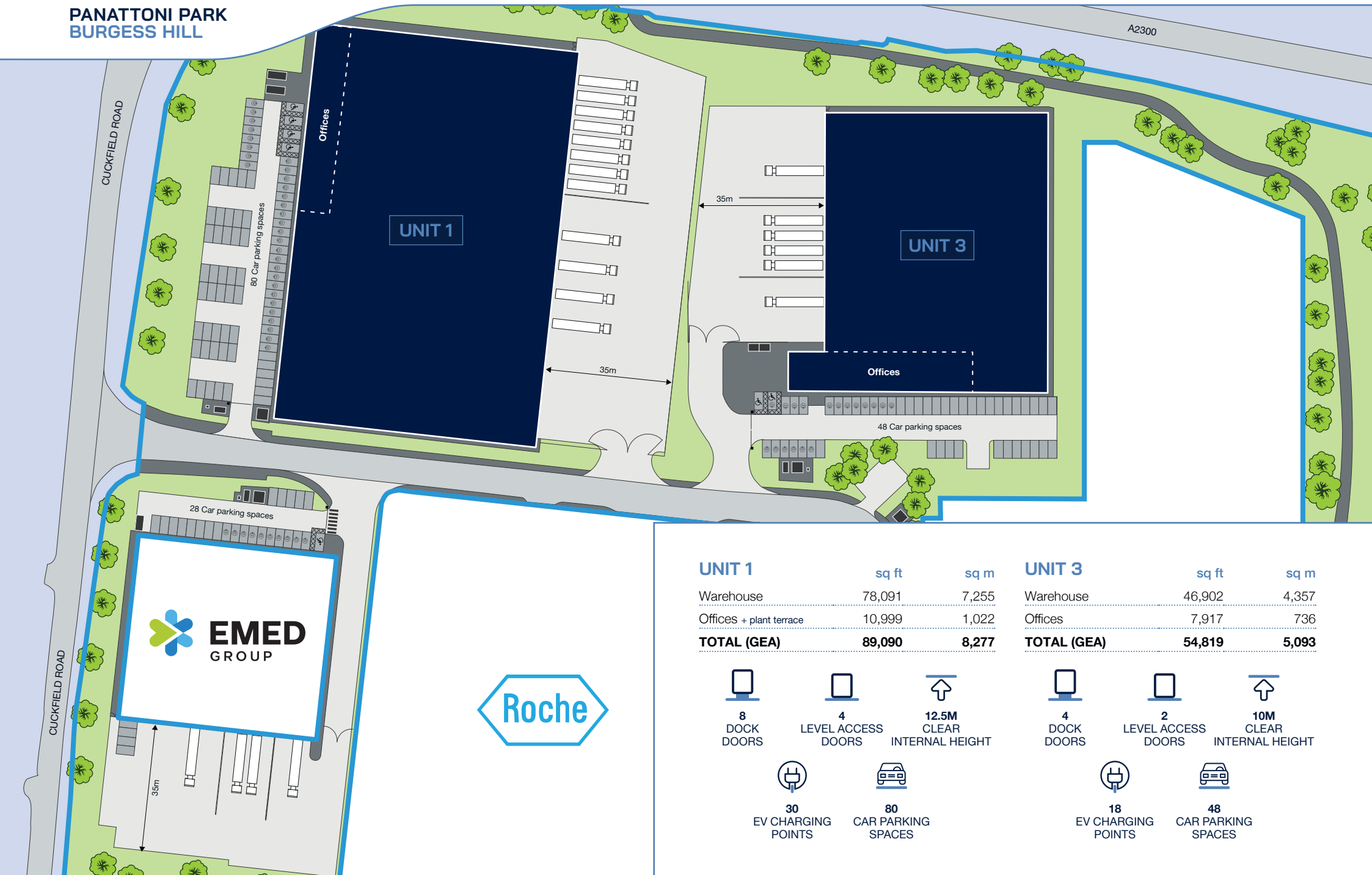
A 0-25

EPC rating of 'A'

UNIT 3 54,819 SQ FT



PANATTONI PARK  
BURGESS HILL



**UNIT 1**

	sq ft	sq m
Warehouse	78,091	7,255
Offices + plant terrace	10,999	1,022
<b>TOTAL (GEA)</b>	<b>89,090</b>	<b>8,277</b>

**UNIT 3**

	sq ft	sq m
Warehouse	46,902	4,357
Offices	7,917	736
<b>TOTAL (GEA)</b>	<b>54,819</b>	<b>5,093</b>



