

A23 | UK  
Burgess Hill  
BN6 9LG  
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[panattoni.co.uk/burgesshill](https://panattoni.co.uk/burgesshill)

UNDER CONSTRUCTION • UNDER CONSTRUCTION  
AVAILABLE Q1  
**2024**  
UNDER CONSTRUCTION • UNDER CONSTRUCTION

# PANATTONI PARK BURGESS HILL

14 speculative build industrial/logistics opportunities  
FROM 8,138 TO 458,037 SQ FT

 PANATTONI

# PANATTONI PARK BURGESS HILL: GATEWAY TO BRIGHTON AND THE SOUTH COAST



dpdgroup

Roche

A2300



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

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.



UNIT 14 CGI indicative image



UNITS 4 - 11 CGI indicative image

PANATTONI PARK  
BURGESS HILL



UNDER CONSTRUCTION • UNDER CONSTRUCTION •  
AVAILABLE Q1  
**2024**

14 SPECULATIVELY BUILT UNITS TOTALLING

# 458,037 SQ FT

## ACCOMMODATION

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
<b>TOTAL (GEA)</b>	<b>458,036 sq ft</b>	<b>42,553 sq m</b>

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

# 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



Water saving taps and WCs



Water leak detection



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Electric vehicle charging points in the car park



Roof-mounted solar photovoltaic (PV) system



Cycle parking



Sub-metering of energy consumption



ESG

Meets ESG Standards

BREEAM®

BREEAM 'Excellent'

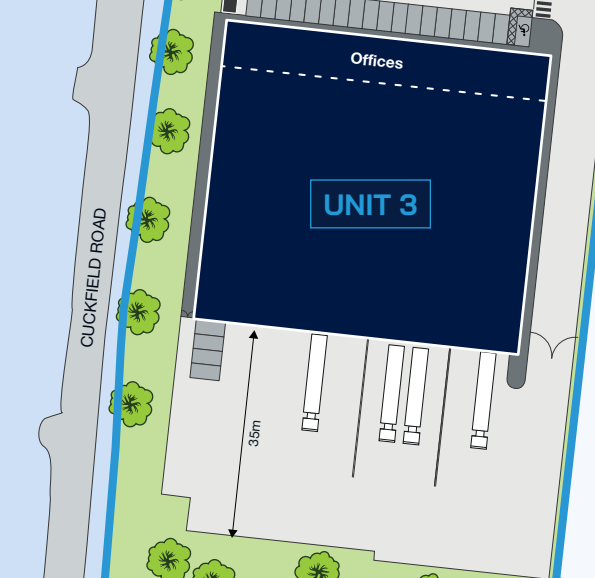
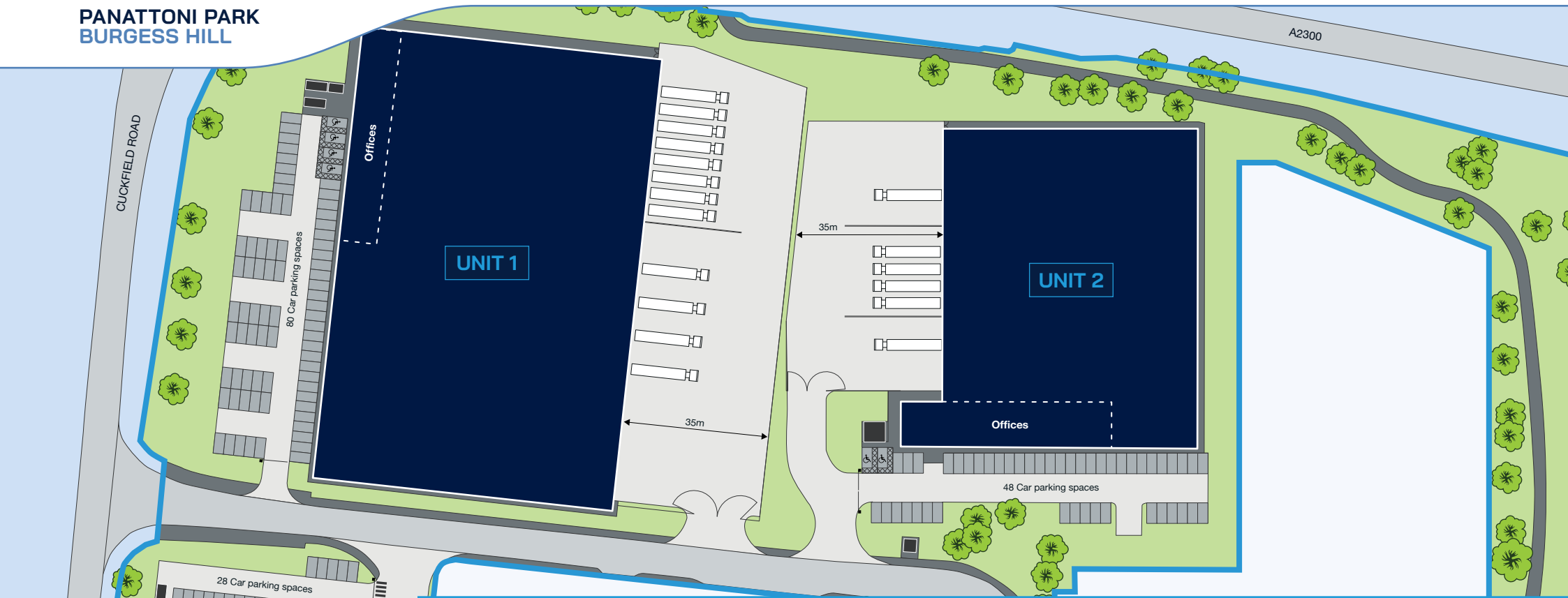
A

