PANATTONI

A23 | UK
Gothard Green Way
Goddards Green
Hassocks BN6 9ZJ
what3words /// batches.moisture.craziest

2 UNITS LET TO EMED AND AUSTIN RACING



12 GRADE-A UNITS • 12 GRADE-A UNITS • 12 GRADE-A UNITS •

AVAILABLE NOW

12 UNITS
FROM 8,142 TO 403,708 SQ FT

SPECULATIVELY BUILT
INDUSTRIAL/LOGISTICS OPPORTUNITIES

panattoni.co.uk/**burgesshill**

PANATTONI PARK

BURGESS HILL

PANATTONI PARK

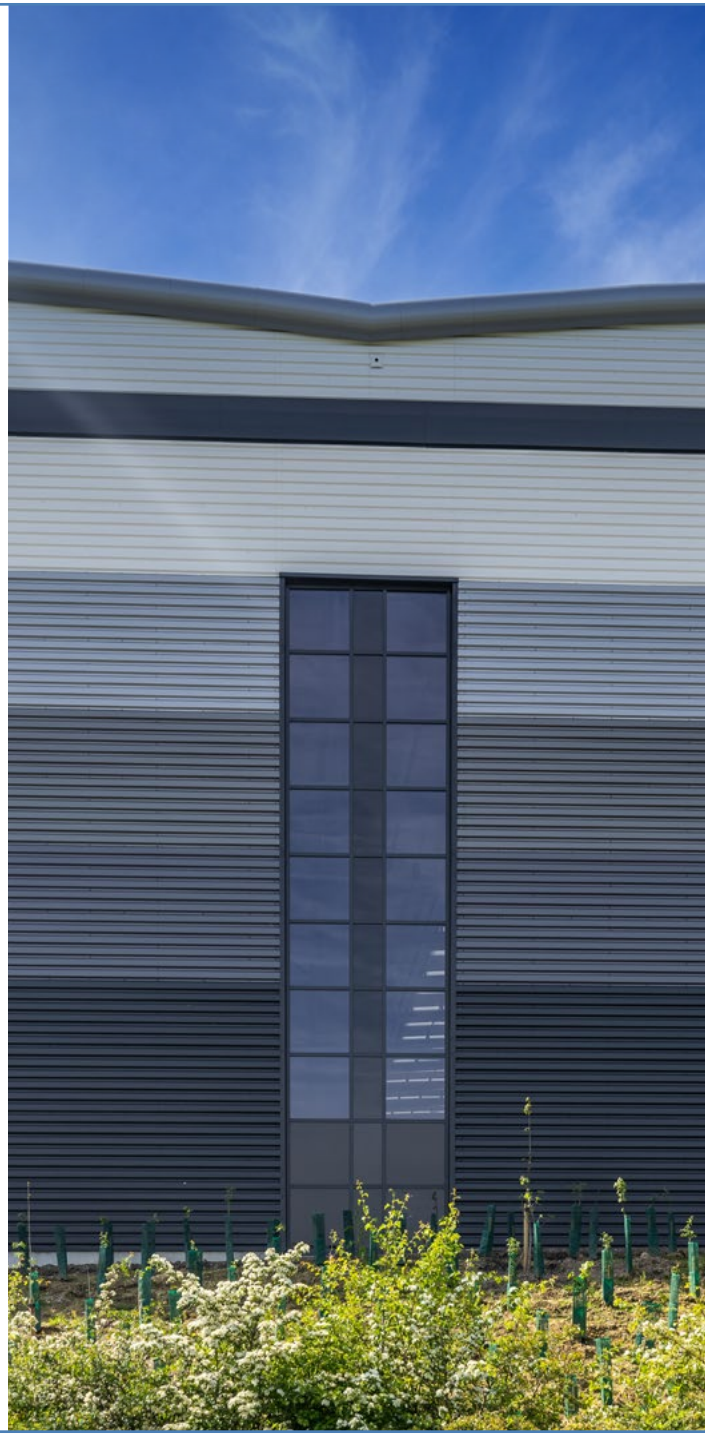
BURGESS HILL

GATEWAY TO BRIGHTON AND THE SOUTH COAST



Current occupiers include:

dpd · Roche · AR Austin Racing · EMED GROUP



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12 GRADE-A NEW BUILD UNITS

FROM 8,142 TO 403,708 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.

