

**Mileway**

MIDPOINT  
23

J11 M23

Pease Pottage RH11 9AD

Prime warehouse & light industrial units available

From 13,017 to 56,650 sq ft

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

Logistics real estate urbanised

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



# Overview



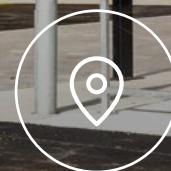
## New Units

Low running & maintenance costs  
Warehouses from 13,017 to 56,650 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 2a	13,654	1,268	Available
Unit 2b	13,017	1,209	Available
Unit 3a	14,975	1,391	Under Offer
Unit 3b	15,034	1,397	Available
<b>Total Availability</b>	<b>56,650</b>	<b>5,262</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

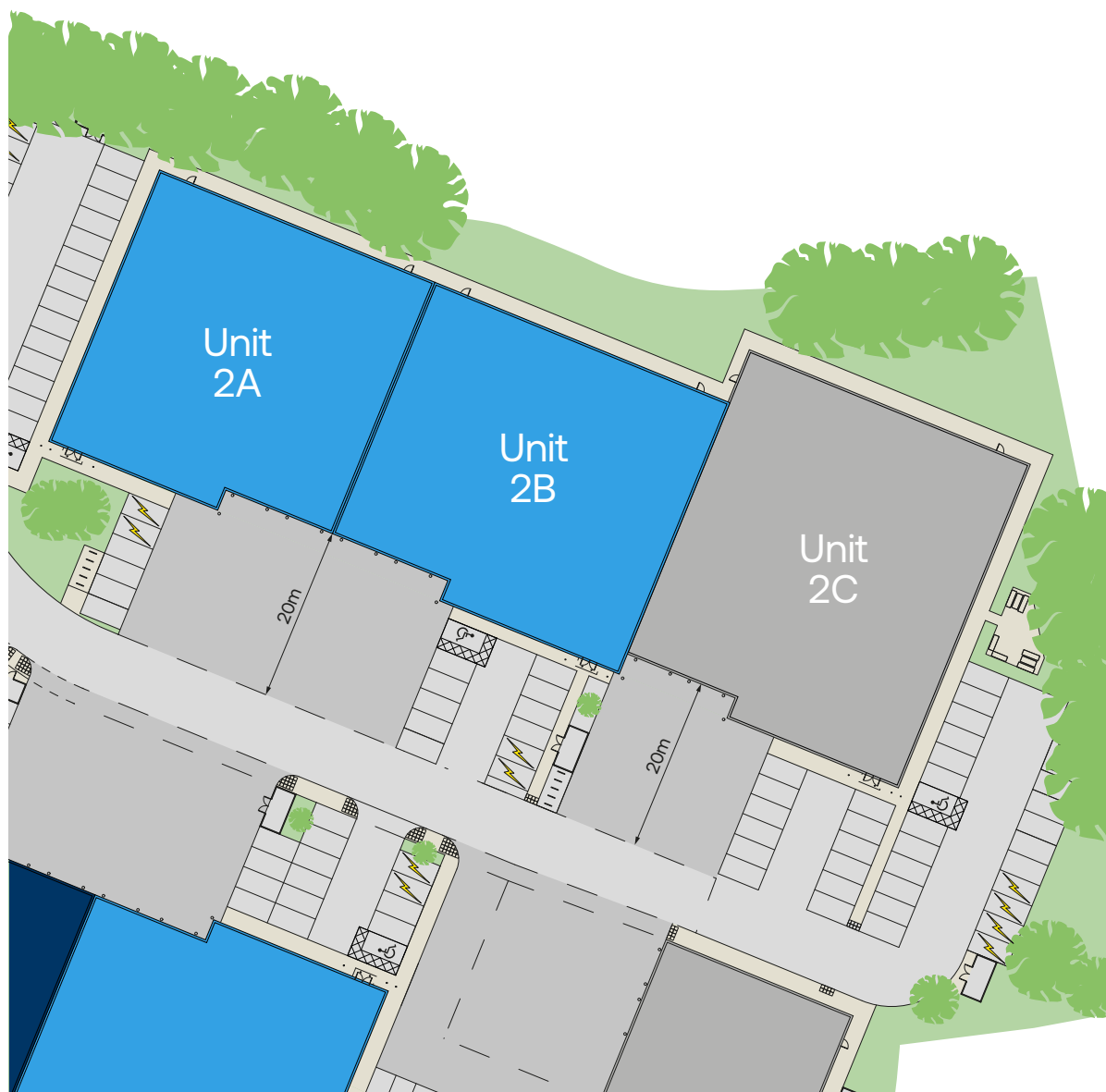


EV charging  
points



## 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>
<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



50KNmN2  
floor loading



20m loading  
/ yard depth



4 EV charging  
points



Fully fitted first  
floor offices  
(Unit 2A)