0-25

EPC rating of 'A'



# PANATTONI PARK BURGESS HILL



## UNIT 1

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



8 DOCK DOORS



2 LEVEL ACCESS DOORS



12.5M CLEAR INTERNAL HEIGHT



15 EV CHARGING POINTS



80 CAR PARKING SPACES

## UNIT 2

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



4 DOCK DOORS



2 LEVEL ACCESS DOORS



10M CLEAR INTERNAL HEIGHT



8 EV CHARGING POINTS



48 CAR PARKING SPACES

## UNIT 3

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



2 DOCK DOORS



2 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



6 EV CHARGING POINTS



28 CAR PARKING SPACES

## UNIT 4

TOTAL (GEA) 11,205 sq ft 1,041 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



11 CAR PARKING SPACES

## UNIT 5

TOTAL (GEA) 11,044 sq ft 1,026 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



11 CAR PARKING SPACES

## UNIT 6

TOTAL (GEA) 16,684 sq ft 1,550 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



5 EV CHARGING POINTS



15 CAR PARKING SPACES

## UNIT 7

TOTAL (GEA) 17,922 sq ft 1,665 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



5 EV CHARGING POINTS



15 CAR PARKING SPACES



## UNIT 8

TOTAL (GEA) 12,174 sq ft 1,131sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



11 CAR PARKING SPACES

## UNIT 9

TOTAL (GEA) 8,138 sq ft 756 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



7 CAR PARKING SPACES

## UNIT 10

TOTAL (GEA) 8,762 sq ft 814 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS



