

A2300 · A23
THE HUB
BURGESS HILL BN6 9ZJ WEST SUSSEX



PLOT 4

12 new speculative industrial/warehouses
from 3,320 - 39,990 sq ft
TO LET / FOR SALE
Q1 2023

43,000 sq ft let to DPD/Geopost
55,108 sq ft let to Roche Diagnostics

A development by: **glenbeigh**
DEVELOPMENTS LTD
www.glenbeighltd.com

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Plot 4, 12 new industrial/warehouses
from 3,320 - 39,990 sq ft



The Hub is a prime industrial warehouse development opportunity strategically situated for access to the Southern M25, Greater London, Southern Home Counties, Gatwick Airport and the South Coast.

This 36.67 acre (14.84ha) scheme fronts the A2300 approximately 1 mile from the A23 to the West of Burgess Hill.



The Hub benefits from an outline planning consent for warehouse and industrial uses up to 540,000 sq ft (50,000 sq m) and is capable of accommodating design and build requirements up to 150,000 sq ft.



Key infrastructure is in place following delivery of around 100,000 sq ft to DPD and Roche who are both fully operational. Bespoke units can be delivered within approximately 9 months of exchange of contracts subject to Reserved Matters approval.



The Hub at Burgess Hill is well served with a large skilled workforce, which will increase further with the Northern Arc development. This is set to deliver 3,500 new homes, and an increase in workforce, to the area.

LARGE ACCESSIBLE WORKFORCE WEST SUSSEX

503,400
WORKING AGE POPULATION

QUALIFIED LABOUR POOL WEST SUSSEX

38.4%
NVQ4 AND ABOVE
38.2% GREAT BRITAIN

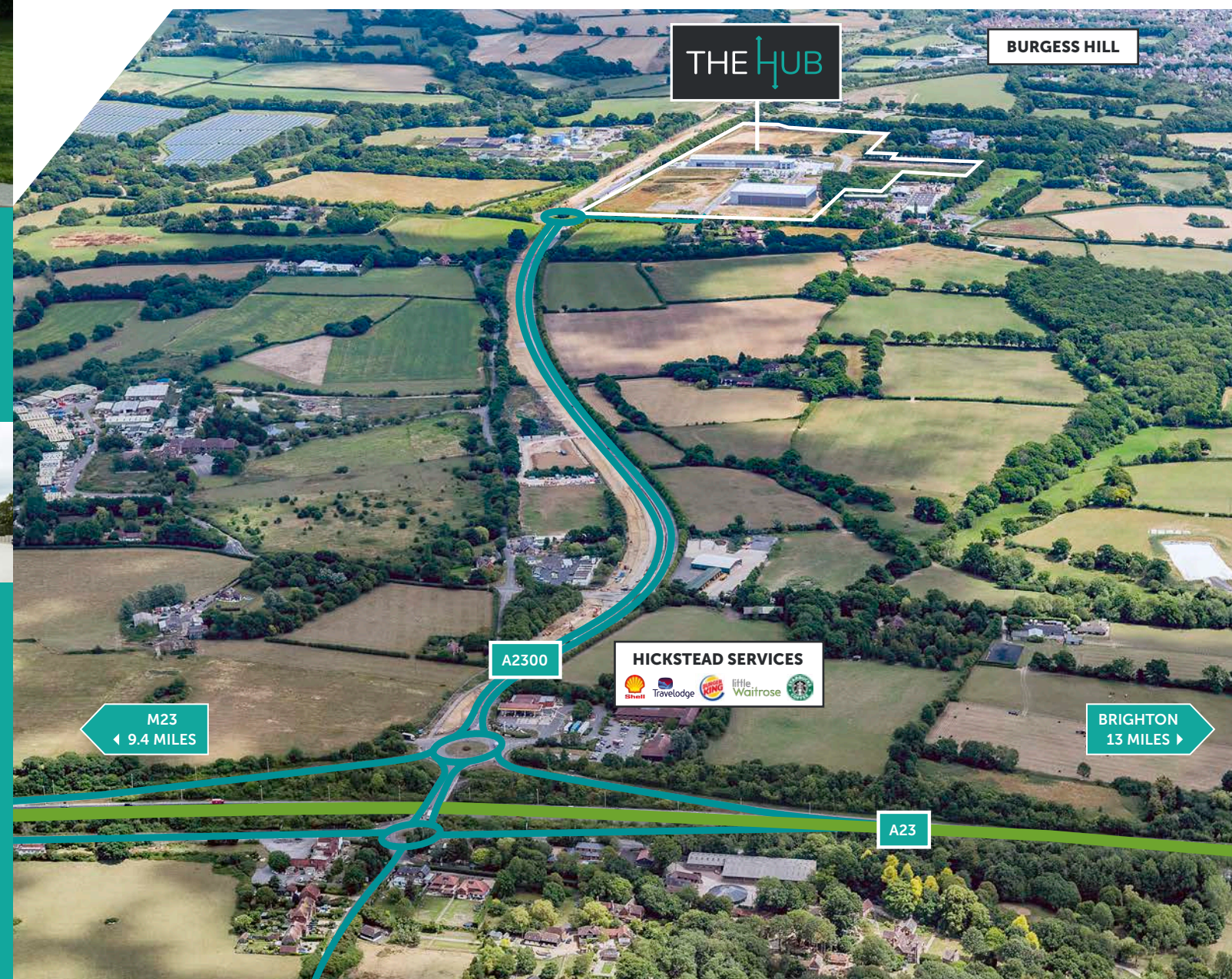
30,000
EMPLOYED IN
TRANSPORT
AND STORAGE

