



**GATEHOUSE HUB**

Local Business Hub

**Agent Contact Details:**

**Will Thomas**

t: 01273 740 398

e: w.thomas@flude.com

**Andrew Halfacree**

t: 01273 740 385

e: a.halfacree@flude.com

**Brandon White**

t: 01243 929 141

e: b.white@flude.com

**Bedford Park** |||



www.flude.com  
01273 727 070

**EXCITING NEW BUILD COMMERCIAL PARK**

- **Phase 1 - complete Q1/ Q2 2025**
- **Phase 2 - delivery Q4 2025**

Neaves Park, Goddards Green, West Sussex, BN6 9ZN

# GATEHOUSE LOCATION

Goddards Green lies to the south of the A2300 which links the A23 (the main London to Brighton Road) to the A273 ring road around Burgess Hill.

Gatehouse Hub is located within the Northern Arc extension to Burgess Hill which comprises a range of new commercial, trade, research and residential schemes

The development will have direct links with the A273 dual carriageway link road and A23.

A number of significant new developments are progressing to become central to the future commercial expansion of Burgess Hill.

## Population of nearby towns

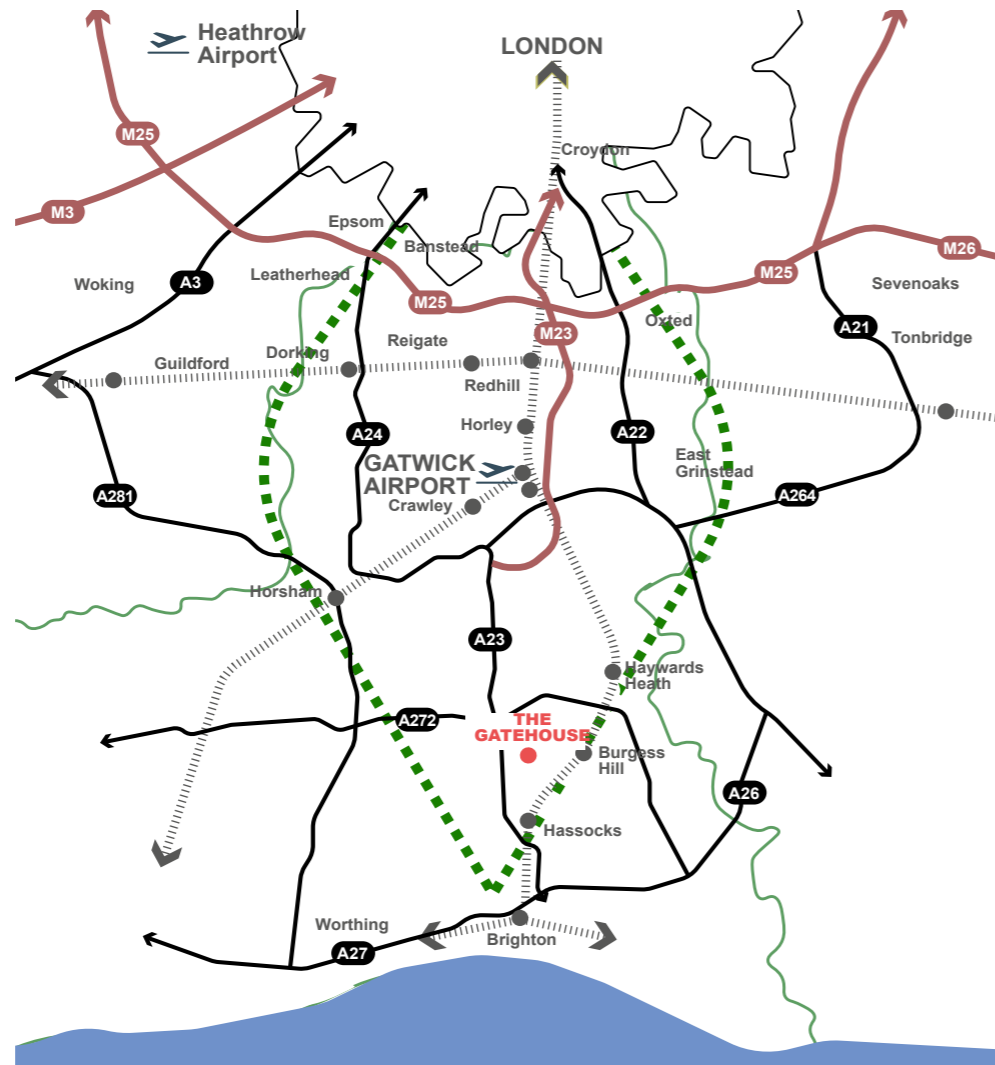
- Haywards Heath, 5 miles – 39,000
- Brighton, 10 miles - 610,000
- Crawley, 12 miles – 118,000
- Horsham, 14 miles - 20,000
- Lewes, 17 miles - 20,000
- Worthing, 18 miles - 111,000
- East Grinstead, 20 miles - 26,000

