

A23 | UK  
Cuckfield road  
Burgess Hill  
BN6 9LG  
what.3.words /// batches.moisture.craziest

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

UNDER CONSTRUCTION • UNDER CONSTRUCTION  
**AVAILABLE Q2  
2024**

# PANATTONI PARK BURGESS HILL



**UNIT 14** Speculative build industrial/warehouse opportunity  
**146,400 SQ FT**

 **PANATTONI**

# PANATTONI PARK BURGESS HILL



INDICATIVE IMAGE



INDICATIVE IMAGES



## BRAND NEW GRADE-A INDUSTRIAL LOGISTICS UNIT

# 146,400 SQ FT

Unit 14 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 14 offers a highly versatile operational envelope. Target BREEAM 'Excellent' and EPC 'A' ratings, plus standard roof-mounted solar panels, minimise 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 14 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.



INDICATIVE IMAGES

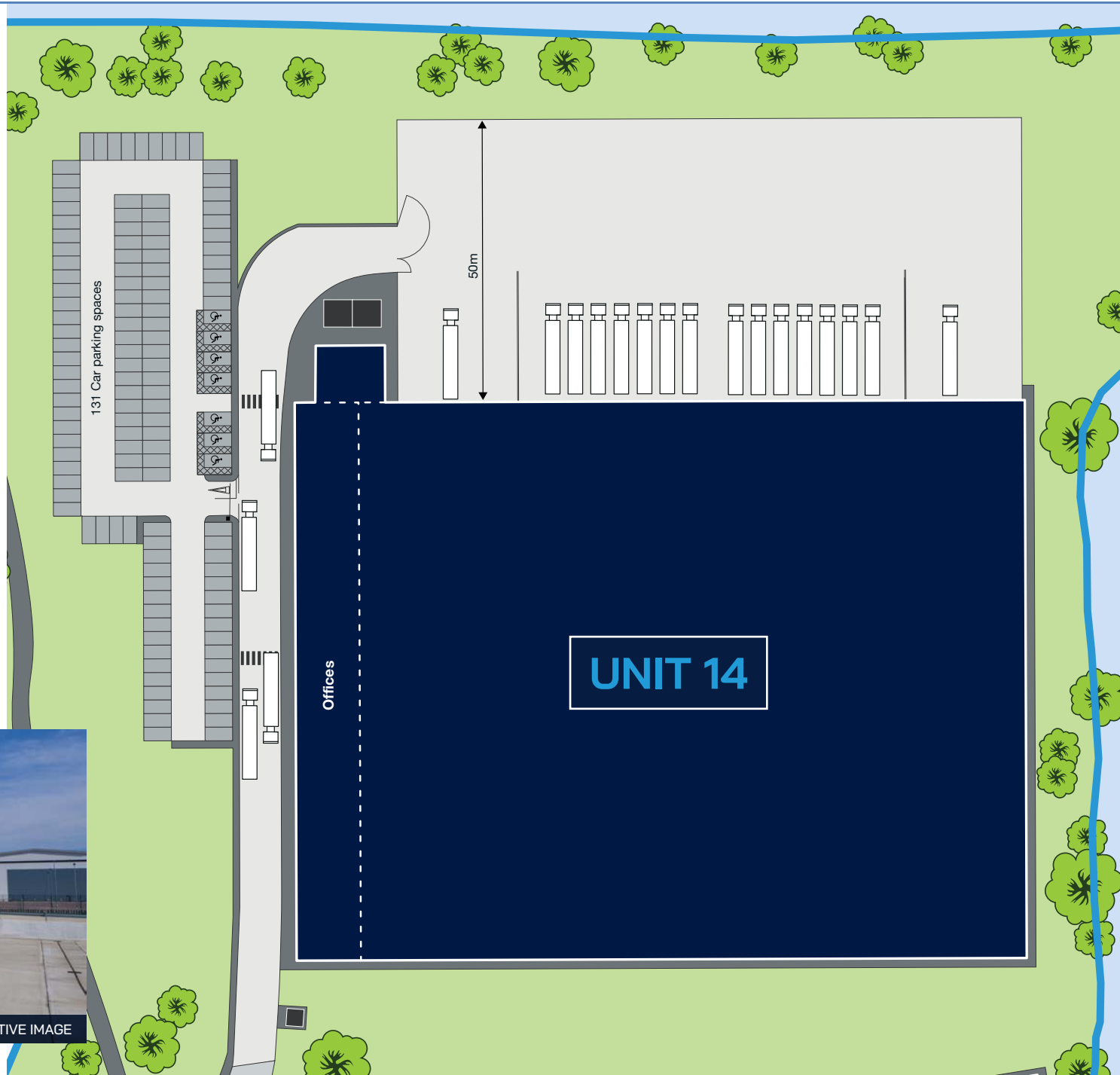
**PANATTONI PARK  
BURGESS HILL**

**UNIT 14 SPECIFICATION**

-   
**12.5M**  
 CLEAR INTERNAL  
 HEIGHT
-   
**15%**  
 ROOF  
 LIGHTS
-   
**20%**  
 EV CHARGING  
 POINTS
-   
 UP TO  
**50KN/M2**  
 FLOOR LOADING
-   
**637 KVA**  
 POWER SUPPLY  
 (Additional 7MVA  
 upon request)
-   
**CYCLE**  
 PARKING  
 SPACES
-   
**14**  
 DOCK  
 DOORS
-   
**2**  
 LEVEL ACCESS  
 DOORS
-   
**131**  
 CAR PARKING  
 SPACES

**ACCOMMODATION**

Warehouse	130,685 sq ft	12,141 sq m
Offices	15,715 sq ft	1,460 sq m
<b>TOTAL (GEA)</b>	<b>146,400 sq ft</b>	<b>13,601 sq m</b>