With 2 units let to EMED and Austin Racing, and already home to DPD and Roche Diagnostics, Panattoni Park Burgess Hill offers new build units in an established location from 8,142 to 403,708 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 2 31,525 SQ FT



UNIT 7 147,408 SQ FT

PANATTONI PARK

BURGESS HILL



12 SPECULATIVELY BUILT UNITS TOTALLING

403,708 SQ FT

12 GRADE-A UNITS • 12 GRADE-A UNITS • 12 GRADE-A UNITS •

AVAILABLE NOW

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UNIT 7 147,408 SQ FT

ACCOMMODATION

	sq ft	sq m
UNIT 1	89,090	8,277
UNIT 2	LET TO EMED	
UNIT 3	54,819	5,093
UNIT 7	147,408	13,425
UNIT 8	11,195	1,040
UNIT 10	11,046	1,027
UNIT 12	16,702	1,551
UNIT 14	17,914	1,664
UNIT 16	12,152	1,129
UNIT 18	8,142	756
UNIT 20	8,740	813
UNIT 22	10,682	993
UNIT 24	15,818	1,469
UNIT 26	LET TO AUSTIN RACING	
TOTAL (GEA)	**403,708**	**37,237**

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. 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
- 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

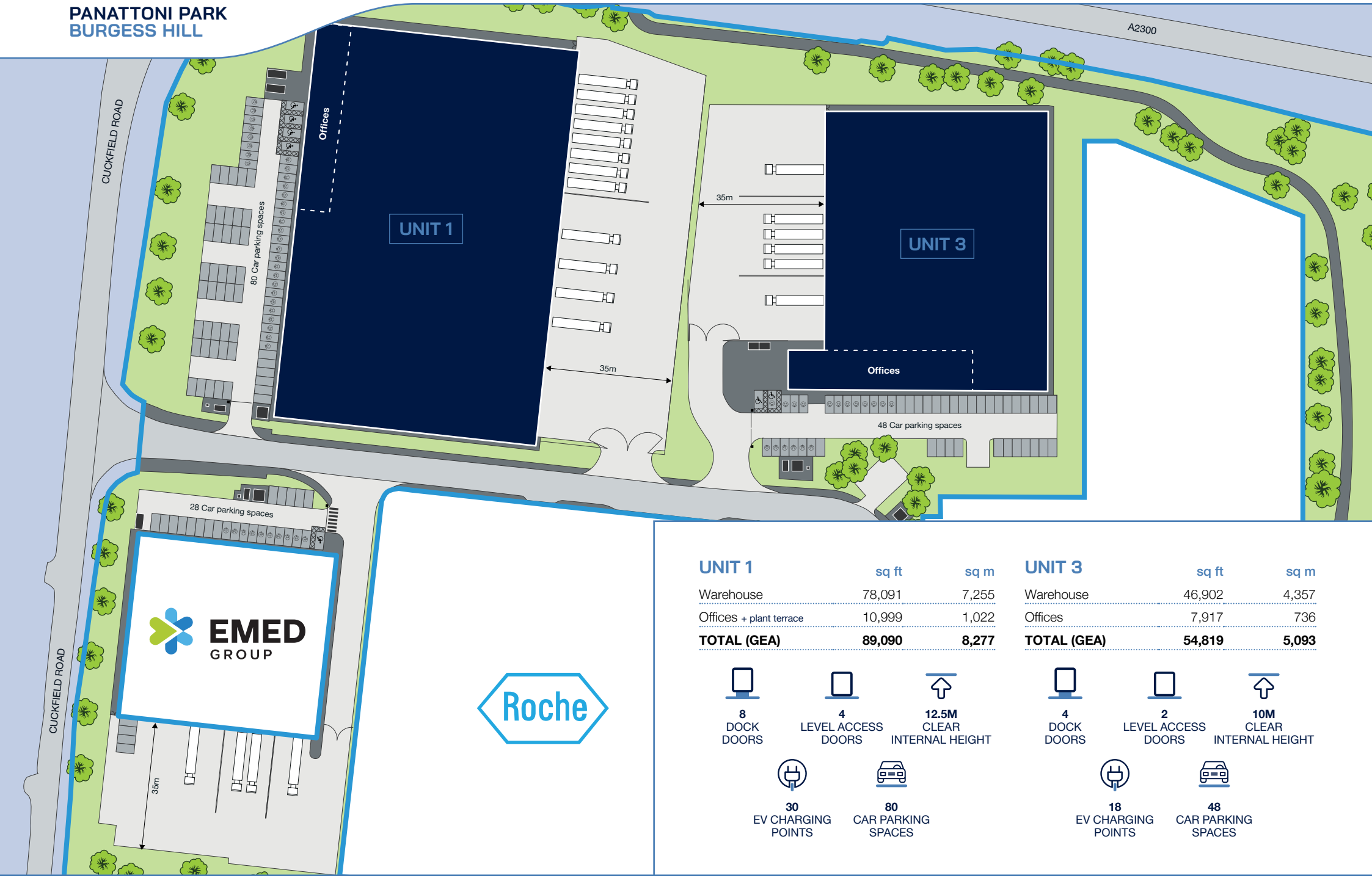
ESG Meets ESG standards

BREEAM® BREEAM 'Excellent'