## Cycle Routes

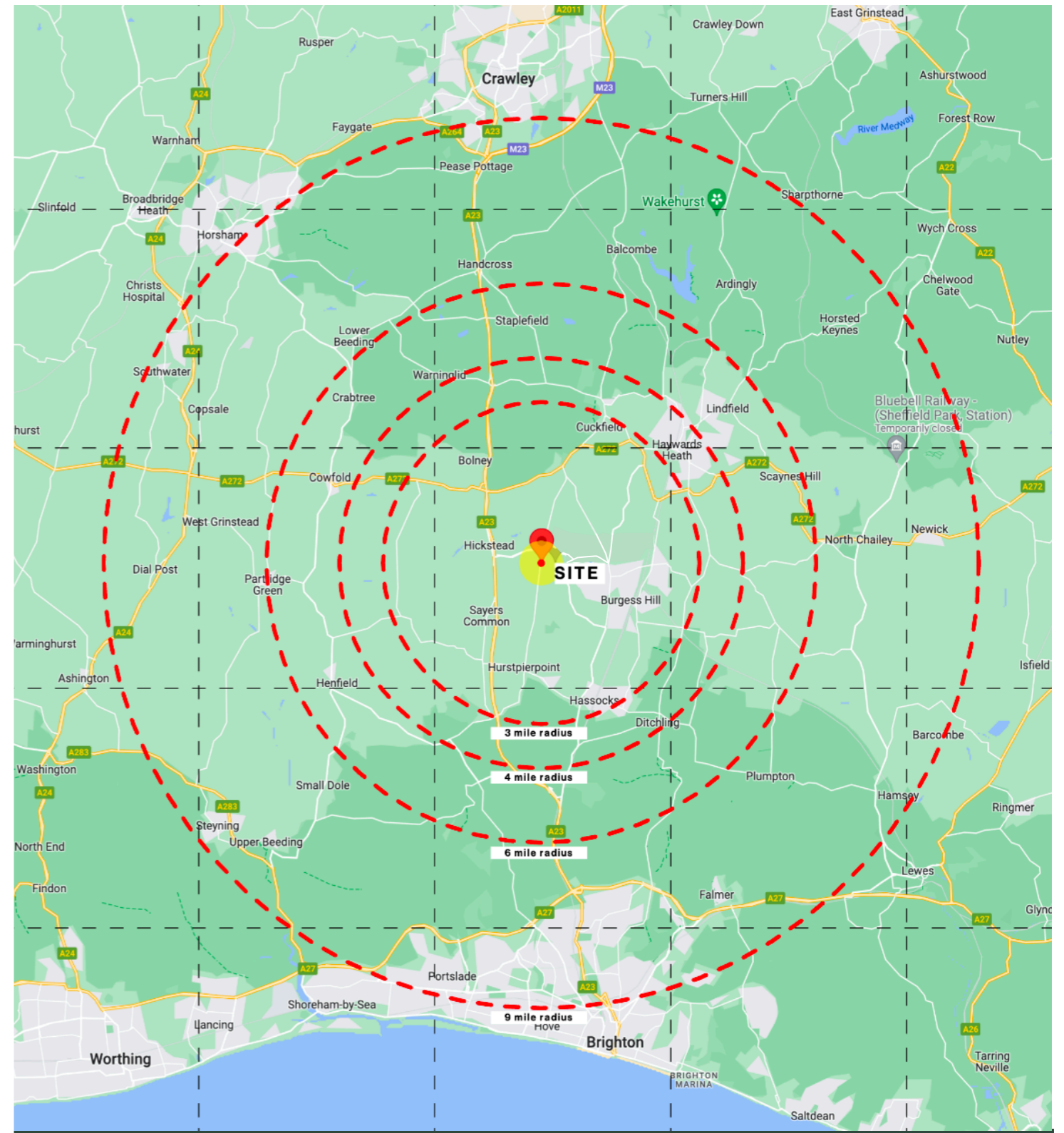
**15mins** from Burgess Hill Train Station

