PANATTONI PARK
BURGESS HILL

THE HUB – ROUTE 2 & 100

UNIT 1

UNIT 3

dpd

EMED GROUP

Roche

UNIT 7

UNIT 8

UNIT 22

UNIT 10

UNIT 20

UNIT 24

AR Austin RACING

UNIT 12

UNIT 18

11 SPECULATIVELY BUILT UNITS AVAILABLE

FROM 8,142
TO 147,408 SQ FT

UNIT 14

EVRi

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

AVAILABLE NOW

panattoni.co.uk/**burgesshill**

UNIT 7 147,408 SQ FT

PANATTONI

SUSTAINABLE AS STANDARD

Benefit from a high standard specification, achieving BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.

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	
TOTAL (GEA)	**391,556**	**36,108**

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
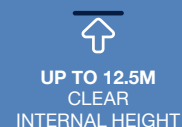
7MVA
AVAILABLE BY Q3 2026

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

- 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

UNIT 3 54,819 SQ FT

ESG	Meets ESG standards
BREEAM®	BREEAM 'Excellent'
A 0-25	EPC rating of 'A'

CUCKFIELD ROAD

A2300

Offices

UNIT 1

80 Car parking spaces

35m

28 Car parking spaces

CUCKFIELD ROAD

EMED
GROUP

35m

Roche

35m

UNIT 3

Offices

48 Car parking spaces
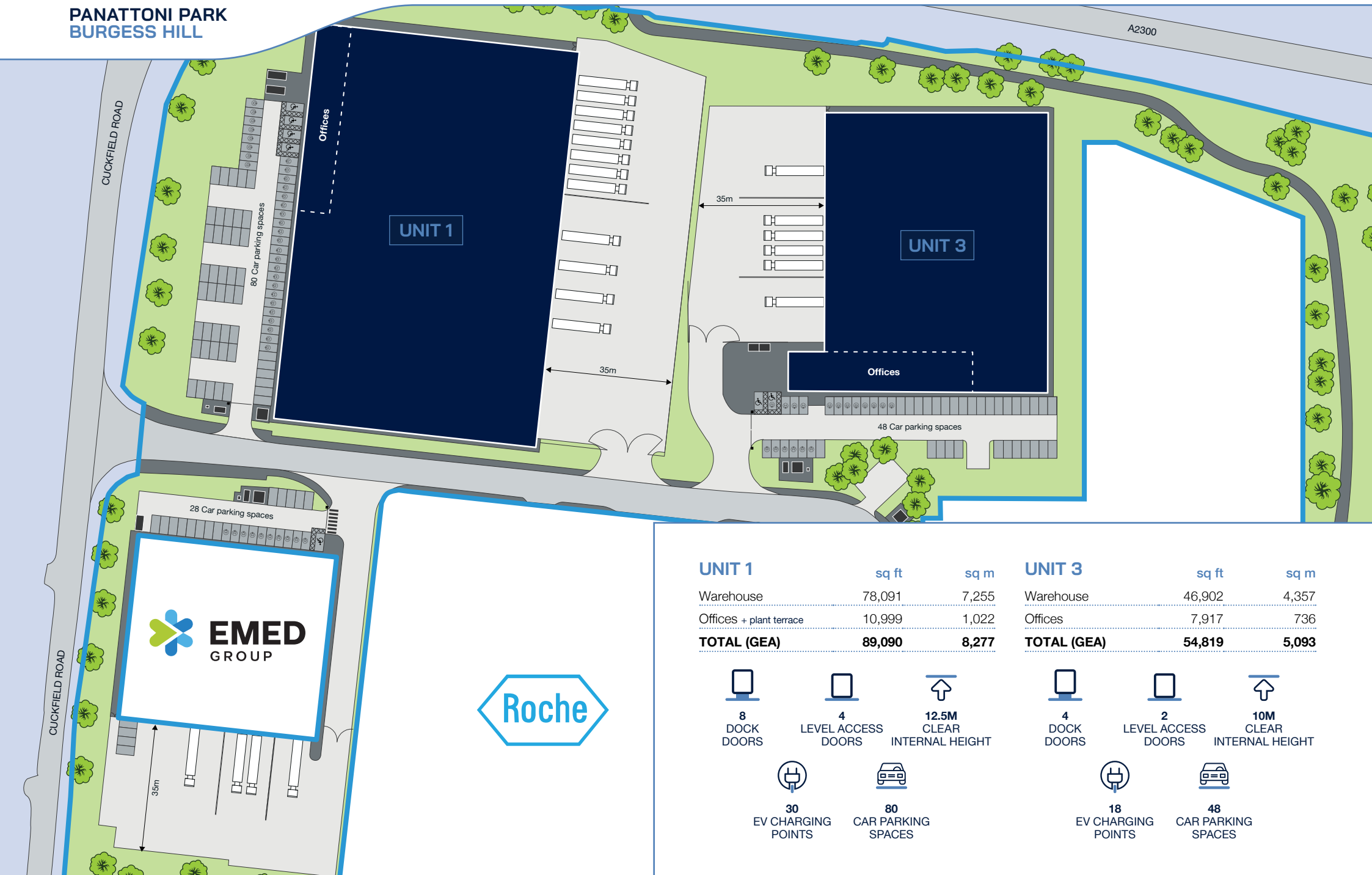
UNIT 1	sq ft	sq m	UNIT 3	sq ft	sq m
Warehouse	78,091	7,255	Warehouse	46,902	4,357
Offices + plant terrace	10,999	1,022	Offices	7,917	736
TOTAL (GEA)	**89,090**	**8,277**	**TOTAL (GEA)**	**54,819**	**5,093**

