



A23 | UK
Gothard Green Way
Goddards Green
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UNIT 7 147,408 SQ FT

**SPECULATIVELY BUILT
INDUSTRIAL/WAREHOUSE OPPORTUNITY**

PANATTONI PARK

THAMES VALLEY

GRADE-A UNIT •
AVAILABLE
NOW •
GRADE-A UNIT

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GATEWAY TO BRIGHTON AND THE SOUTH COAST

GRADE-A UNIT •
AVAILABLE
NOW •
GRADE-A UNIT





BRAND NEW GRADE-A INDUSTRIAL LOGISTICS UNIT 147,408 SQ FT

Unit 7 at Panattoni Park Burgess Hill provides grade-A industrial logistics space in an established location.

With 12.5m clear internal height, plus generous dock and level access door provision, Unit 7 offers a highly versatile operational envelope. Achieving a BREEAM 'Excellent' and EPC 'A' rating, plus standard roof-mounted solar panels, minimises energy consumption costs.

Panattoni Park Burgess Hill directly fronts the A2300 dual carriageway, and offers quick access to the A23/M23, Gatwick Airport, Brighton, and the South Coast. Roche Diagnostics and DPD are already in occupation.

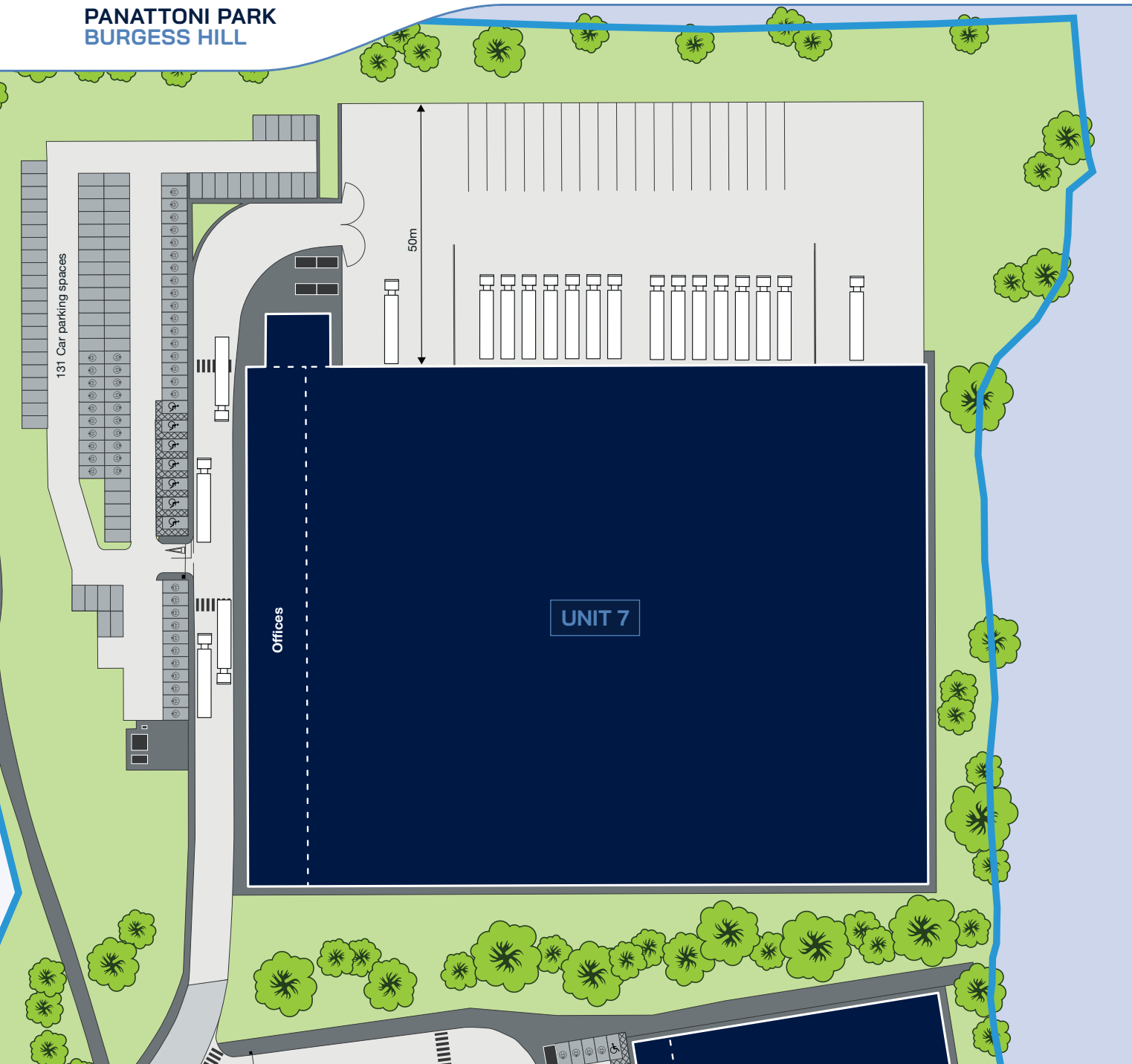
Unit 7 offers direct access to the affluent South East region and beyond. 1.1 million customers can be reached in 45 minutes by van, and 32.1 million customers can be reached in a single HGV trip.

