

GATEHOUSE HUB

Business Park



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Phase 1 – 19 Units Completed

**Phase 2 Under construction – 19 individual units available
quarter 4 2025**

Units are available individually or by way of combinations.

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

Bedford Park





Location

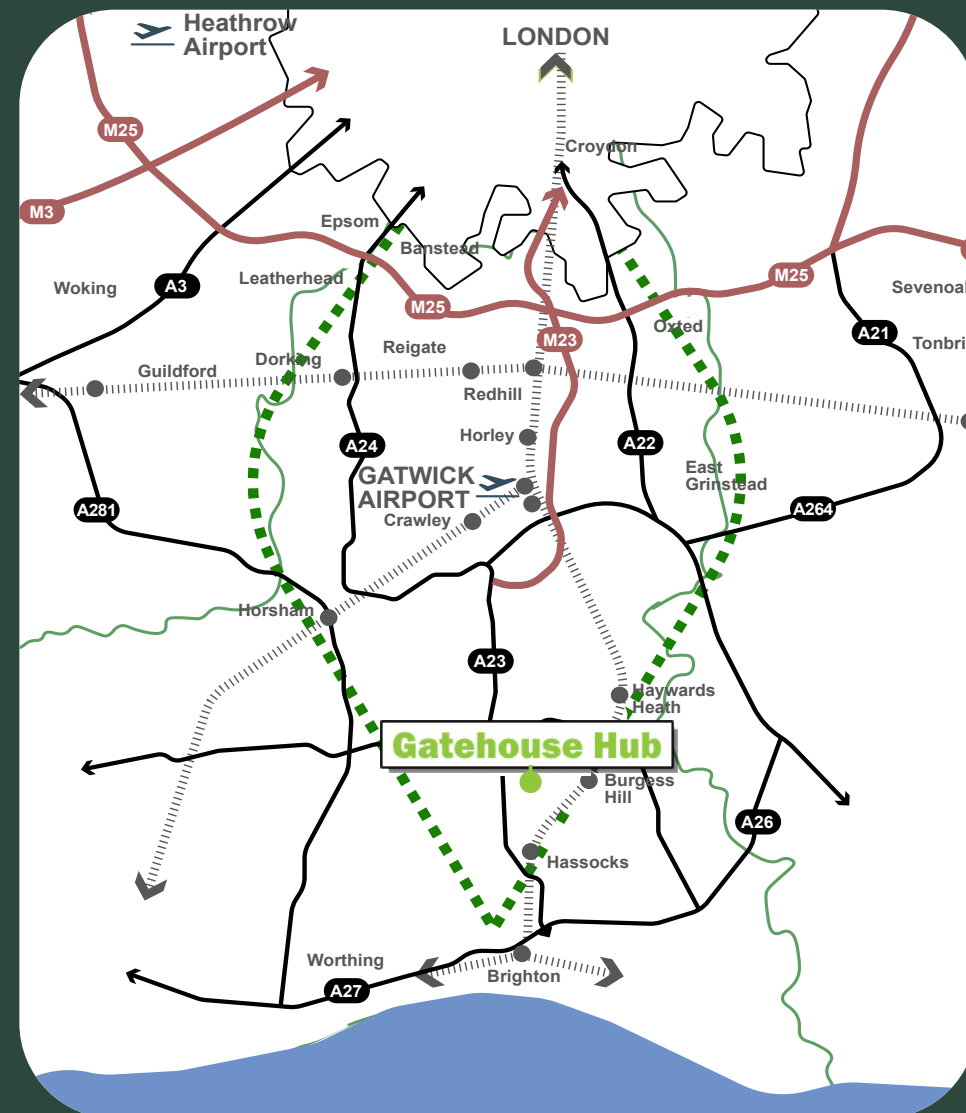
Goddards Green lies to the south of the A2300 which links the A23 (the main London to Brighton Road) to the A273 ring road around Burgess Hill.

