

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

**3 UNITS LET TO EMED, AUSTIN RACING AND EVRI**



**11 UNITS AVAILABLE  
FROM 8,142 TO 147,408 SQ FT**

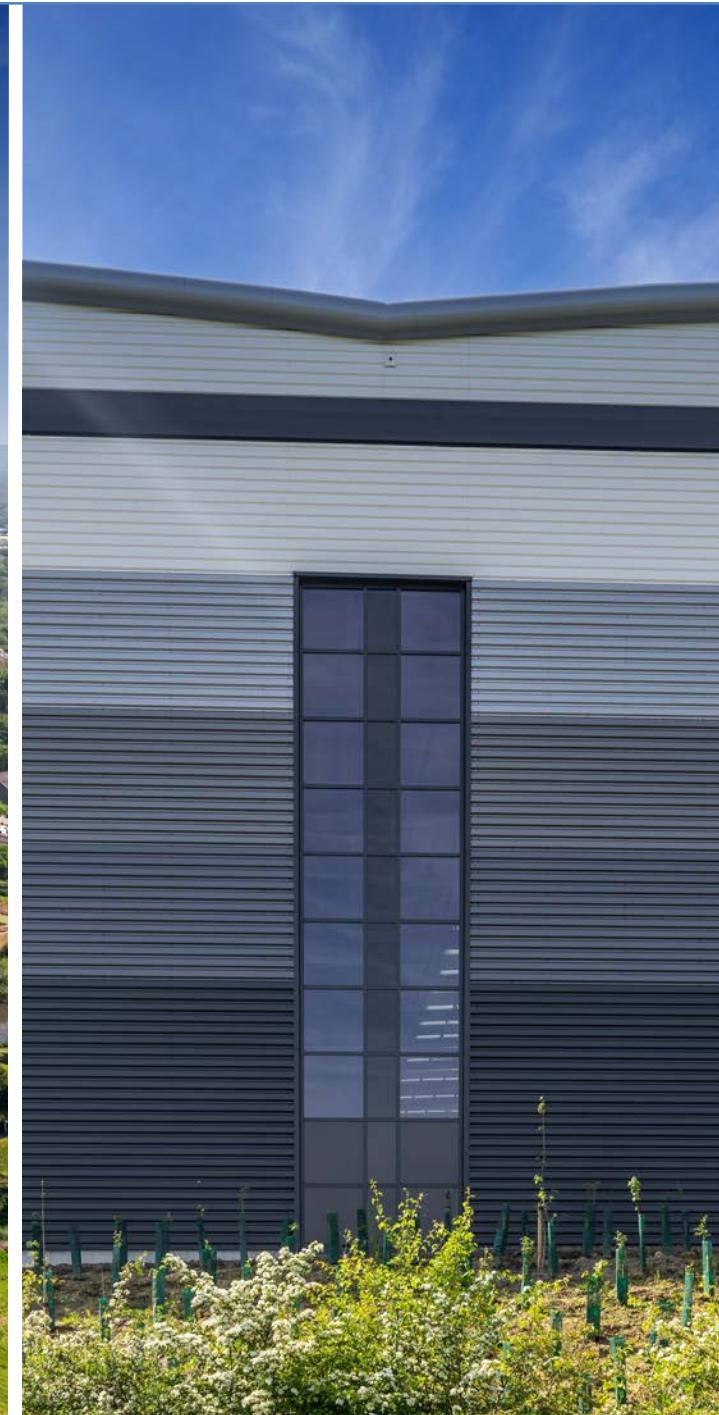
SPECULATIVELY BUILT  
INDUSTRIAL/LOGISTICS OPPORTUNITIES

11 GRADE-A UNITS • 11 GRADE-A UNITS  
11 GRADE-A UNITS • 11 GRADE-A UNITS

**AVAILABLE  
NOW**

PANATTONI PARK  
BURGESS HILL

# GATEWAY TO BRIGHTON AND THE SOUTH COAST



# LOCAL REACH NATIONAL IMPACT

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 3 units let to EMED, Austin Racing and Evri, and already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location from 8,142 to 147,408 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 BURGE ESCH HILL

11 SPECULATIVELY BUILT UNITS AVAILABLE  
**FROM 8,142  
TO 147,408 SQ FT**

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



A circular banner with a light blue background. The text "11 GRADE-A UNITS" is repeated twice around the perimeter in a white, sans-serif font. In the center, the words "AVAILABLE NOW" are written in a large, bold, white, sans-serif font.