Current occupiers include:



PANATTONI PARK
BURGESS HILL

PANATTONI PARK
BURGESS HILL



GRADE A
SPECIFICATION



14
DOCK
DOORS



2
LEVEL ACCESS
DOORS



50M
YARD
DEPTH



12.5M
CLEAR INTERNAL
HEIGHT



UP TO
50KN/M2
FLOOR LOADING



637 KVA
POWER SUPPLY
(Additional 7MVA
upon request)



FM2
FLOORING



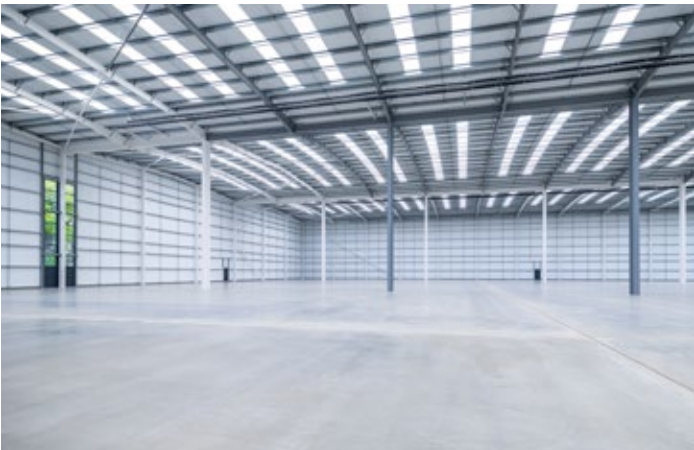
57
HGV PARKING
SPACES



131
CAR PARKING
SPACES

ACCOMMODATION

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





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



Meets ESG standards

BREEAM®

BREEAM 'Excellent'

A 0-25

EPC rating of 'A'

