



A23 | BURGESS HILL | BN6 9LG | UK
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PANATTONI PARK **BURGESS HILL** SOUTH OF LONDON

AVAILABLE Q1 2024

14 new industrial / logistics units

FROM **8,138** TO **458,037 SQ FT**

panattoni.co.uk/burgesshill

THE SCHEME

INTRODUCTION



**14 GRADE-A NEW BUILD UNITS
FROM 8,138 TO 458,037 SQ FT**

**PANATTONI PARK
BURGESS HILL**
SOUTH OF LONDON



Panattoni Park Burgess Hill: Gateway to Brighton and the South Coast

Directly fronting the A2300 dual carriageway, Panattoni Park Burgess Hill provides fast access to the A23/M23, Gatwick Airport, Brighton and the South Coast.

Already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location from 8,138 to 458,037 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.

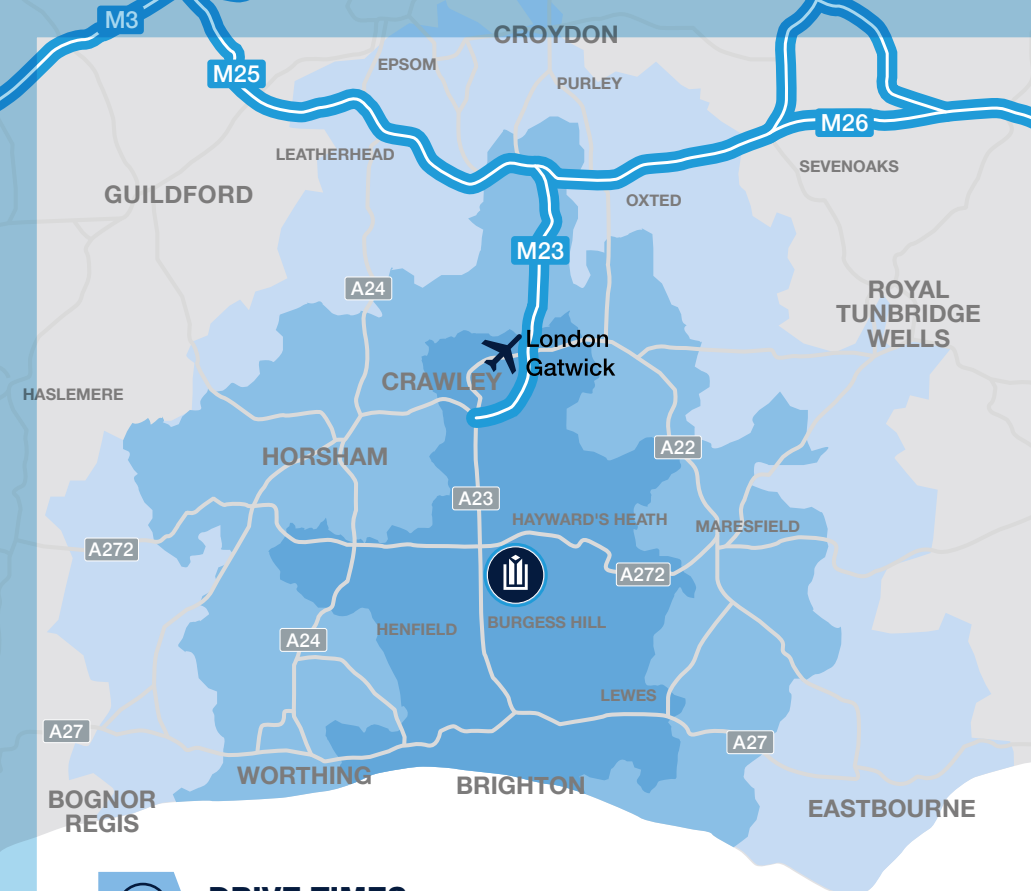


COVER

INTRODUCTION

LAST MILE & LABOUR





16 minutes to Brighton & Crawley
DRIVE TIME BY VAN



50 minutes to J7 M25
DRIVE TIME BY VAN



596,443 consumers
WITHIN 30 MINS BY VAN



1.1 million consumers
WITHIN 45 MINS BY VAN



2 million consumers
WITHIN 60 MINS BY VAN



6.9 million addresses
WITHIN 50 MILES

Sources: www.drivetimemaps.co.uk, Royal Mail



DRIVE TIMES

	miles	time
A23	1	2 mins
M23	10	12 mins
A27	10	12 mins
Brighton	13	16 mins
Crawley	13	16 mins
Gatwick Airport	17	19 mins

Sources: Google maps as on 14-03-22

	miles	time
Shoreham	18	23 mins
Worthing	21	24 mins
M25	24	28 mins
Eastbourne	33	47 mins
Bognor Regis	35	50 mins

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.