7 CAR PARKING SPACES

## UNIT 11

TOTAL (GEA) 10,678 sq ft 992 sq m



1 LEVEL ACCESS DOORS



8M CLEAR INTERNAL HEIGHT



2 EV CHARGING POINTS







11 CAR PARKING SPACES

# PANATTONI PARK BURGESS HILL





## UNIT 12

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

			
1 LEVEL ACCESS DOORS	8M CLEAR INTERNAL HEIGHT	3 EV CHARGING POINTS	13 CAR PARKING SPACES





## UNIT 13

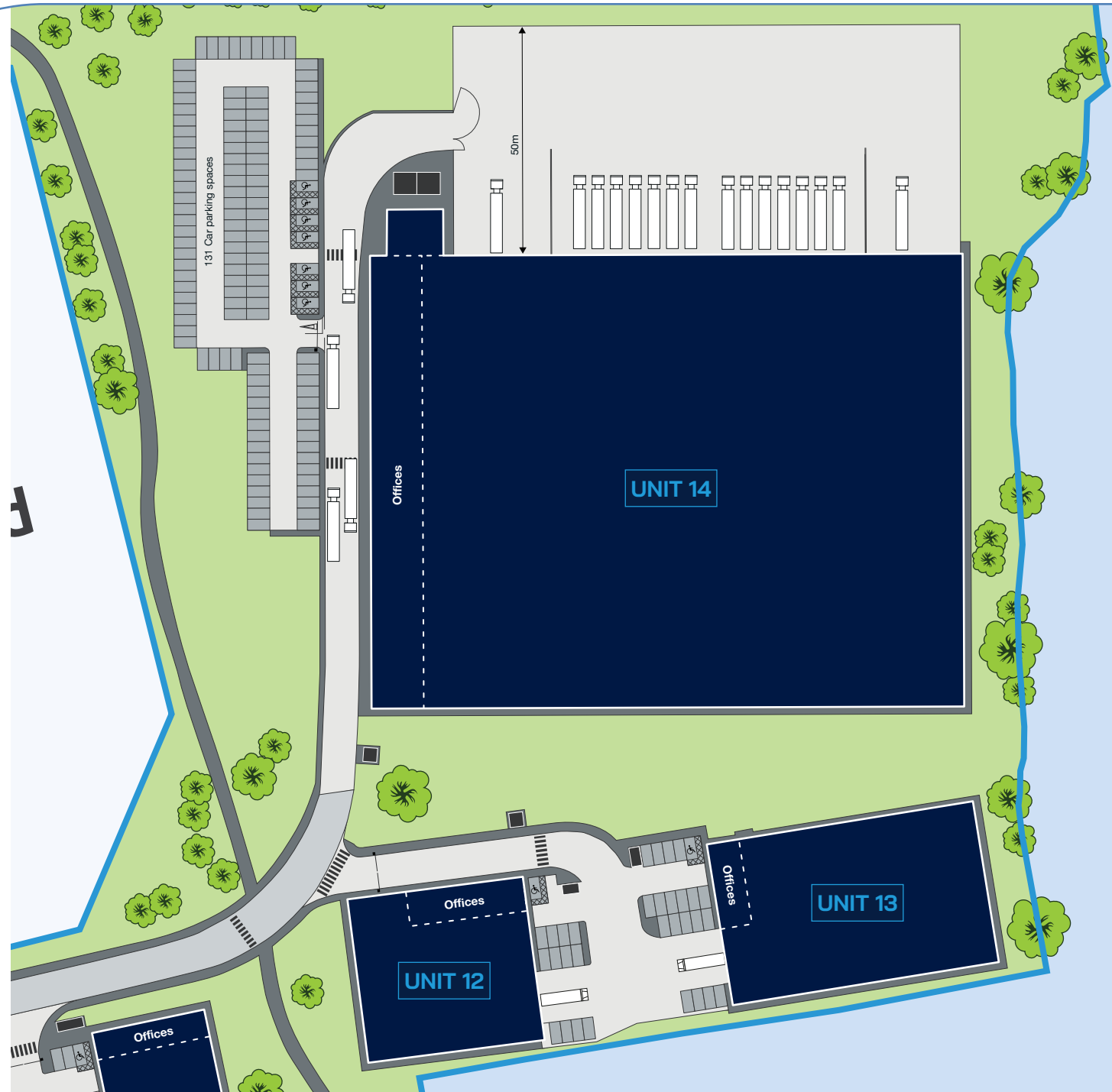
Warehouse	19,945 sq ft	1,853 sq m
Offices	2,551 sq ft	237 sq m
<b>TOTAL (GEA)</b>	<b>22,496 sq ft</b>	<b>2,090 sq m</b>

			
1 LEVEL ACCESS DOORS	8M CLEAR INTERNAL HEIGHT	4 EV CHARGING POINTS	20 CAR PARKING SPACES

## UNIT 14

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>

			
2 LEVEL ACCESS DOORS	12.5M CLEAR INTERNAL HEIGHT	15 EV CHARGING POINTS	131 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



