



**UNIT 24** 15,818 SQ FT

SPECULATIVELY BUILT LIGHT, GENERAL INDUSTRIAL AND WAREHOUSING OPPORTUNITY A23 | UK Gothard Green Way Goddards Green Hassocks BN6 9ZJ what3words /// batches.moisture.craziest

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## GRADE-A NEW BUILD SME UNIT 15,818 SQ FT

Panattoni Park Burgess Hill is built to meet the needs of modern business – and Unit 24 is no exception.

Outside, this high-specification Grade-A SME unit features a combined goods yard and car parking, complete with EV charging points and bicycle storage. Accessed via a large level access door, the warehouse offers 8m clear internal height, while rooflights fill the space with natural light. The office space, reached through a dedicated entrance and atrium, is ready for tenant fit-out.

Rated BREEAM 'Excellent' and EPC 'A', the unit delivers exceptional energy performance, further enhanced by standard roof-mounted solar panels.

## **SUSTAINABLE**

## **AS STANDARD**



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



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



Bus route with walkway directly into site

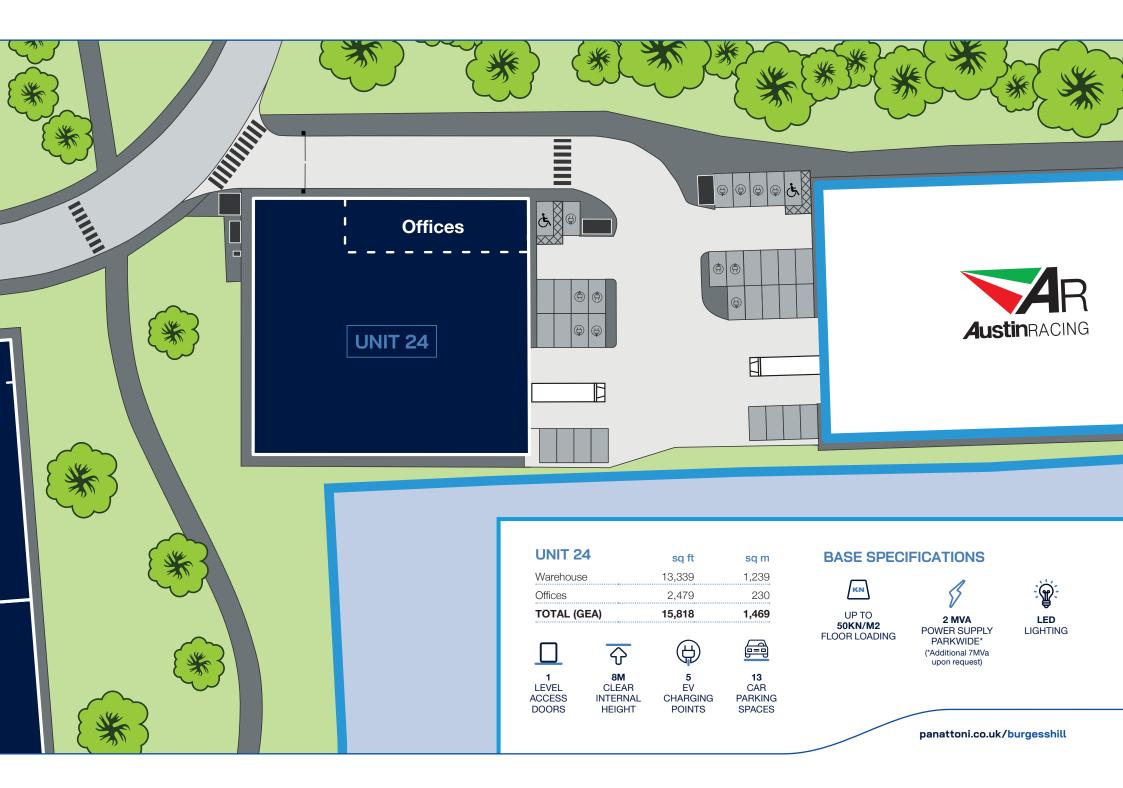


BREEAM\*

BREEAM 'EXCELLENT'



**A** 0-25

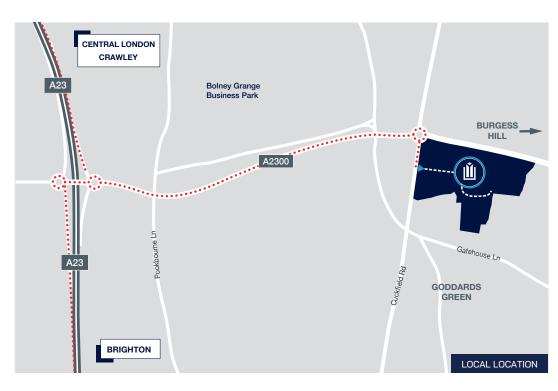


## **LOCATION**

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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