LOCATED FOR THE LAST MILE

MANUFACTURING & LOGISTICS HUB

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.

SUITABLE SKILLS AND SECTORS



42,500

Manufacturing workers



39,000

Transport and Storage workers in West Sussex, East Sussex, Brighton & Hove

Source: NOMIS 2020

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

READY TO WORK



48,400

want a job in West Sussex, East Sussex, Brighton & Hove

Source: NOMIS September 2021



INTRODUCTION

LAST MILE & LABOUR

MASTERPLAN



UNIT 1

89,964 sq ft 8,358 sq m

UNIT 2

54,293 sq ft 5,044 sq m

UNIT 3

32,442 sq ft 3,014 sq m

UNIT 4

11,205 sq ft 1,041 sq m

UNIT 5

11,044 sq ft 1,026 sq m

UNIT 6

16,684 sq ft 1,550 sq m

UNIT 7

17,922 sq ft 1,665 sq m

UNIT 8

12,174 sq ft 1,131 sq m

UNIT 9

8,138 sq ft 756 sq m

UNIT 10

8,762 sq ft 814 sq m

UNIT 11

10,678 sq ft 992 sq m

UNIT 12

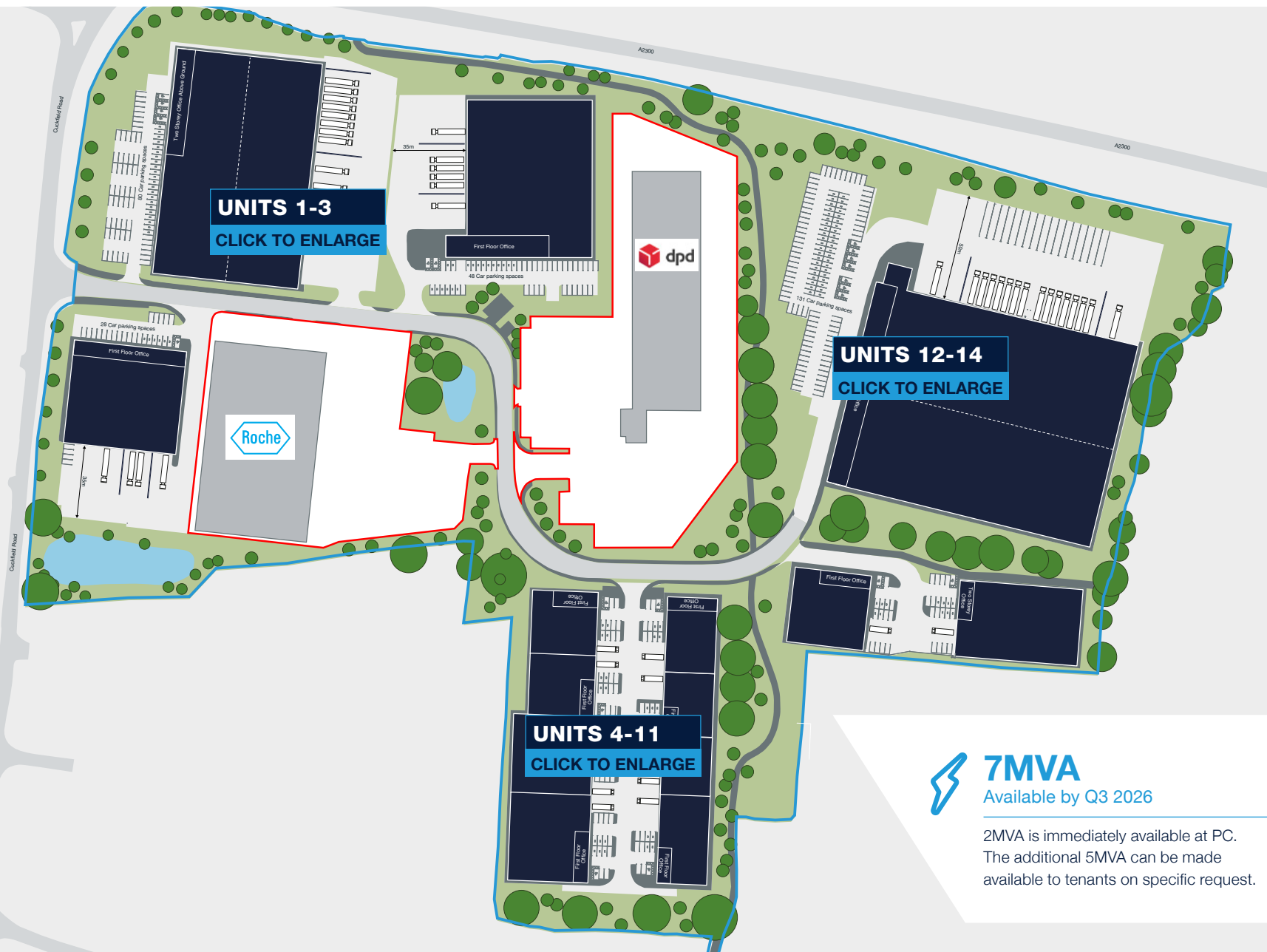
15,834 sq ft 1,471 sq m

UNIT 13

22,496 sq ft 2,090 sq m

UNIT 14

146,400 sq ft 13,601 sq m



UNITS 1-3
[CLICK TO ENLARGE](#)

UNITS 12-14
[CLICK TO ENLARGE](#)

UNITS 4-11
[CLICK TO ENLARGE](#)

7MVA
Available by Q3 2026

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

PROPOSED BASE SPECIFICATION



UP TO
50kN/m²
FLOOR LOADING



15%
ROOF LIGHTS



Cycle Parking
SPACES



20% EV
CHARGING POINTS



UP TO
12.5m
CLEAR INTERNAL HEIGHT

BREEAM®

BREEAM 'Very Good'
EPC rating of 'A'

A 0-25



LAST MILE & LABOUR

MASTERPLAN

LOCATION & CONTACT



Cuckfield Road

A2300

Two Storey Office Above Ground

UNIT 1

80 Car parking spaces

35m

35m

UNIT 2

First Floor Office

48 Car parking spaces



28 Car parking spaces

First Floor Office

UNIT 3

35m

UNIT 1

Warehouse	78,307 sq ft	7,275 sq m