**12mins** from Wivelsfield Train Station

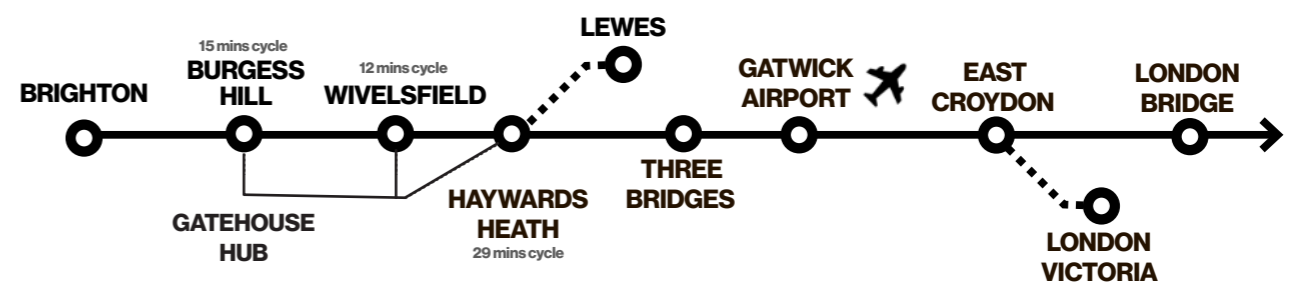
**29mins** from Haywards Heath Train Station