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 - 278,000

Crawley
12 miles - 118,000

Horsham
14 miles - 50,934

Lewes
17 miles - 20,000

Worthing
18 miles - 111,000

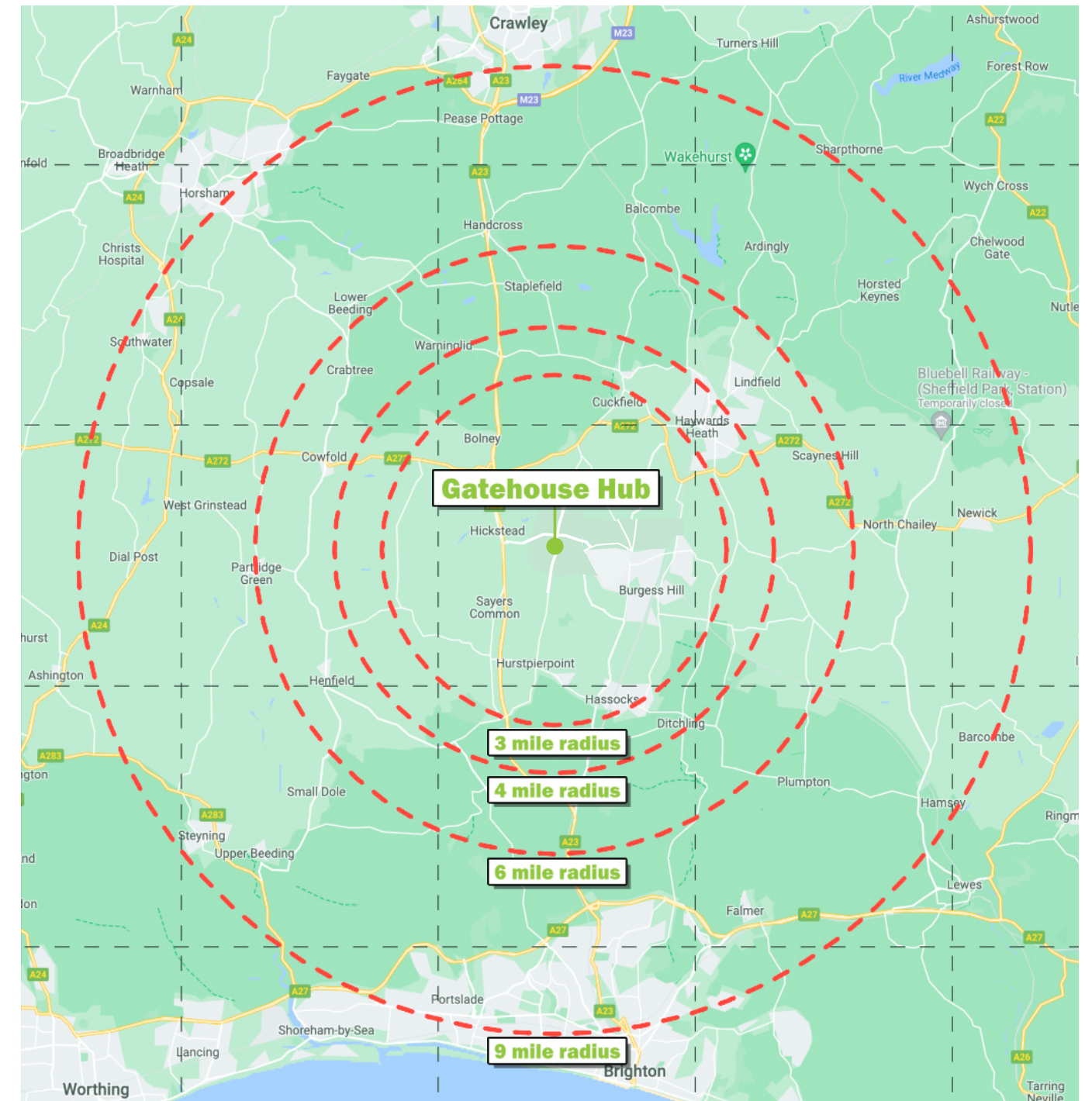
East Grinstead
20 miles - 26,000

Cycle Routes

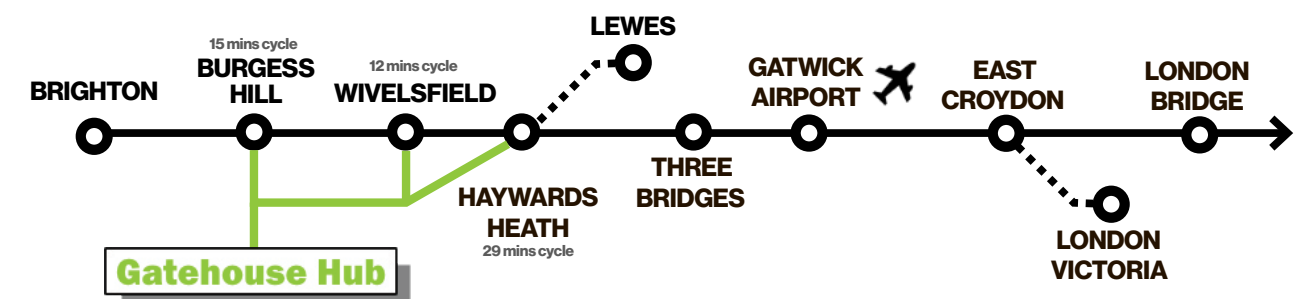
Burgess Hill Train Stn
15mins

Wivelsfield Train Stn
12mins

Haywards Heath Train Stn
29mins



Rail transport links



Gatehouse Hub, Neaves Park, Goddards Green, West Sussex.