- › 9 MONTH DELIVERY†
- › LOCATED TO SERVE LONDON AND SOUTH EAST
- › COMPETITIVE LABOUR COSTS

†SUBJECT TO PLANNING

- › OVER 1.5 MILLION DWELLINGS WITHIN 30 MINUTE DRIVE TIME*
- › EASY ACCESS TO SOUTH COAST PORTS
- › 43,000 SQ FT LET TO DPD/GEOPOST
- › 55,108 SQ FT LET TO ROCHE

*SOURCE: ROYAL MAIL





Schedule of accommodation:

UNIT 7	SQ M	SQ FT
WAREHOUSE	1,231	13,250
OFFICES	193	2,070
TOTAL	1,424	15,320

- › 9m clear height › 30m yard depth
- › 15 car parking spaces of which 6 are electric vehicle charging
- › 16 cycle spaces

UNIT 8	SQ M	SQ FT
WAREHOUSE	1,897	20,420
OFFICES	329	3,540
TOTAL	2,226	23,960

- › 9m clear height › 35m yard depth
- › 29 car parking spaces of which 12 are electric vehicle charging
- › 16 cycle spaces

UNIT 9	SQ M	SQ FT
WAREHOUSE	3,386	36,450
OFFICES	329	3,540
TOTAL	3,715	39,990

- › 12m clear height › 40m yard depth
- › 39 car parking spaces of which 16 are electric vehicle charging
- › 38 cycle spaces

UNIT 10	SQ M	SQ FT
WAREHOUSE	2,257	24,290
OFFICES	193	2,070
TOTAL	2,450	26,360

- › 10m clear height › 40m yard depth
- › 26 car parking spaces of which 12 are electric vehicle charging
- › 8 cycle spaces

UNIT 11	SQ M	SQ FT
WAREHOUSE	1,751	18,850
OFFICES	193	2,070
TOTAL	1,944	20,920

- › 10m clear height › 40m yard depth
- › 24 car parking spaces of which 10 are electric vehicle charging
- › 16 cycle spaces

UNIT 12	SQ M	SQ FT
TOTAL	549	5,910

- › 17m yard depth
- › 14 car parking spaces of which 10 are electric vehicle charging
- › 8 cycle spaces

UNIT 13	SQ M	SQ FT
TOTAL	308	3,320

- › 17m yard depth
- › 5 car parking spaces of which 2 are electric vehicle charging

UNIT 14	SQ M	SQ FT
TOTAL	308	3,320

- › 17m yard depth
- › 5 car parking spaces of which 2 are electric vehicle charging

UNIT 15	SQ M	SQ FT
TOTAL	308	3,320

- › 17m yard depth
- › 5 car parking spaces of which 2 are electric vehicle charging

UNIT 16	SQ M	SQ FT
TOTAL	308	3,320

- › 17m yard depth
- › 5 car parking spaces of which 2 are electric vehicle charging

UNIT 17	SQ M	SQ FT
TOTAL	308	3,320

- › 17m yard depth
- › 5 car parking spaces of which 2 are electric vehicle charging

UNIT 18	SQ M	SQ FT
TOTAL	504	5,430

- › 17m yard depth
- › 9 car parking spaces of which 8 are electric vehicle charging
- › 8 cycle spaces

Units 12-18 benefit from an additional 16 shared car parking spaces and 36 cycle spaces.

GENERAL INDUSTRIAL SPEC UNITS 7-11

Warehouse

- › Clear height up to 12 metres
- › Dock and ground level loading
- › 50 kN/m² floor loading

External

- › Car parking
- › 24 hour access
- › Double electric vehicle charging spaces, with provision for future charging points
- › Picnic areas

Offices

- › Fully finished to Cat A fit out
- › Heating, cooling and ventilation systems

Environmental

- › Expected EPC 'A' rating
- › Targeting BREEAM "EXCELLENT"





LOCATION

The Hub is strategically located in Burgess Hill, a well-established commercial centre which has attracted high profile occupiers including DPD, Porsche, CAE and Collins Aerospace. The Hub has excellent access to the Southern M25 and South Coast being approximately 1.0 mile from the A23 and 9.4 miles from the M23/Crawley.

Burgess Hill train station is situated 2.7 miles to the East providing regular services to Brighton in 15 minutes and London Victoria in 54 minutes, whilst Gatwick Airport is approximately 18 minutes by car.



BY ROAD

Brighton	13 miles
M25	24 miles
London	44 miles
Portsmouth	52 miles
Southampton	68 miles
Folkestone	85 miles

BY AIR

Cargo/passenger air travel is available at:

Gatwick Airport	17 miles
Heathrow Airport	53 miles
Southampton Airport	67 miles

SOURCE: GOOGLE MAPS

BY RAIL

Brighton	15 mins
Gatwick Airport	18 mins
East Croydon	43 mins
London Victoria	54 mins
London Bridge	61 mins

For further information contact the joint agents:



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