

**Mileway**

MIDPOINT

23

J11 M23

Pease Pottage RH11 9AD

Prime warehouse & light industrial units available

From 13,017 to 53,558 sq ft

[midpoint23.co.uk](http://midpoint23.co.uk)

Logistics real estate urbanised

[mileway.com](http://mileway.com)

# Overview



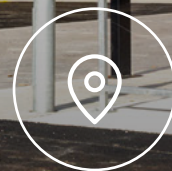
## New Units

Low running & maintenance costs  
Warehouses from 13,017 to 53,558 sq ft



## ESG

BREEAM rating 'Very Good'  
EPC A rating  
EV charging points



## Key location

Located just off M23 at J11  
Gatwick airport 8.4 miles  
and London 34 miles



## Wellbeing

Welcoming environments inside  
and outside the buildings

# Siteplan

Units can be let individually or combined



## Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
Unit 1	9,832	913	Let
Unit 2	26,671	2,478	Available
Unit 2a	13,654	1,176	Available
Unit 2b	13,017	1,209	Available
Unit 2c	14,750	1,370	Let
Unit 3	26,887	2,498	Available
Unit 3a	13,435	1,248	Available
Unit 3b	13,452	1,250	Available
Unit 4	9,592	891	Let
<b>Total Availability</b>	<b>53,558</b>	<b>4,976</b>	

## Planning use

- B1 (Business & Light Industrial)
- B2 (General Industrial)
- B8 (Storage & Distribution)

## Specification



8m min eaves



Warehouse loading  
Internal - 50 K.N/m<sup>2</sup>  
External - 20 K.N/m<sup>2</sup>