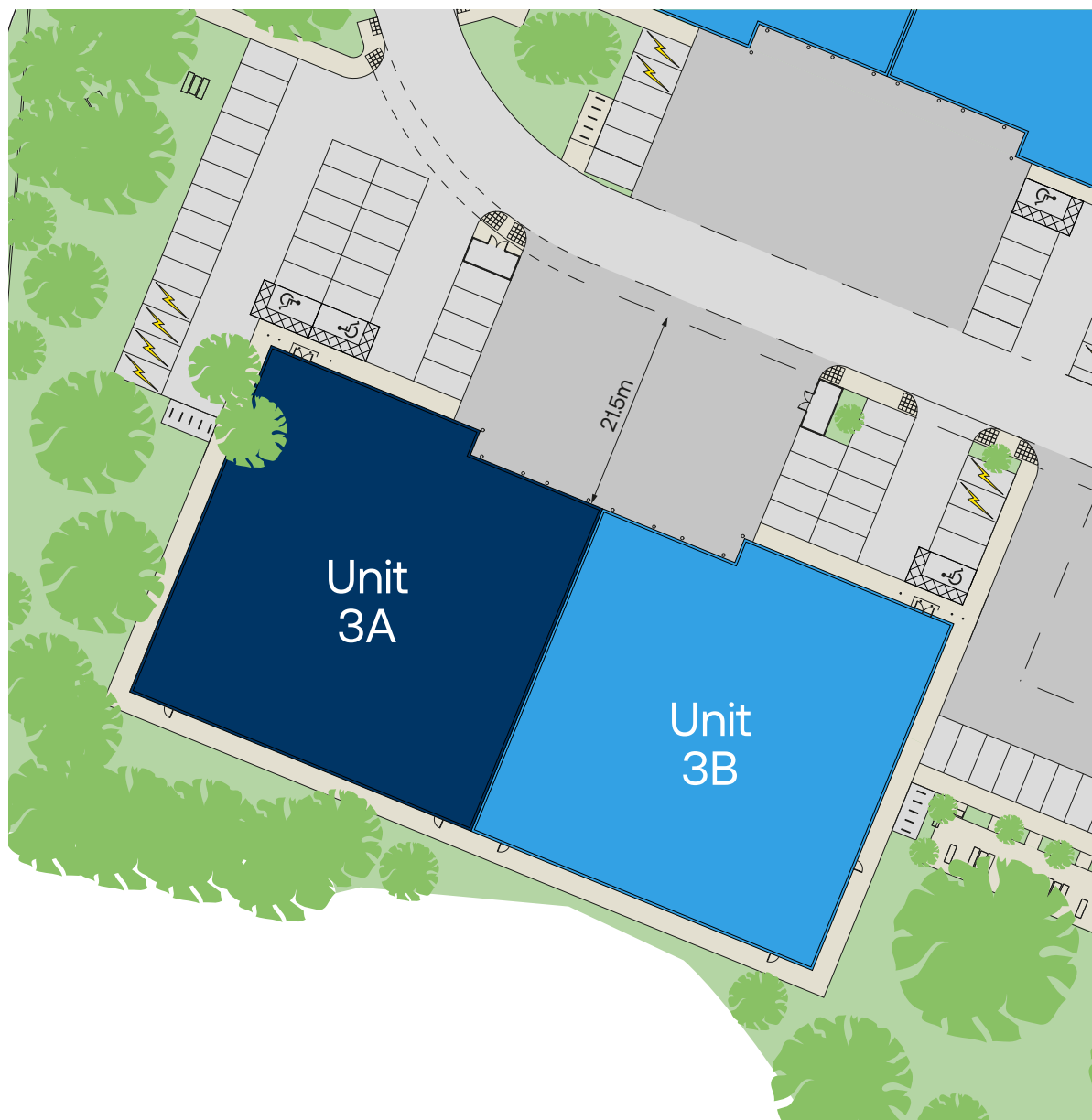
Cycle parking



External amenity  
area

# Unit 3

From 14,975 to 30,009 sq ft



## Accommodation (approx GEA)

Unit	sq ft	sq m	Availability
Unit 3a	14,975	1,388	Under Offer
Warehouse	13,435	1,248	
First Floor Office	1,540	143	
Unit 3b	15,034	1,397	Available
Warehouse	13,432	1,250	
First Floor Office	1,582	147	
<b>Total Availability</b>	<b>30,009</b>	<b>5,573</b>	