## 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	LET TO EVRI	
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>391,556</b>	<b>36,108</b>

## BASE SPECIFICATION



**7MVA**  
AVAILABLE BY Q3 2026

2MVA is immediately available.  
The additional 5MVA can be made available to tenants on specific request.



# 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



Meets ESG standards



BREEAM®

BREEAM 'Excellent'

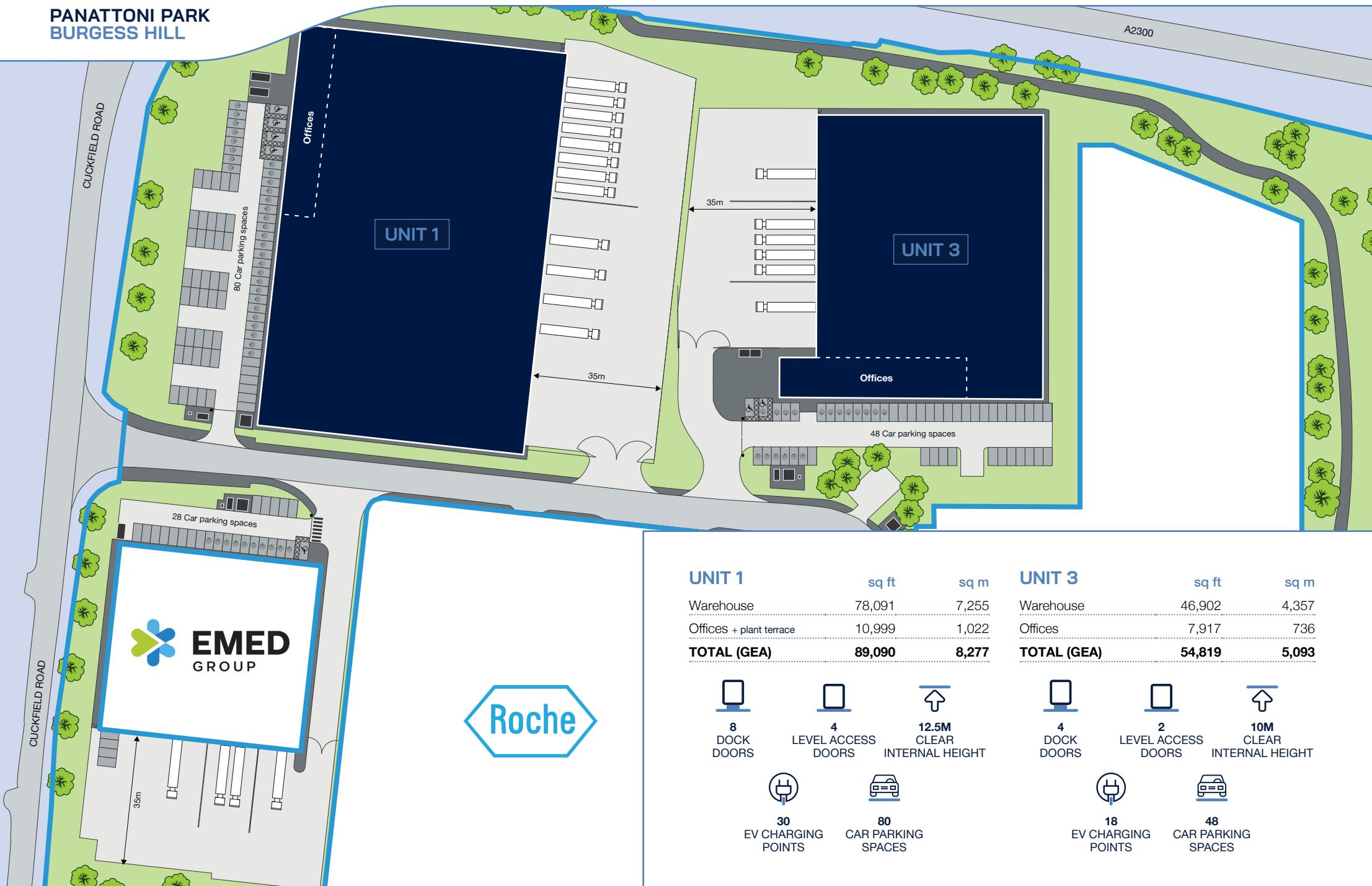


A 0-25

EPC rating of 'A'



PANATTONI PARK  
BURGESS HILL



**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
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**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
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**UNIT 12**