Electric Loading Doors



12-15% Roof lights



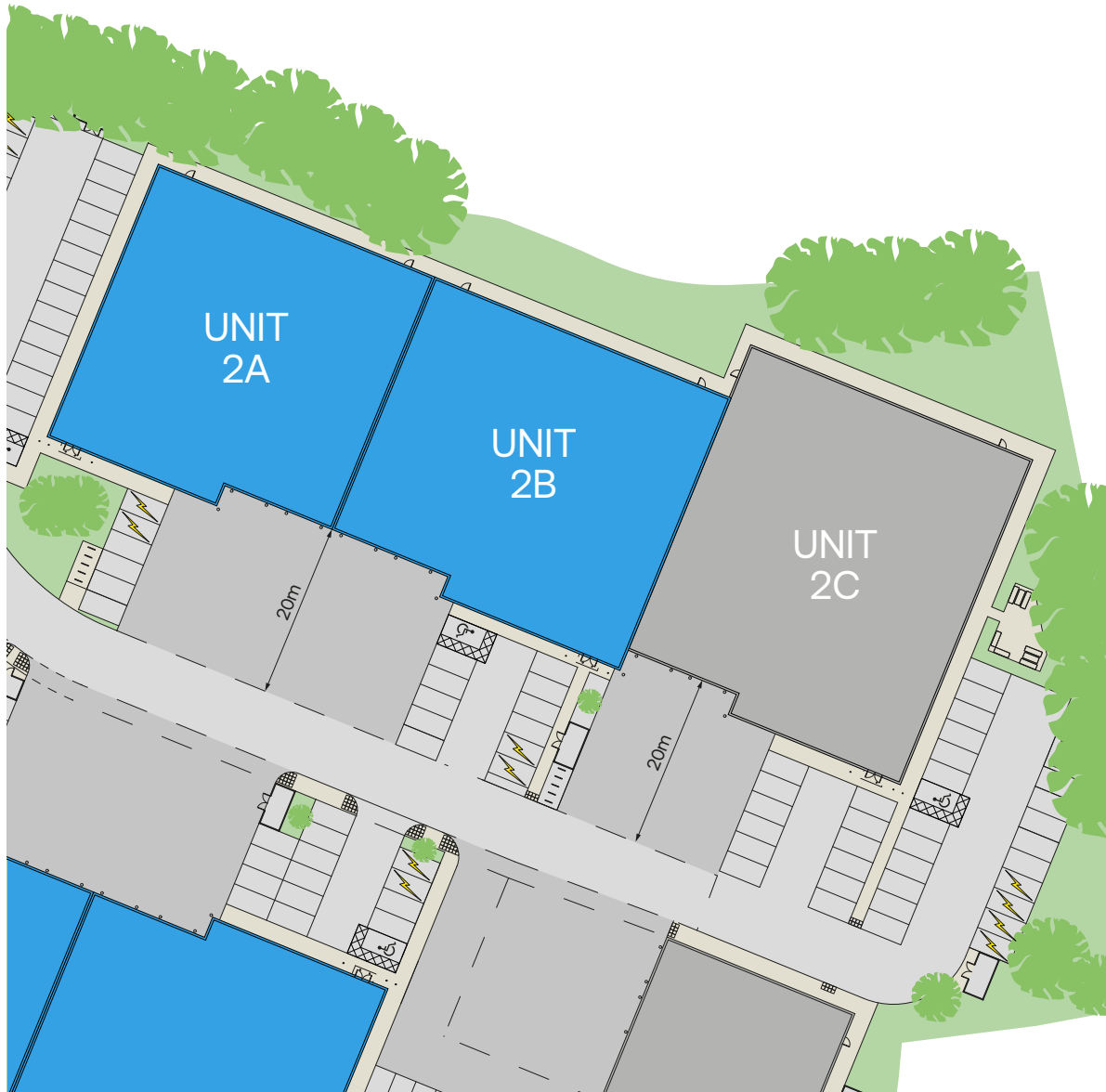
Good onsite parking



EV charging points

# Unit 2

From 13,017 to 26,671 sq ft



## Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
<b>Unit 2a</b>	<b>13,654</b>	<b>1,176</b>	<b>Available</b>
Warehouse	12,212	1,134	
First Floor Office	1,442	134	
<b>Unit 2b</b>	<b>13,017</b>	<b>1,209</b>	<b>Available</b>
Unit 2c	14,750	1,370	Let
<b>Total Availability</b>	<b>26,671</b>	<b>2,478</b>	

## Key Features



8M eaves



2 electrically operated loading doors per unit  
4.8m (h) X 3.5m (w)