## Key Features



8M  
eaves



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



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



50KNmN2  
floor loading



21.5m loading  
/ yard depth



6 EV charging points  
3a – 4 spaces  
3b – 2 spaces



Fully fitted first  
floor offices



Cycle parking



External  
amenity area









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



External  
Amenity Area



First Floor Offices  
with LED Lighting  
(Unit 2a, 3a & 3b)



EV charging  
points



Low Running  
& Maintenance  
Costs



BREEAM Rating  
'Very Good'

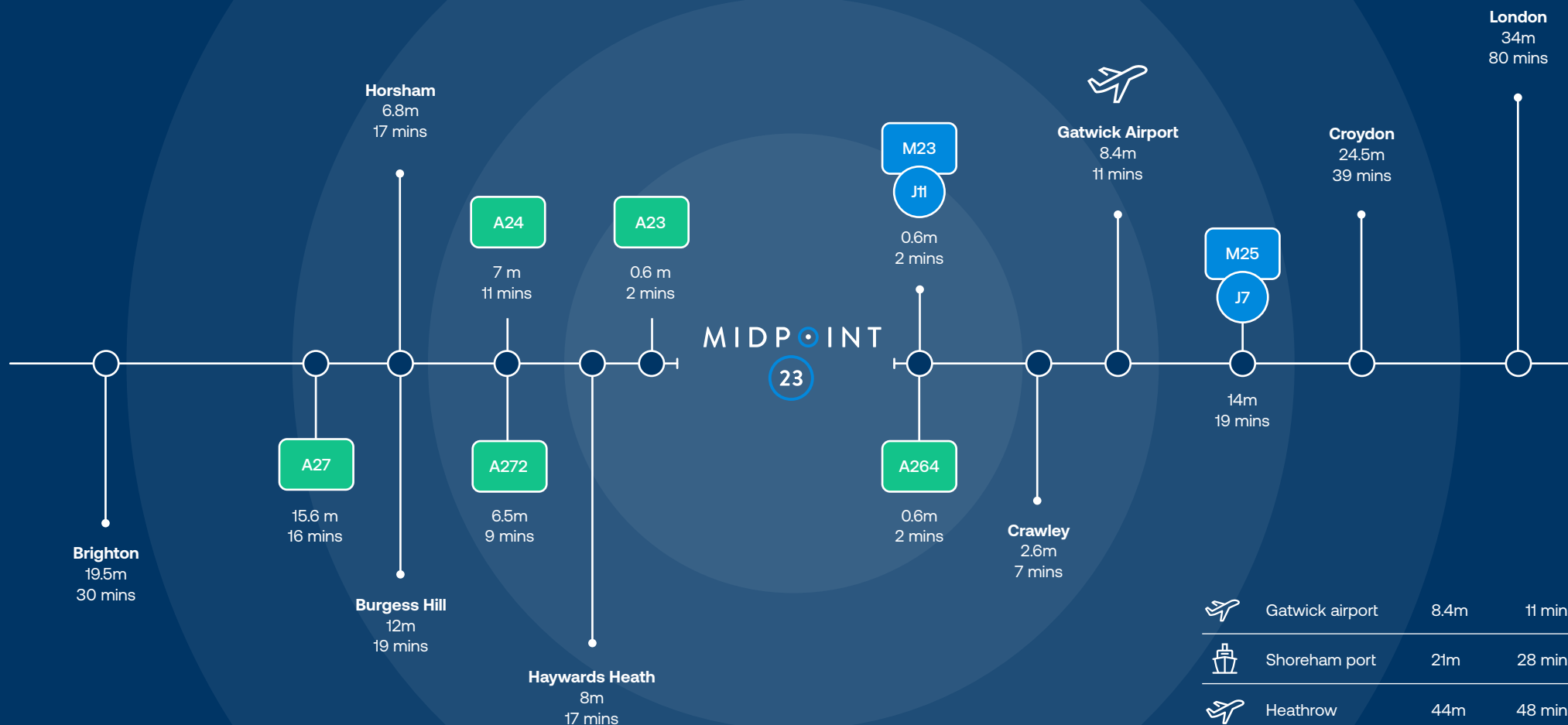


# Location





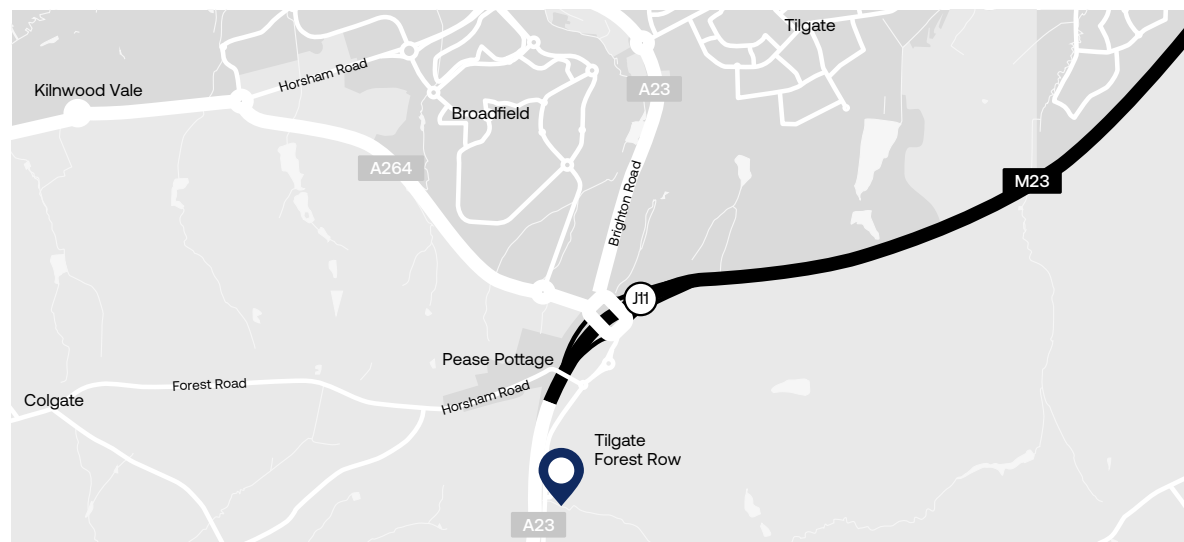
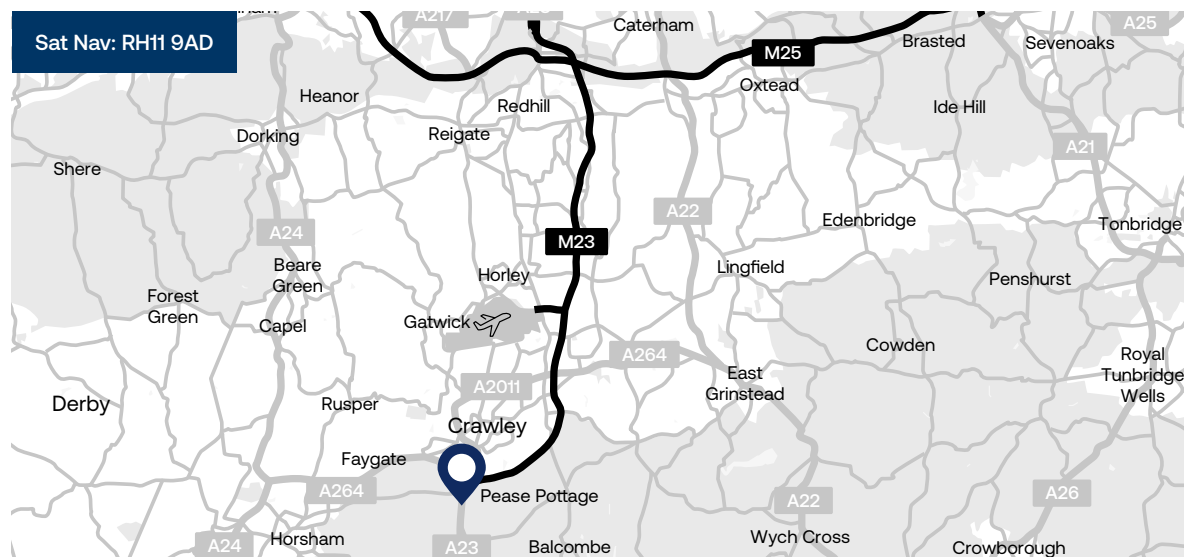
# Journey Times



	Gatwick airport	8.4m	11 mins
	Shoreham port	21m	28 mins
	Heathrow	44m	48 mins
	Portsmouth	54m	73 mins
	Ashford	64m	70 mins



# Contact



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## 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:



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