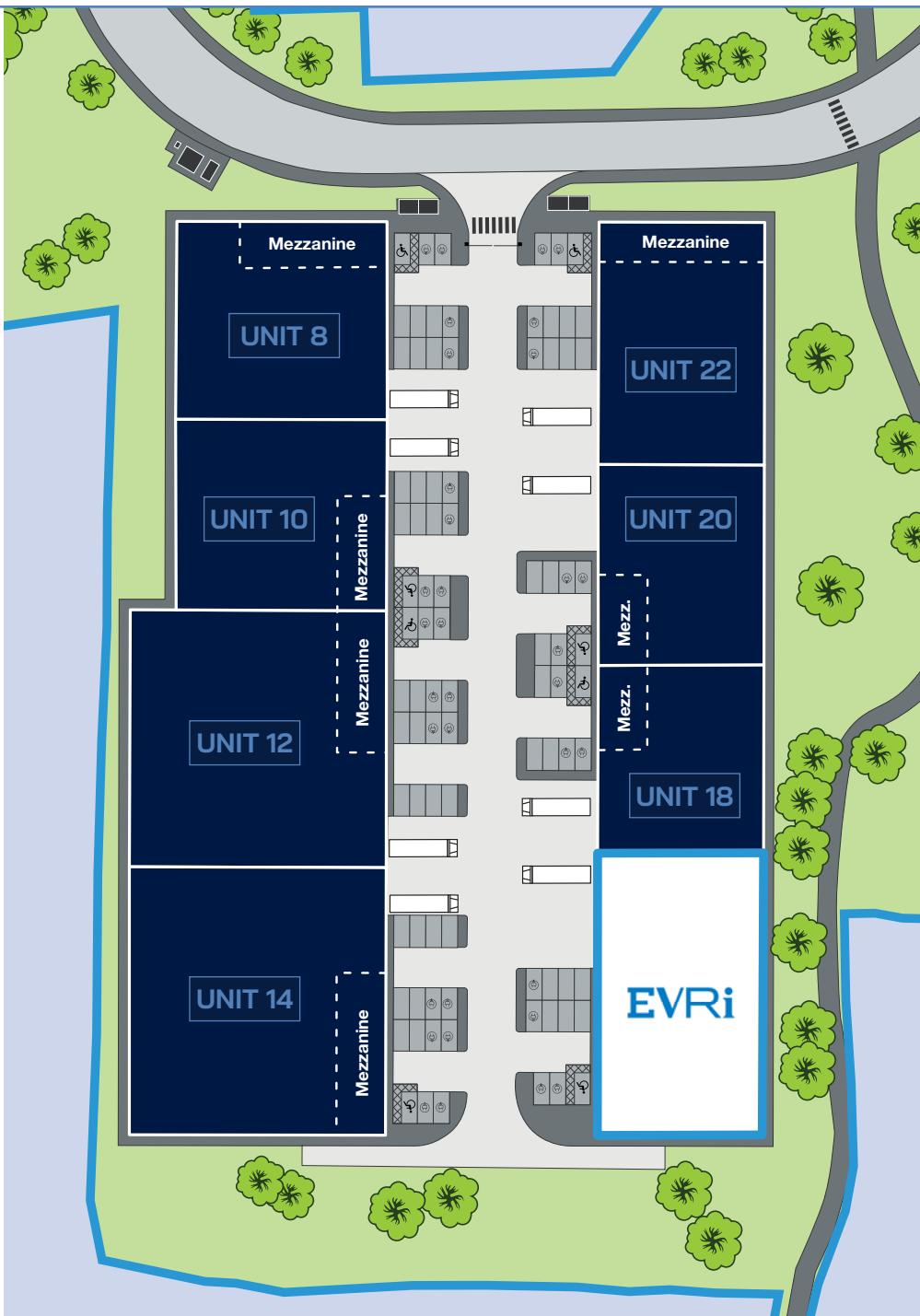
TOTAL (GEA) 16,702 sq ft 1,551 sq m

	1 LEVEL ACCESS DOORS		8M CLEAR INTERNAL HEIGHT		6 EV CHARGING POINTS		15 CAR PARKING SPACES
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**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
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**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
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**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
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**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
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# PANATTONI PARK BURGESS HILL