Offices + plant terrace	11,657 sq ft	1,083 sq m
TOTAL (GEA)	89,964 sq ft	8,358 sq m



8
DOCK
DOORS



2
LEVEL ACCESS
DOORS



80
CAR PARKING
SPACES



15
EV CHARGING
POINT



12.5m
CLEAR INTERNAL
HEIGHT

UNIT 2

Warehouse	47,006 sq ft	4,367 sq m
Offices	7,287 sq ft	677 sq m
TOTAL (GEA)	54,293 sq ft	5,044 sq m



4
DOCK
DOORS



2
LEVEL ACCESS
DOORS



48
CAR PARKING
SPACES



8
EV CHARGING
POINT



10m
CLEAR INTERNAL
HEIGHT

UNIT 3

Warehouse	25,941 sq ft	2,410 sq m
Offices + plant terrace	6,501 sq ft	604 sq m
TOTAL (GEA)	32,442 sq ft	3,014 sq m



2
DOCK
DOORS



2
LEVEL ACCESS
DOORS



28
CAR PARKING
SPACES



6
EV CHARGING
POINT



8m
CLEAR INTERNAL
HEIGHT



CLOSE



131 Car parking spaces

50m

First Floor Office

UNIT 14

Two Storey Office

UNIT 13

First Floor Office

UNIT 12

First Floor Office

UNIT 12

Warehouse	13,369 sq ft	1,242 sq m
Offices	2,465 sq ft	229 sq m
TOTAL (GEA)	15,834 sq ft	1,471 sq m



1

LEVEL ACCESS
DOORS



15

CAR PARKING
SPACES



3

EV CHARGING
POINT



8m

CLEAR INTERNAL
HEIGHT

UNIT 13

Warehouse	19,945 sq ft	1,853 sq m
Offices	2,551 sq ft	237 sq m
TOTAL (GEA)	22,496 sq ft	2,090 sq m



1

LEVEL ACCESS
DOORS



19

CAR PARKING
SPACES



4

EV CHARGING
POINT



8m

CLEAR INTERNAL
HEIGHT

UNIT 14

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



14

DOCK
DOORS



2

LEVEL ACCESS
DOORS



126

CAR PARKING
SPACES



15

EV CHARGING
POINT



12.5m

CLEAR INTERNAL
HEIGHT

PANATTONI PARK BURGESS HILL

SOUTH OF LONDON

GODDARDS GREEN | HAS SOCKS | BN6 9LG | UK
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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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