57 car spaces  
2a – 18 spaces  
2b – 19 spaces  
2c – 20 spaces



50KNmN2 floor loading



20m loading / yard depth



8 EV charging points



Provision to add in first floor office



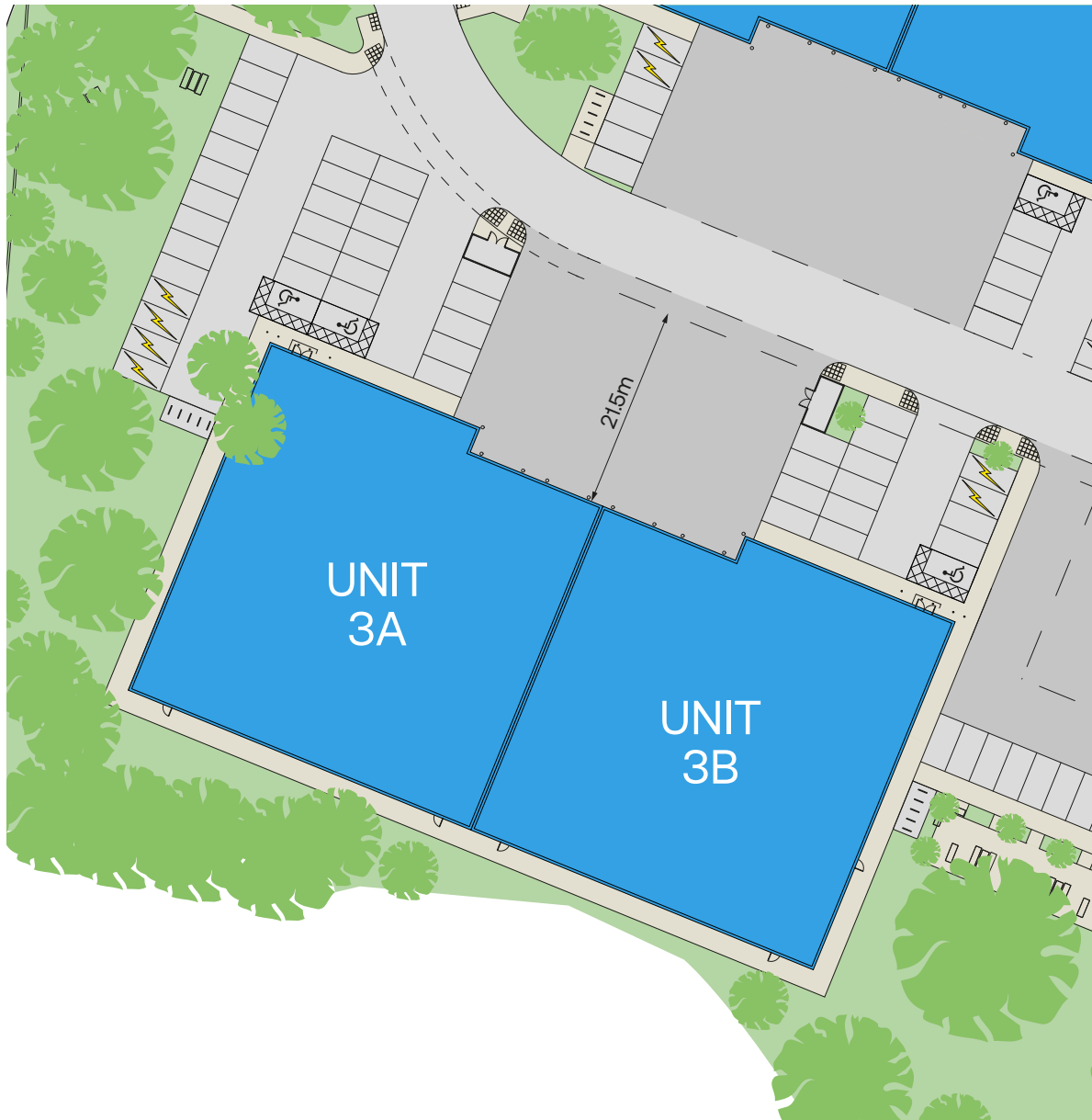
Cycle parking



External amenity area

# Unit 3

From 13,435 to 26,887 sq ft



## Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
Unit 3a	13,435	1,248	Available
Unit 3b	13,452	1,250	Available
<b>Total Availability</b>	<b>26,887</b>	<b>2,498</b>	

## Key Features



8M eaves



2 electrically operated loading doors per unit  
4.8m (h) X 3.5m (w)



43 car spaces  
3a – 22 spaces  
3b – 21 spaces



50KNm2 floor loading



21.5m loading / yard depth



5 EV charging points  
3a – 3 spaces  
3b – 2 spaces



Provision to add in first floor office



Cycle parking



External amenity area



# ESG



Images Depict Unit 2a Interior

## Green Aspects

The scheme is designed to be sustainable with low running costs and also to be sympathetic to its surroundings.

## Wellbeing

With the increased emphasis on staff well-being, this scheme offers something different to help employers to achieve this, including external staff amenity space for each unit.

## Key Features



EPC A Rating



Daylight Dimming Light Controls



First Floor Offices with LED Lighting (Unit 2a)



EV charging points



Low Running & Maintenance Costs



BREEAM Rating 'Very Good'