## UNIT 7

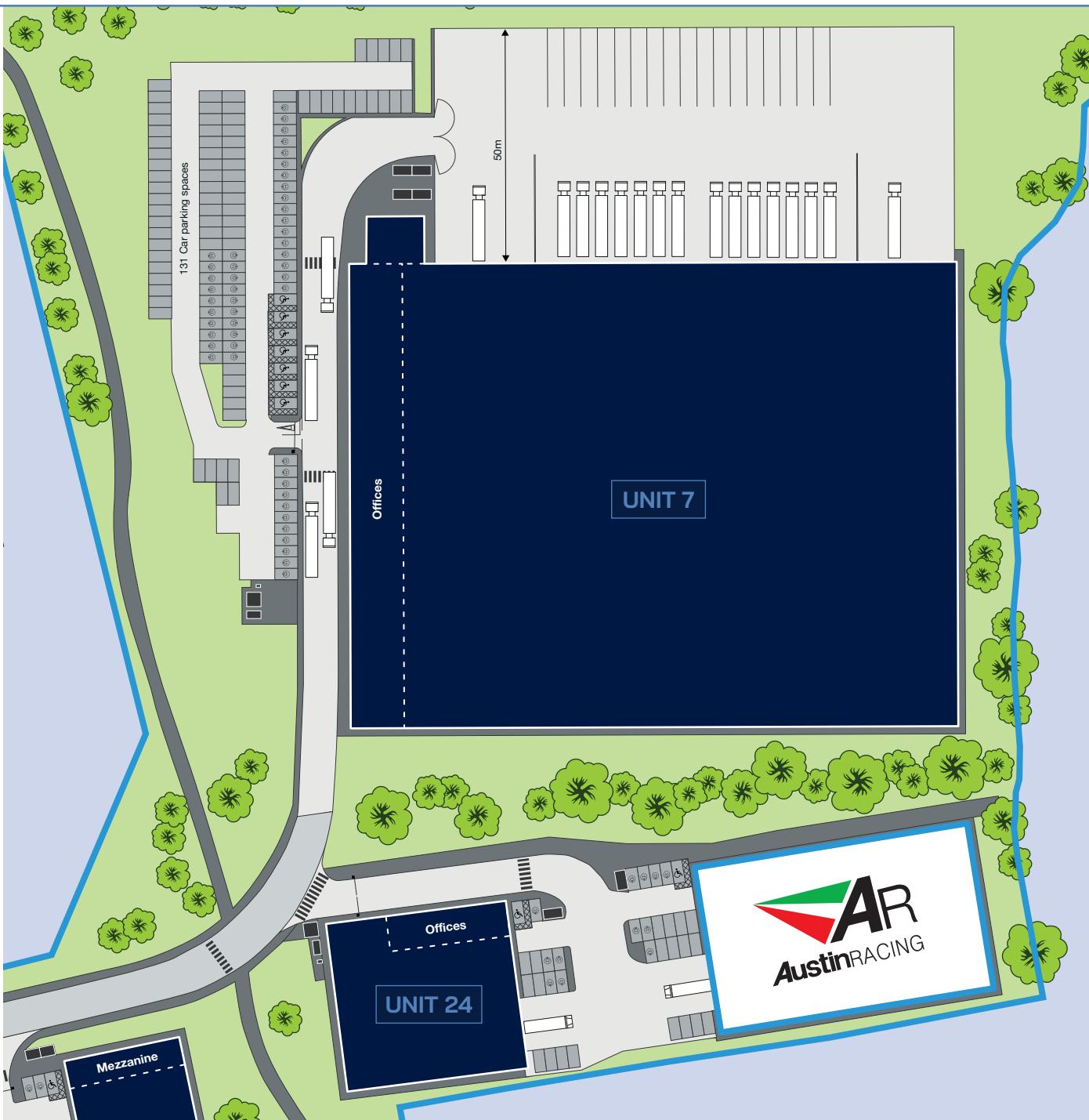
	sq ft	sq m
Warehouse	130,629	12,136
Offices	16,779	1,289
<b>TOTAL (GEA)</b>	<b>147,408</b>	<b>13,425</b>

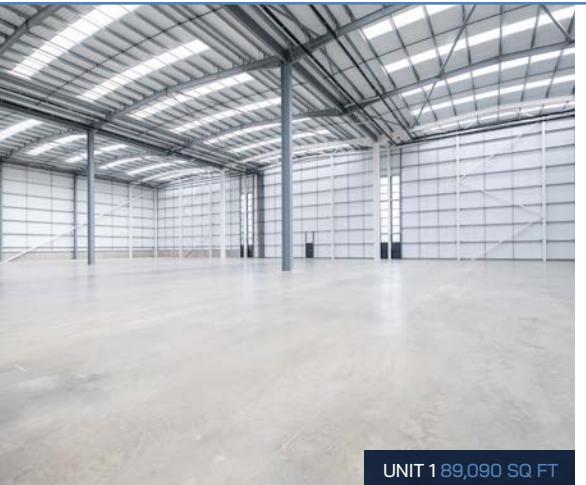
2 LEVEL ACCESS DOORS	12.5M CLEAR INTERNAL HEIGHT	48 EV CHARGING POINTS	131 CAR PARKING SPACES