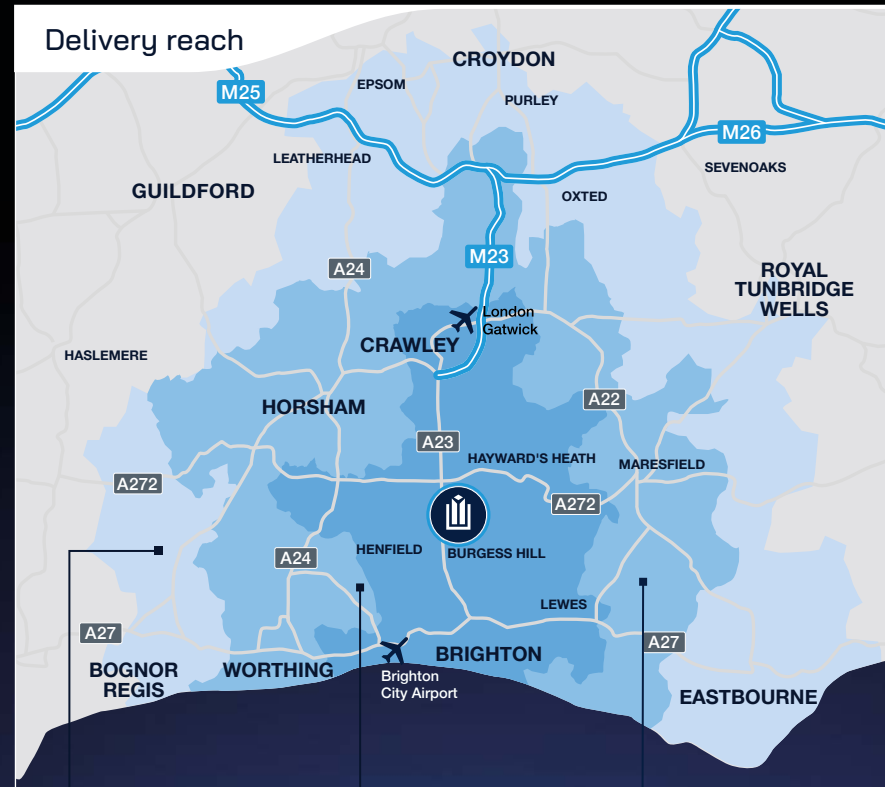


INDICATIVE IMAGE

# 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](http://www.drivetimemaps.co.uk), Royal Mail



**16 minutes to Brighton & Crawley**  
BY VAN



**50 minutes to J7 M25**  
BY VAN



**6.9 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, 2022

# 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



**48,400**

WANT A JOB  
IN WEST SUSSEX,  
EAST SUSSEX,  
BRIGHTON & HOVE

Source: NOMIS September 2021

## Suitable skills and sectors



**42,500**

MANUFACTURING WORKERS



**39,000**

TRANSPORT AND  
STORAGE WORKERS

In West Sussex, East Sussex,  
Brighton & Hove. Source: NOMIS 2020

## Competitive wages

East Sussex

**£554.20**

West Sussex

**£580.20**

UK average

**£612.80**

South East

**£635.00**

London