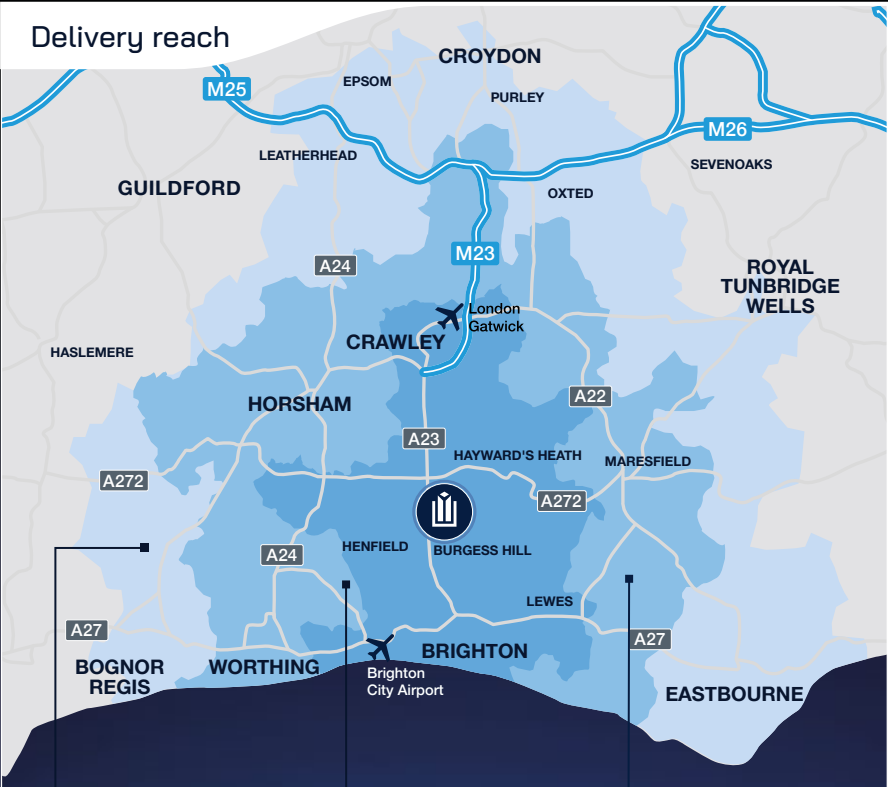


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LOCATED FOR THE LAST MILE

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



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

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



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 60 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

60
offices
worldwide

2,500
international
customers

250 million+
sq ft developed by
Panattoni across Europe

650 million+
sq ft developed by
Panattoni worldwide

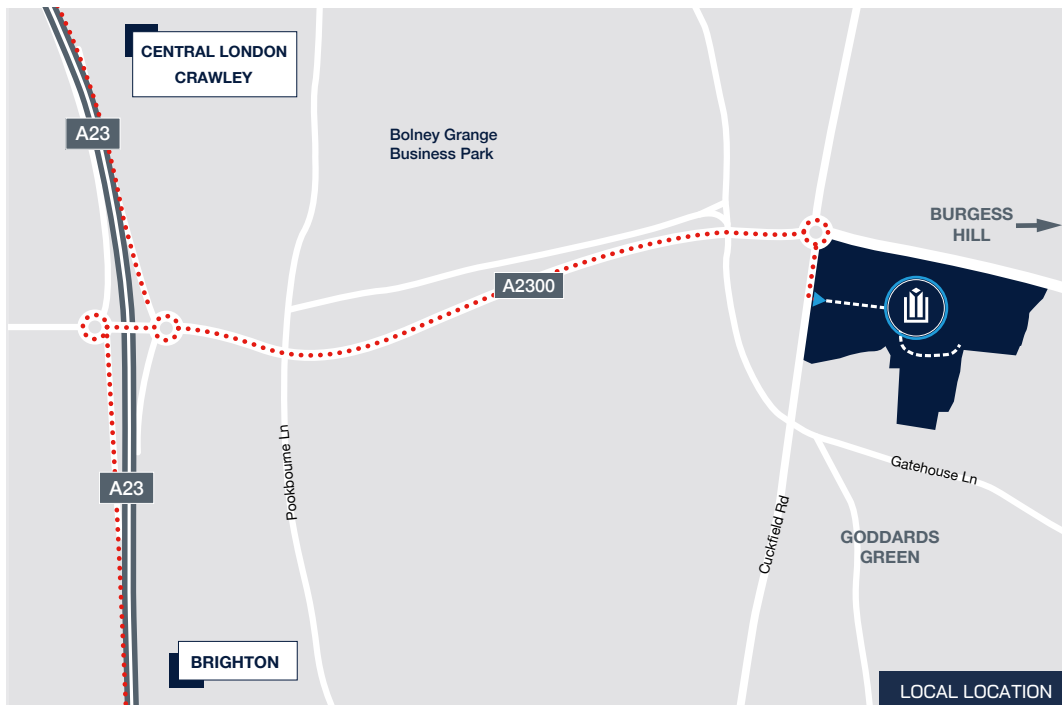


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LOCATION

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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