## 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





# 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



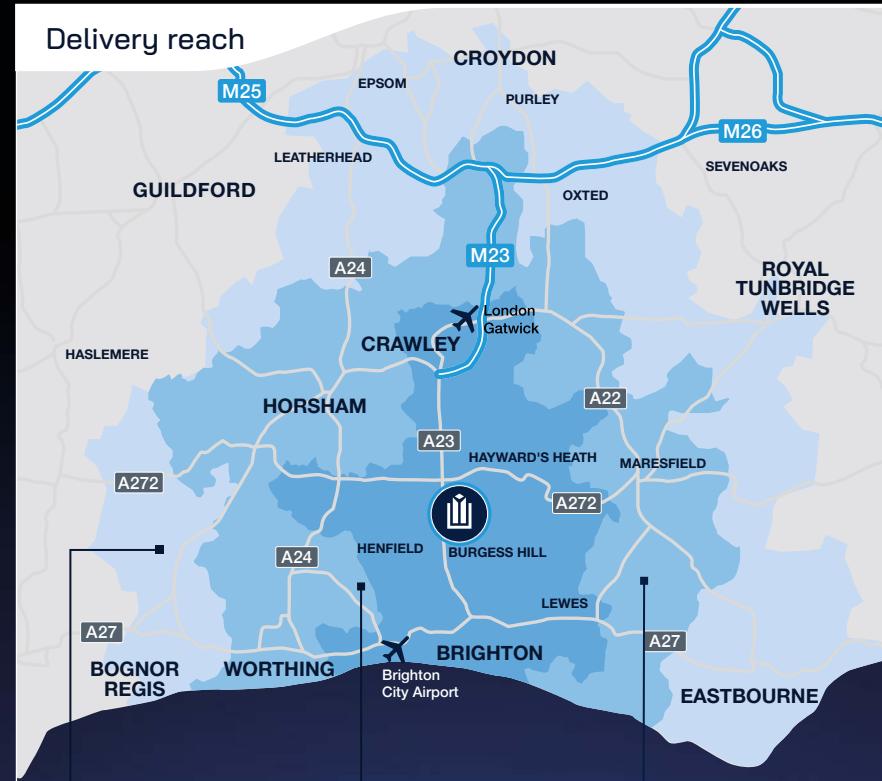
# LOCATED FOR THE LAST MILE

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.



Scan 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](http://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

	<b>miles</b>	<b>hrs:mins</b>
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 650 million sq ft to date, with 69 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.

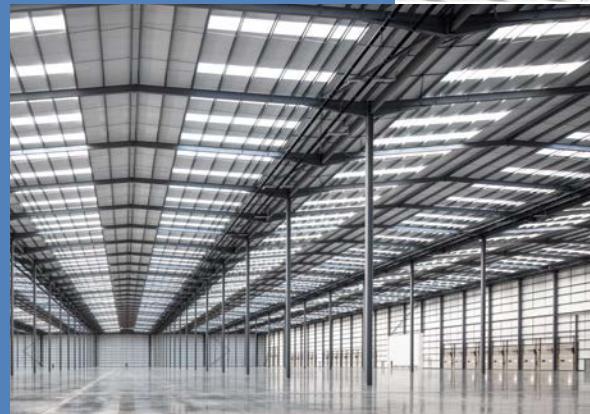
Find out more about Panattoni at  
[www.panattoni.co.uk](http://www.panattoni.co.uk)

**69**  
offices  
worldwide

**2,500**  
international  
customers

**267 million+**  
sq ft developed by  
Panattoni across Europe

**650 million+**  
sq ft developed by  
Panattoni worldwide



Indicative images only

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

LARGEST IN THE UK . LARGEST IN EUROPE . LARGEST IN THE UK . LARGEST IN EUROPE .

# LOCATION

Panattoni Park Burgess Hill benefits from a location directly fronting the A2300 dual carriageway, with the A23/M23 directly accessing the M25.



**COGENT**  
REAL ESTATE  
**0203 369 4000**  
COGENTRE.CO.UK

**DTRE**  
**020 3328 9080**  
www.dtre.com

**Lambert  
Smith  
Hampton**  
01489 579 579  
01483 538 181  
www.lsh.co.uk

**SHW**  
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