8 DOCK DOORS



4 LEVEL ACCESS DOORS



12.5M CLEAR INTERNAL HEIGHT



4 DOCK DOORS



2 LEVEL ACCESS DOORS



10M CLEAR INTERNAL HEIGHT



30 EV CHARGING POINTS



80 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

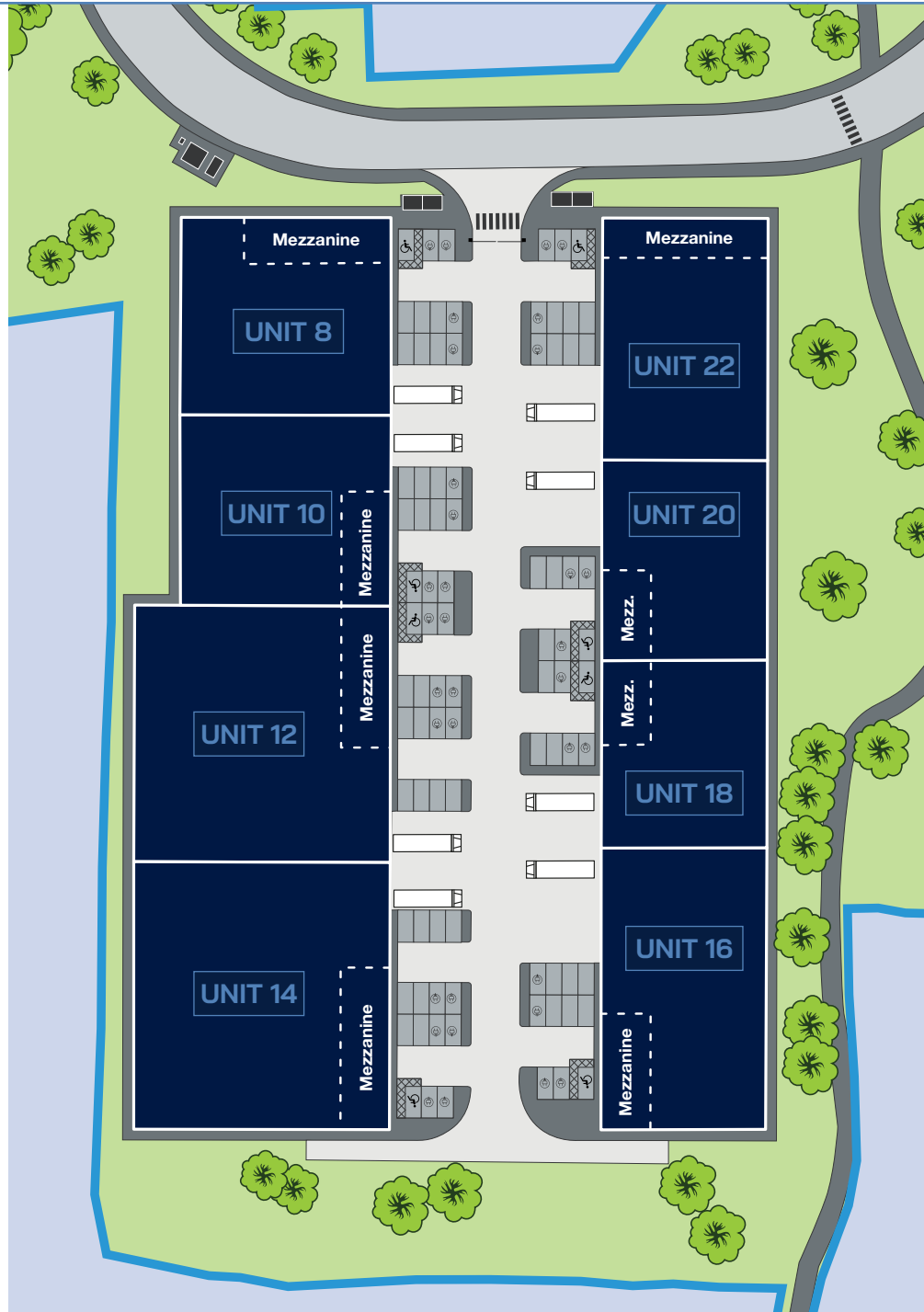
TOTAL (GEA) 16,702 sq ft 1,551 sq m

- 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
<b>TOTAL (GEA)</b>	<b>147,408</b>	<b>13,425</b>



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
<b>TOTAL (GEA)</b>	<b>15,818</b>	<b>1,469</b>