**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**

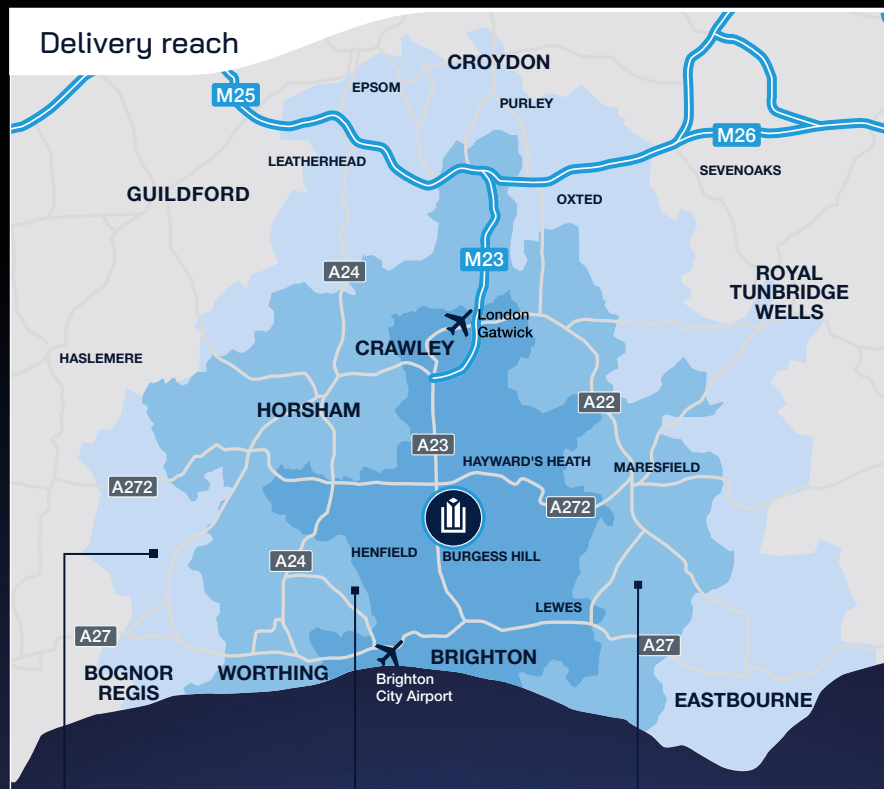
Gross weekly full time pay by place of work. Source: NOMIS 2021



# 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

# 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



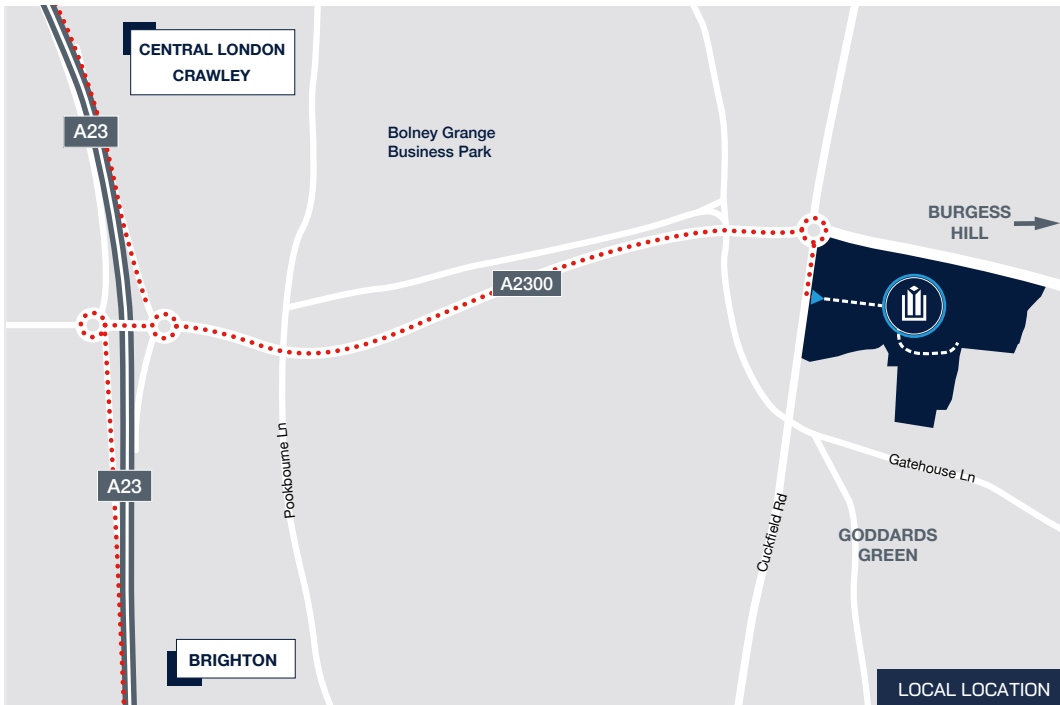
LARGEST IN THE UK • LARGEST IN EUROPE

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

Indicative images only

# LOCATION

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



A23 | UK  
Burgess Hill  
BN6 9LG

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