Unit Specification



Units 03-09

- **Units 03-09** GF 80 m2 (861 sqft)
- Available Q4 2025

4m

ROLLER DOOR HEIGHT

6m

INTERNAL HEIGHT

4

CAR PARKING (EACH UNIT)

1

EV CHARGING



Units 10-21

- **Units 10-21** GF 90 m2 (968 sqft)
- Available Q4 2025

4m

ROLLER DOOR HEIGHT

6m

INTERNAL HEIGHT

4

CAR PARKING (EACH UNIT)

1

EV CHARGING



Unit 30 & Unit 33

- **Unit 30** GF 180 m2 (1,937 ft2). Mezz 60m2 (645 ft2)
- **Unit 33** GF 120 m2 (1,291 ft2). Mezz 60m2 (645 ft2)
- Available now

5.25m

ROLLER DOOR HEIGHT

6.4m

INTERNAL HEIGHT

5

CAR PARKING (EACH UNIT)

1

EV CHARGING



Units 43-45 & Unit 46

- **Units 43-45** GF 221m2 (2,385 ft2). Mezz 76m2 (818 ft2)
- **Unit 46** GF 292 m2 (3,145 ft2). Mezz 76m2 (818 ft2)
- Available now

5.25m

ROLLER DOOR HEIGHT

6.4m

INTERNAL HEIGHT

7

CAR PARKING (EACH UNIT)

1

EV CHARGING



The Estate

Key Benefits

- Brand new contemporary business park units
- Fully managed estate
- All units EPCA
- Excellent transport & Connection links
- On site cafe
- Gym and wellness centre
- EV charging points
- Potential for PV's
- 3 phase 100amp to all units
- 1 GB internet available for each unit
- Separate additional office space and storage available
- CCTV

Available Q4 2025

Available now

Under offer

Gym & Wellness Centre
Q4 2025

Site office

Units 03-16 Available
Q4 2025

Units 17-21 Available
Q4 2025

Units 22-29 Occupied

Unit 43 Under offer
Units 31/32/41/42
Occupied

Units 30 Available now

Units 43-46
Available now

Unit 33 Under offer

Eco Box - Self storage



Accommodation

Phase 1 - last few remaining units available now

Unit 22 - Pro Cars

Unit 23 - CM Cars

Unit 24 - Sussex Sign Company Ltd

Unit 25 - Clinicon UK Ltd

Unit 26 - Division Digital

Unit 27 -OSM Construction

Unit 28 - Boho Gelato Limited

Unit 29 - Backyard Coffee Limited

Unit 30 - Available now - GF 180 m2 (1,937 ft 2). Mezz 60m2 (645 ft2)

Unit 31 - Curing Rebels

Unit 32 - Saitoworks®

Unit 33 - Under offer -GF 120 m2 (1,291 ft2). Mezz 60m2 (645 ft2)

Unit 34 - Eco Box (Self-storage)

Unit 41 - HPS Heating Plumbing Supplies

Unit 42 - HPS Bathroom Showroom

Unit 43 - Under offer - GF 221m2 (2,385 ft2). Mezz 76m2 (818 ft2)

Unit 44 - Available now - GF 221m2 (2,385 ft2). Mezz 76m2 (818 ft2)

Unit 45 - Available now - GF 221m2 (2,385 ft2). Mezz 76m2 (818 ft2)

Unit 46 - Available now - GF 292 m2 (3,145 ft2). Mezz 76m2 (818 ft2)

Phase 2 - available Q4 2025

Units 01 - Fettle and Birch

Units 02 - Site office

Units 03 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 04 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 05 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 06 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 07 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 08 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 09 - Available Q4 2025 - GF 80 m2 (861 ft 2)

Units 10 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 11 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 12 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 13 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 14 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 15 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 16 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 17 - Hub Cafe

Units 18 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 19 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 20 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Units 21 - Available Q4 2025 - GF 90 m2 (968 ft 2)

Enquiry details

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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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