A 0-25 EPC rating of 'A'


UNIT 3 54,819 SQ FT

PANATTONI PARK
BURGESS HILL



UNIT 1	sq ft	sq m
Warehouse	78,091	7,255
Offices + plant terrace	10,999	1,022
TOTAL (GEA)	**89,090**	**8,277**

8 DOCK DOORS

4 LEVEL ACCESS DOORS

12.5M CLEAR INTERNAL HEIGHT

30 EV CHARGING POINTS

80 CAR PARKING SPACES

UNIT 3	sq ft	sq m
Warehouse	46,902	4,357
Offices	7,917	736
TOTAL (GEA)	**54,819**	**5,093**

4 DOCK DOORS

2 LEVEL ACCESS DOORS

10M CLEAR INTERNAL HEIGHT

18 EV CHARGING POINTS

48 CAR PARKING SPACES

UNIT 8

	sq ft	sq m
TOTAL (GEA)	11,195	1,040

1	8M	4	11
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 10

	sq ft	sq m
TOTAL (GEA)	11,046	1,027

1	8M	4	11
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 12

	sq ft	sq m
TOTAL (GEA)	16,702	1,551

1	8M	6	15
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 14

	sq ft	sq m
TOTAL (GEA)	17,914	1,664

1	8M	6	15
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES



UNIT 16

	sq ft	sq m
TOTAL (GEA)	12,152	1,129

1	8M	4	11
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 18

	sq ft	sq m
TOTAL (GEA)	8,142	756

1	8M	3	7
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 20

	sq ft	sq m
TOTAL (GEA)	8,740	813

1	8M	3	7
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 22

	sq ft	sq m
TOTAL (GEA)	10,682	993

1	8M	4	11
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

PANATTONI PARK
BURGESS HILL

UNIT 7

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

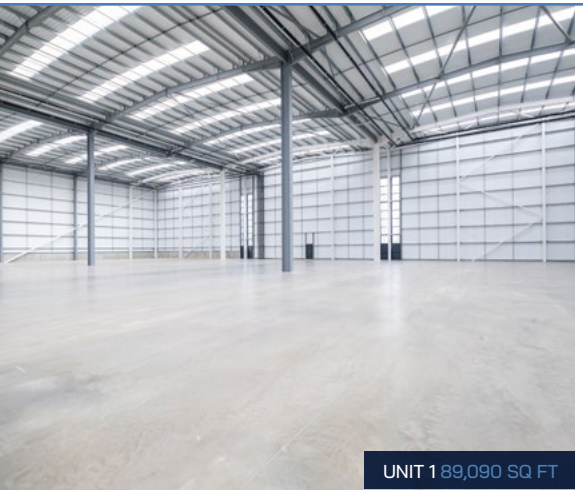
2	12.5M	48	131
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	CAR PARKING SPACES

UNIT 24

	sq ft	sq m
Warehouse	13,339	1,239
Offices	2,479	230
TOTAL (GEA)	**15,818**	**1,469**

1	8M	5	13
LEVEL ACCESS DOORS	CLEAR INTERNAL HEIGHT	EV CHARGING POINTS	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