1  
LEVEL  
ACCESS  
DOORS



8M  
CLEAR  
INTERNAL  
HEIGHT



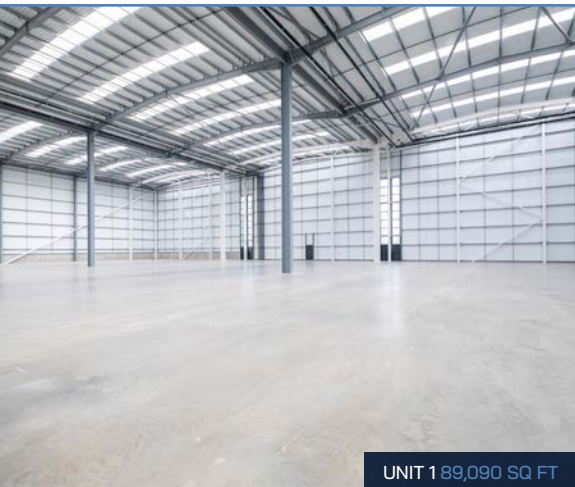
5  
EV  
CHARGING  
POINTS



13  
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

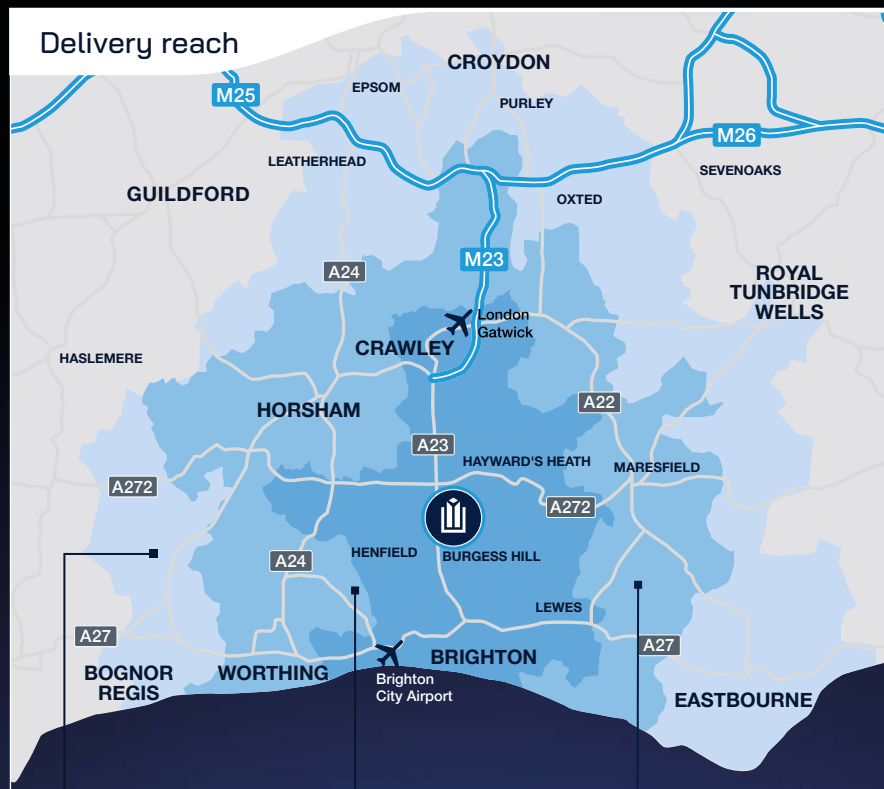


# LOCATED FOR THE LAST MILE

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.

[Click here to create a commute map from Panattoni Park Burgess Hill](#)



**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](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



Indicative images only

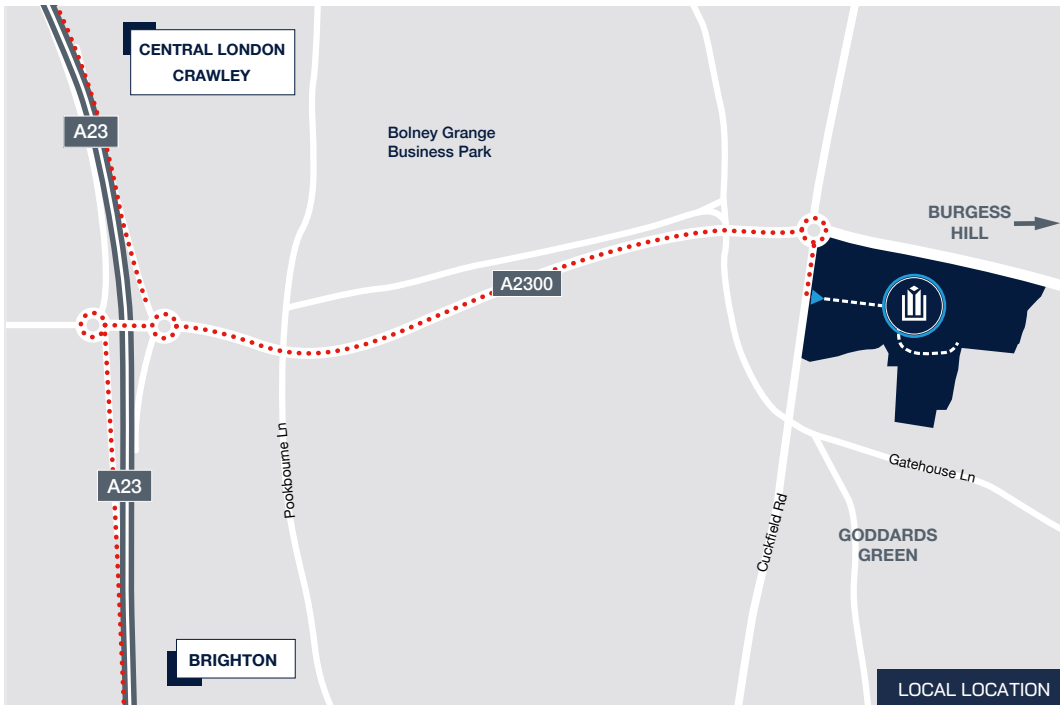
LARGEST IN THE UK • LARGEST IN EUROPE

[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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**AVAILABLE NOW**



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