**£766.60**

Gross weekly full time pay by place of work. Source: NOMIS 2021





# SUSTAINABLE AS STANDARD

Benefit from a high standard specification, achieving BREEAM 'Very Good' 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



Sub-metering of energy consumption



ESG Meets ESG Standards



BREEAM 'Excellent'



EPC rating of 'A'



# THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 575 million sq ft to date, with 53 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)

53 offices worldwide

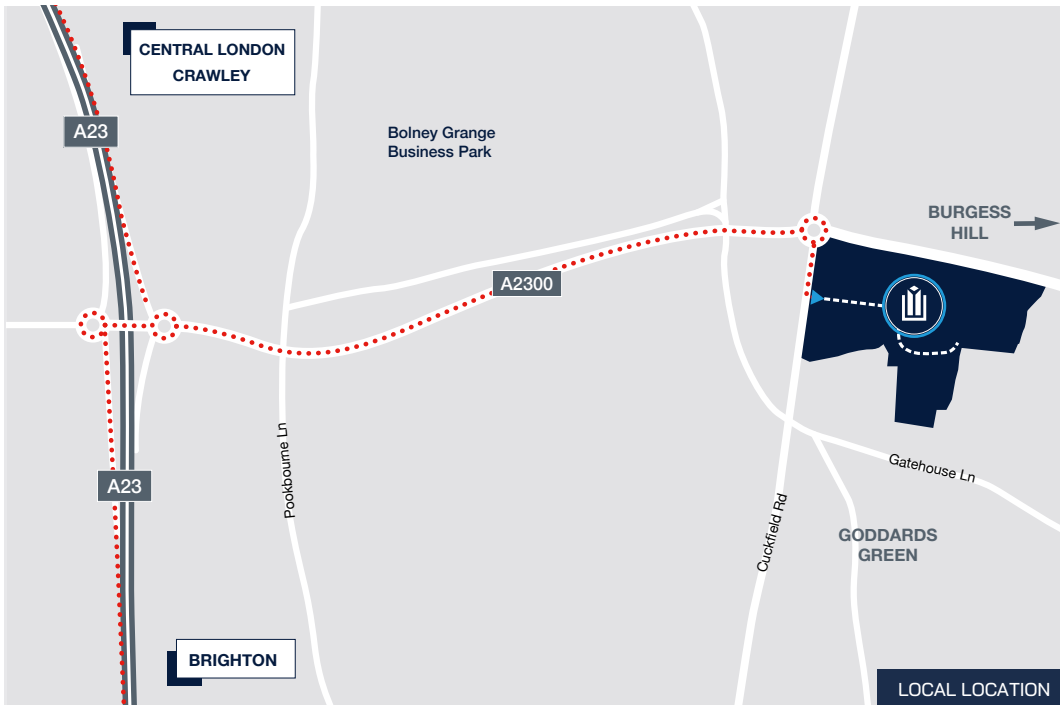
2,500 international customers

218 million+ sq ft developed by Panattoni across Europe

575 million+ sq ft developed by Panattoni worldwide

# 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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