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





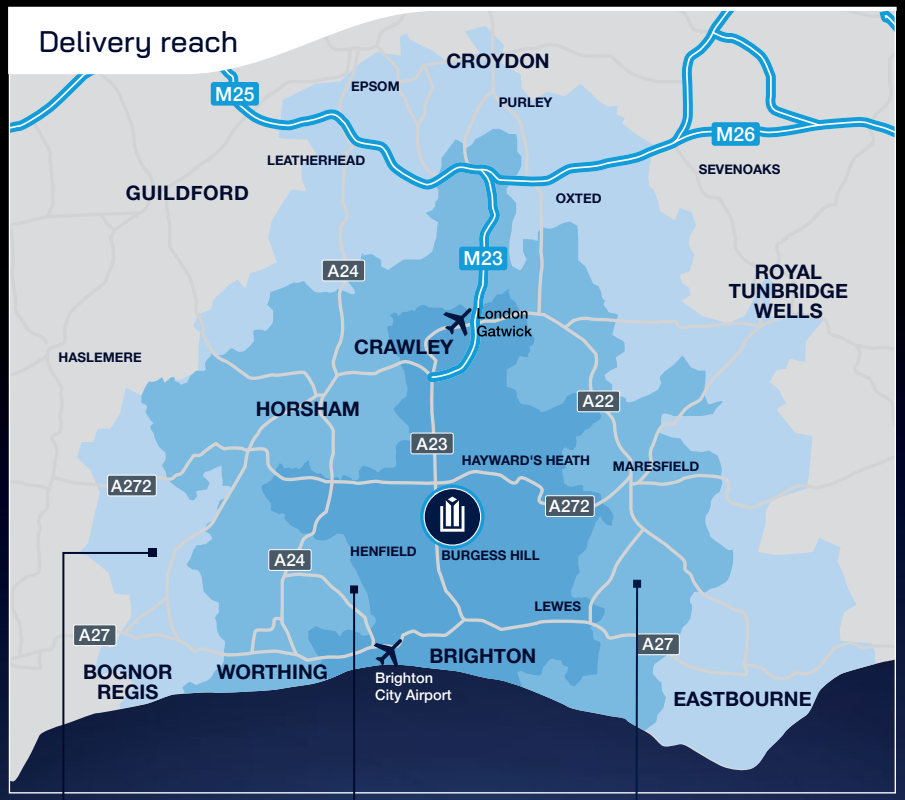
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LOCATED FOR THE LAST MILE

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.

Click here to create a commute map from Panattoni Park Burgess Hill



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

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 610 million sq ft to date.

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

37 years since inception / **2,500** international customers / **225 million+** sq ft developed by Panattoni across Europe / **610 million+** sq ft developed by Panattoni worldwide







Indicative images only

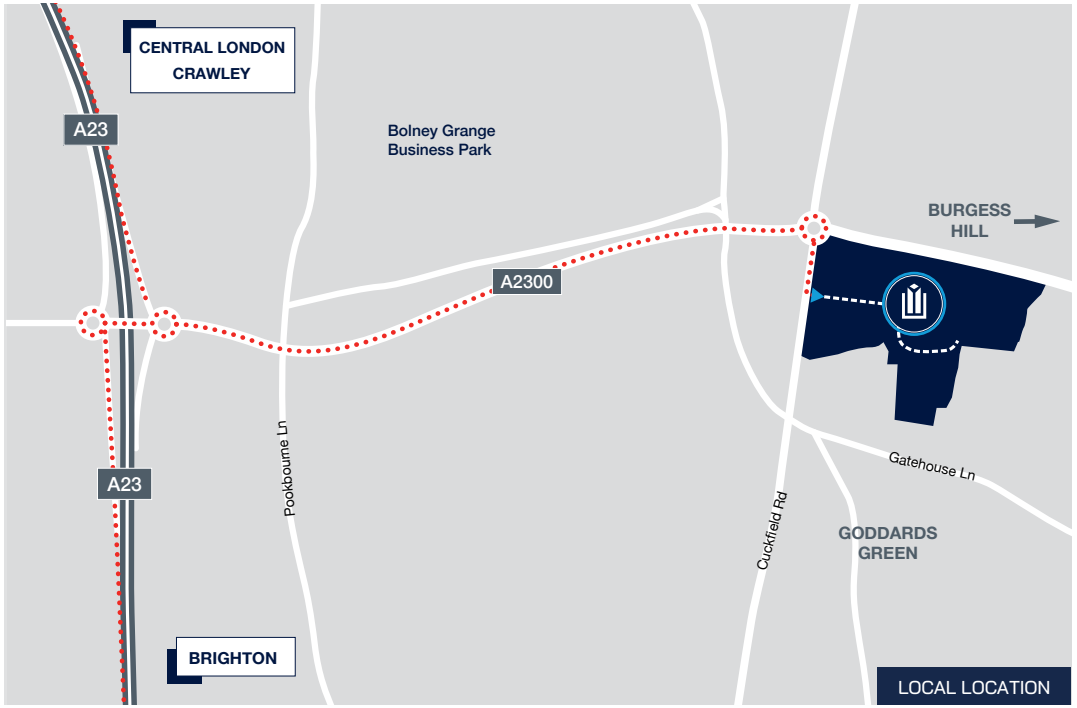
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LOCATION

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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