The Gatehouse is located within the Gatwick Triangle



## Rail transport links

















### Units 30 - 33

			
5.25m	6.4m	5	1
ROLLER DOOR HEIGHT	INTERNAL HEIGHT	CARPARKING (EACH UNIT)	EV CHARGING

### Units 36 - 39

			
5.25m	6.4m	7	1
ROLLER DOOR HEIGHT	INTERNAL HEIGHT	CARPARKING (EACH UNIT)	EV CHARGING



## LETTING AVAILABILITY

### UNITS:

22. DP Pensions Ltd



23. Clinicon UK Ltd



24. Sussex Sign Company Ltd



25. Genscomercial Limited

26. Simply Refurb Ltd



27. Backyard Coffee Limited



28. Boho Gelato Limited



29. Base Project Solutions Ltd

30. Available Q1 2025 - GF 192 m2 (2,060 ft 2). Mezz 48.5m2 (523 ft2)

31. Available Q1 2025 - GF 192 m2 (2,060 ft 2). Mezz 48.5m2 (523 ft2)

32. Available Q2 2025 - GF 130m2 (1,389 ft2). Mezz 51m2 (549 ft2)

33. Available Q2 2025 - GF 192 m2 (2,060 ft 2). Mezz 48.5m2 (523 ft2)

34. HPS



35. HPS



36. Available Q2 2025 - GF 226m2 (2,432 ft2). Mezz 86m2 (925 ft2)

37. Available Q2 2025 - GF 226m2 (2,432 ft2). Mezz 86m2 (925 ft2)

38. Available Q2 2025 - GF 226m2 (2,432 ft2). Mezz 86m2 (925 ft2)

39. Available Q2 2025 - GF 301 m2 (3,242 ft2). Mezz 55m2 (590 ft2)

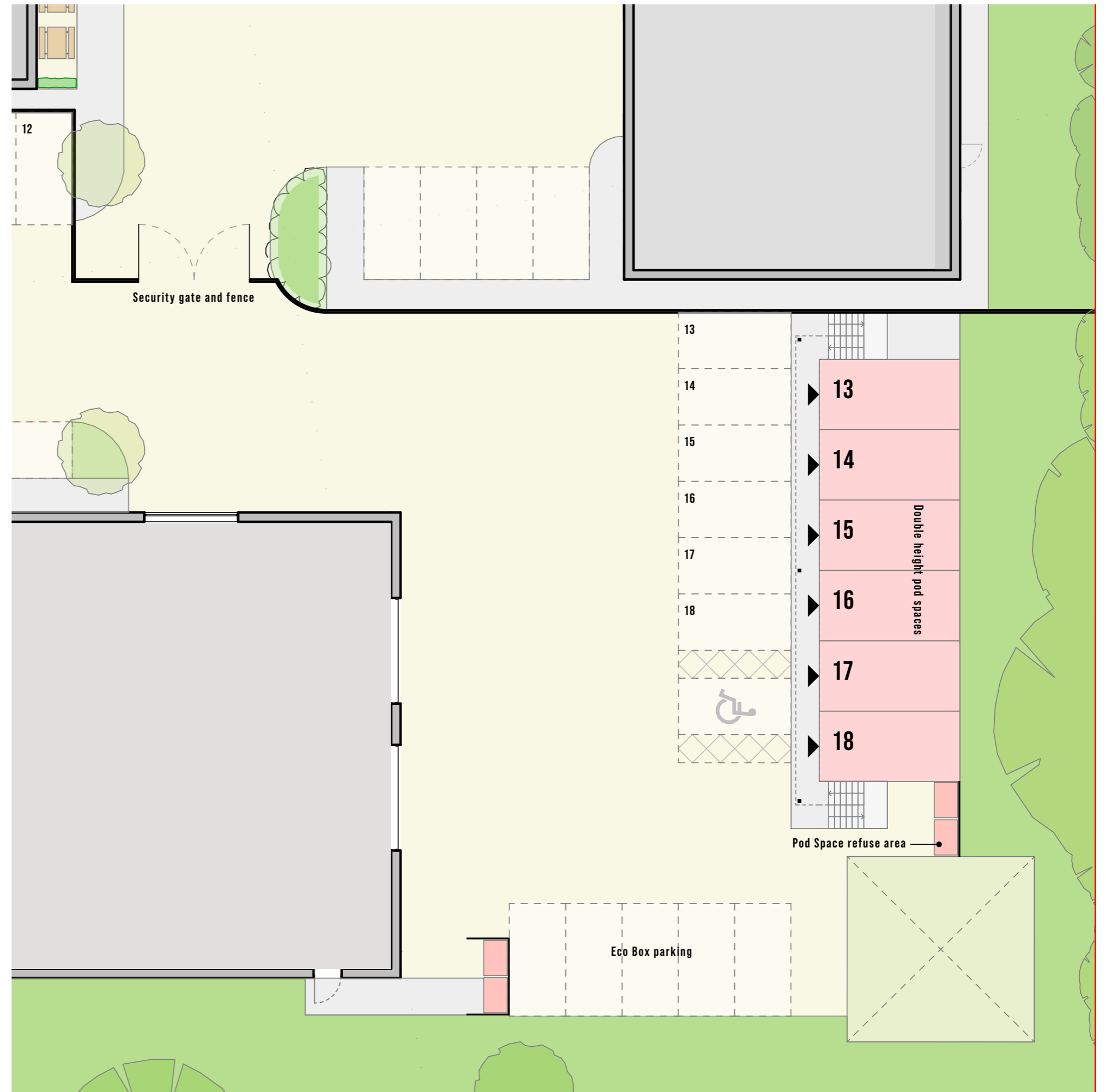
40. Eco Box (Self-storage)





## OFFICE PODS

- Each Pod Space is based on a 20ft by 8ft modular unit.
- Innovative and contemporary office and storage space solutions
- Modern appointed light and designed office pods.
- Free use of break out area and meeting space
- Outside seating and table areas.
- Toilets
- Vending machines
- Dedicated parking
- High speed broadband - 1 gb
- 3 phase electric supply
- Fully secure site - gated and with CCTV.
- On site management and cleaning option if required.
- All electricity and water bills included.
- Opportunity to utilise adjacent storage facilities if need to expand space requirements.









## Key Benefits

- **On site cafe**
- **Gym and wellness centre**
- **EV charging points**
- **Potential for PV's**
- **3 phase to all units**
- **1 GB internet available for each unit,**
- **Separate office space available**
- **On site manager/ site office**
- **CCTV**

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## Gatehouse Hub Details:

### Address

Neaves Park, Goddards Green, West

Sussex, BN6 9ZN

- Units are available freehold or by way of a full repairing and insuring lease
- Details available on application

Bedford Park |||



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