# Location



M25

GATWICK  
AIRPORT

PEASE POTTAGE  
SERVICES

CRAWLEY

M23

SCANIA

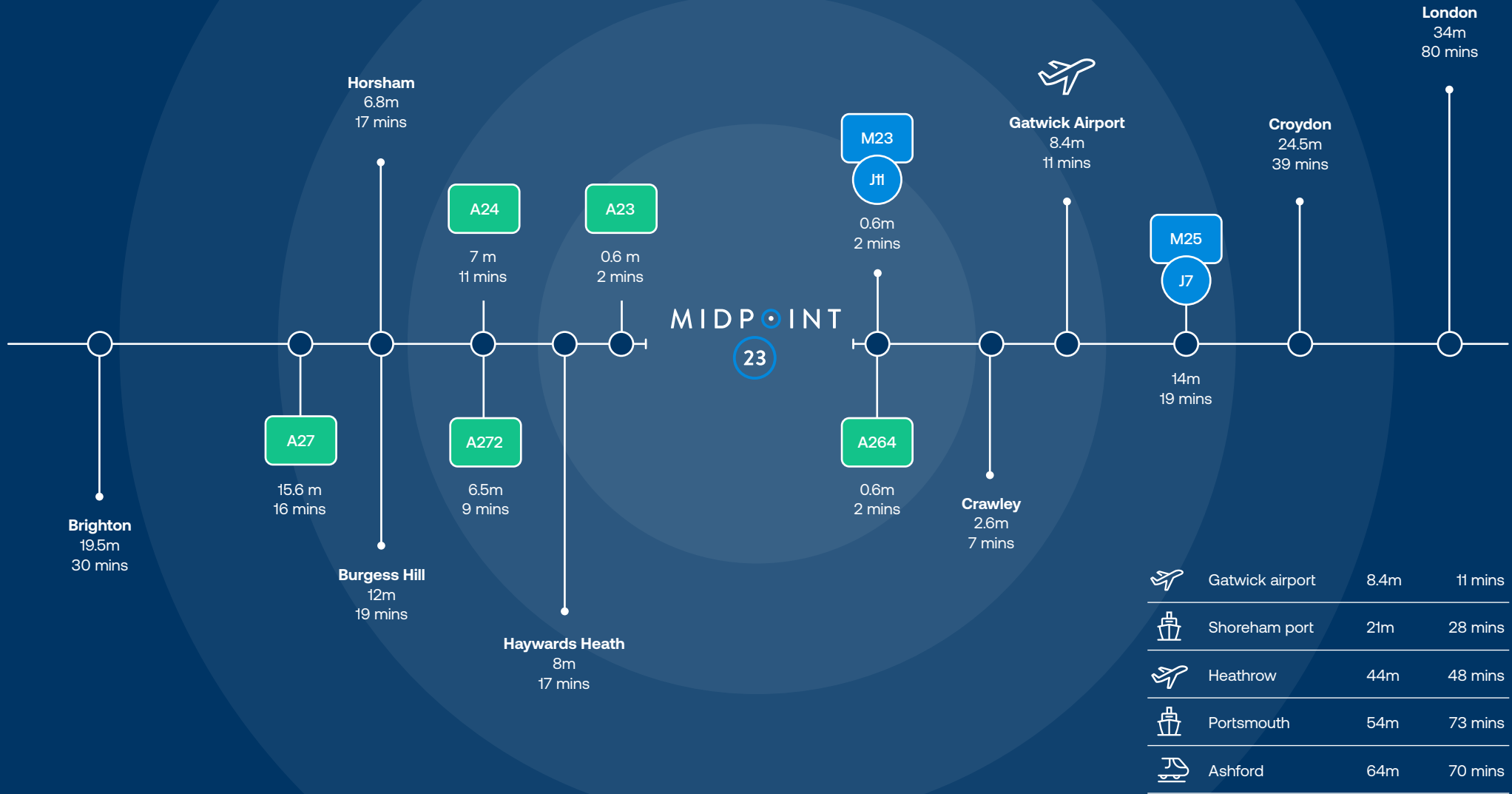
J11

A23

MIDPOINT  
23



# Journey Times



# Contact



## EPC

Available on request.

## VAT

VAT will be payable where applicable.

## Terms

Please contact our marketing agents to discuss terms and conditions. Units can be let individually or combined

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Units can be let individually or combined

Please contact:

Tim Hardwicke  
thardwicke@shw.co.uk  
07989 420 989

Tim Clement  
tim.clement@eu.jll.com  
07970 092 974

Ken Boyle  
kenboyle@kba-property.co.uk  
07711 068 015

**Mileway**

Joe Unkles  
joe.unkles@mileway.com  
+44 20 3991 3516

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.