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

	sq ft	sq m
TOTAL (GEA)	11,195	1,040

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

UNIT 10

	sq ft	sq m
TOTAL (GEA)	11,046	1,027

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

UNIT 12

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

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 6 EV CHARGING POINTS
- 15 CAR PARKING SPACES

UNIT 14

	sq ft	sq m
TOTAL (GEA)	17,914	1,664

- 1 LEVEL ACCESS DOORS
- 8M CLEAR INTERNAL HEIGHT
- 6 EV CHARGING POINTS
- 15 CAR PARKING SPACES
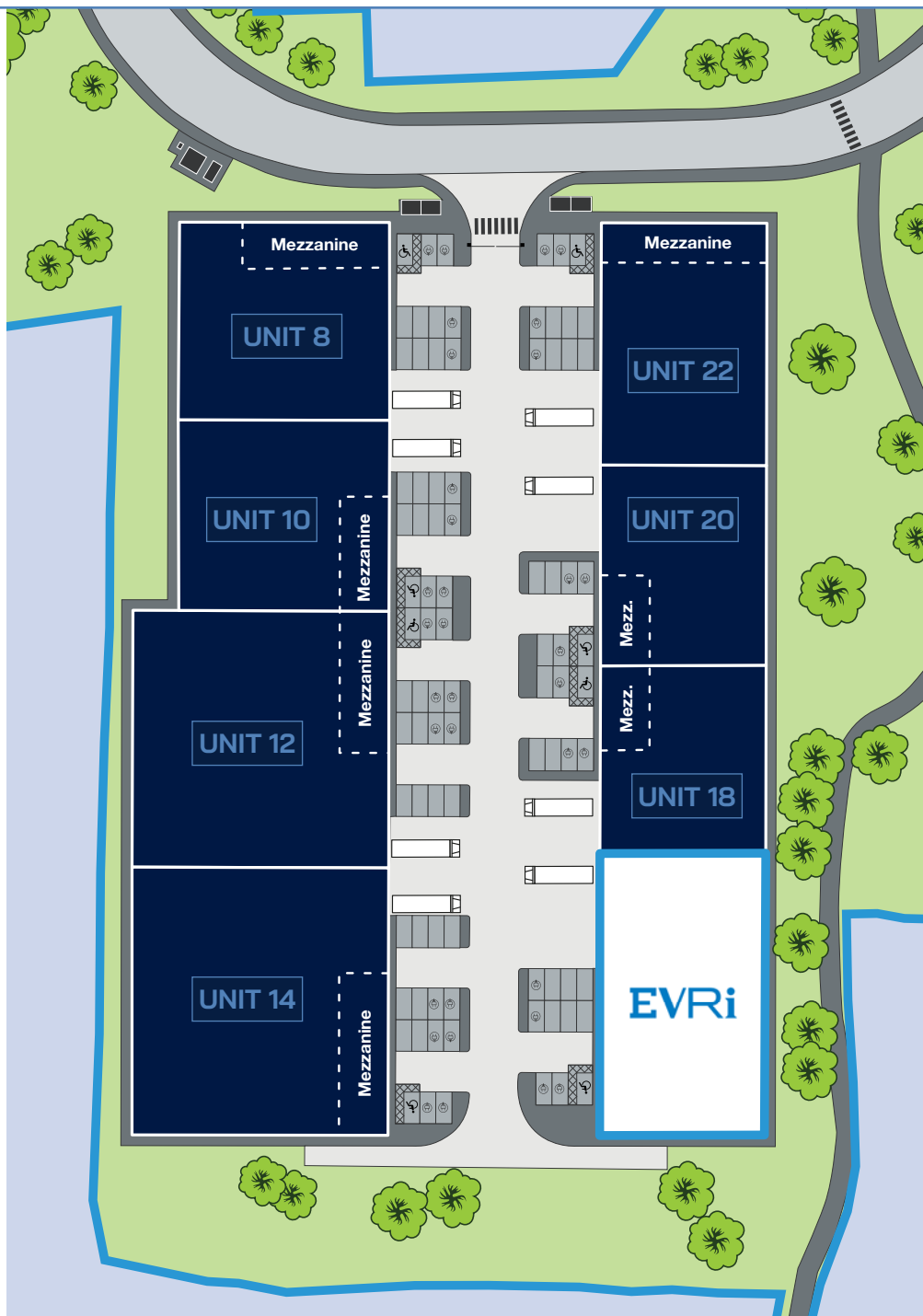
UNIT 18

	sq ft	sq m
TOTAL (GEA)	8,142	756

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

UNIT 20

	sq ft	sq m
TOTAL (GEA)	8,740	813

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

UNIT 22

	sq ft	sq m
TOTAL (GEA)	10,682	993

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

Mezzanine — UNIT 8

UNIT 10 — Mezzanine

UNIT 12 — Mezzanine

UNIT 14 — Mezzanine

Mezzanine — UNIT 22

UNIT 20 — Mezz.

Mezz.

UNIT 18

EVRi

PANATTONI PARK
BURGESS HILL

UNIT 7

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

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
TOTAL (GEA)	**15,818**	**1,469**

1 LEVEL ACCESS DOORS	**8M** CLEAR INTERNAL HEIGHT	**5** EV CHARGING POINTS	**13** CAR PARKING SPACES

131 Car parking spaces

50m

Offices

UNIT 7

Offices

UNIT 24

Austin RACING

Mezzanine