

PANATTONI PARK J28 CENTRAL M1  
Linnitt Way, South Normanton DE55 2EF  
what3words ///crew.spindles.renting

[panattoni.co.uk/centralm1](https://panattoni.co.uk/centralm1)

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**AVAILABLE NOW**

# CENTRAL M1 230

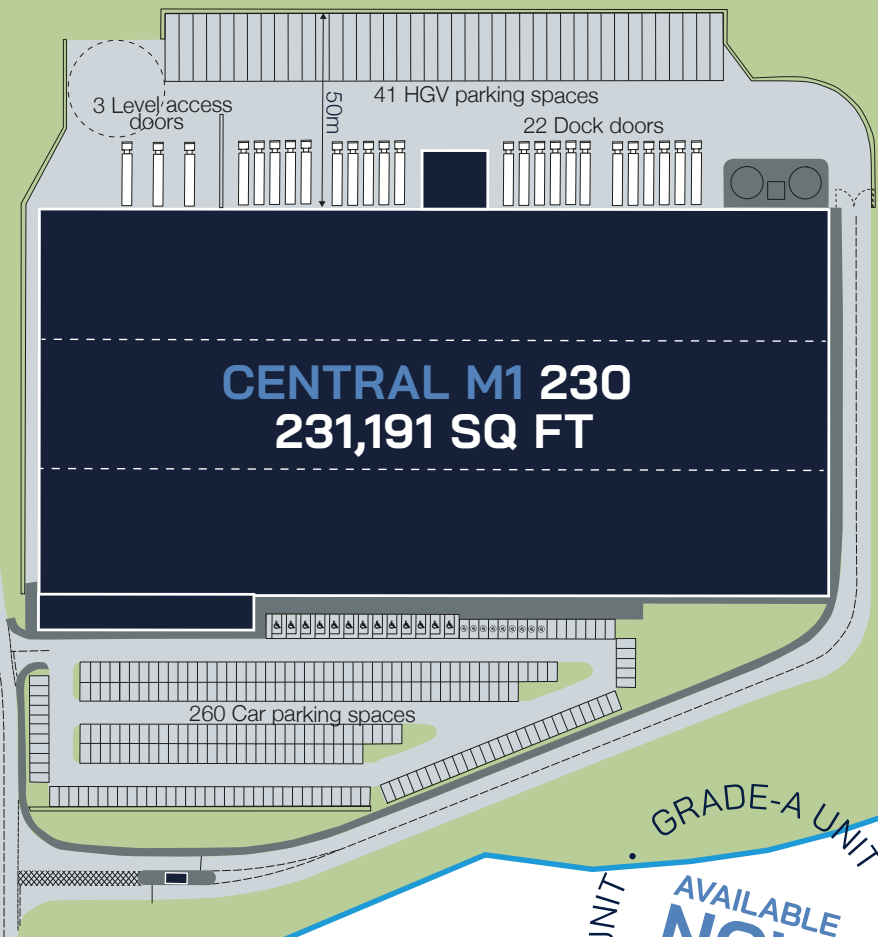
Brand new grade-A industrial/logistics opportunity

## 231,191 SQ FT

 PANATTONI



## CENTRAL M1 230



### Accommodation

Warehouse	215,352 sq ft	20,007 sq m
Two storey offices	10,272 sq ft	954 sq m
Two storey hub office	5,228 sq ft	486 sq m
Gatehouse	339 sq ft	31 sq m
<b>TOTAL</b>	<b>231,191 sq ft</b>	<b>21,478 sq m</b>













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Panattoni Park Central M1 230 is located at Junction 28 of the M1, a key logistics hub in the East Midlands. The unit offers direct access to both the M1 and A38, making it ideal for distribution and transport operations.

Positioned between Birmingham and Manchester, the site provides excellent connectivity across the Midlands. The A38 links to Birmingham via Derby, while the M1 offers fast access to Sheffield and Nottingham.

The 231,191 sq ft unit includes a 15m clear internal height, two-storey offices, and a 50m yard. With a BREEAM 'Very Good' and EPC 'A' rating, the building is complete and ready for immediate occupation.

### Specification

 22 DOCK DOORS	 3 LEVEL ACCESS DOORS	 260 CAR PARKING SPACES	 41 HGV PARKING SPACES	 15m CLEAR INTERNAL HEIGHT	 50m YARD DEPTH
 9 Tonne RACK LEG LOADING	 FM2 FLOORING	 50kN/m <sup>2</sup> FLOOR LOADING	 15% ROOF LIGHTS	 EV CHARGING POINTS	 2 MVa POWER AVAILABLE



# Reach further faster

	HGV drive times	
	miles	time
Nottingham	16	19 mins
Derby	19	22 mins
Sheffield	31	35 mins
Leeds	60	1h 5 mins
Birmingham	62	1h 8 mins
Coventry	62	1h 8 mins
Manchester	70	1h 37 mins
M1/M25 Junction	118	2h 9 mins
Newcastle	148	2h 33 mins

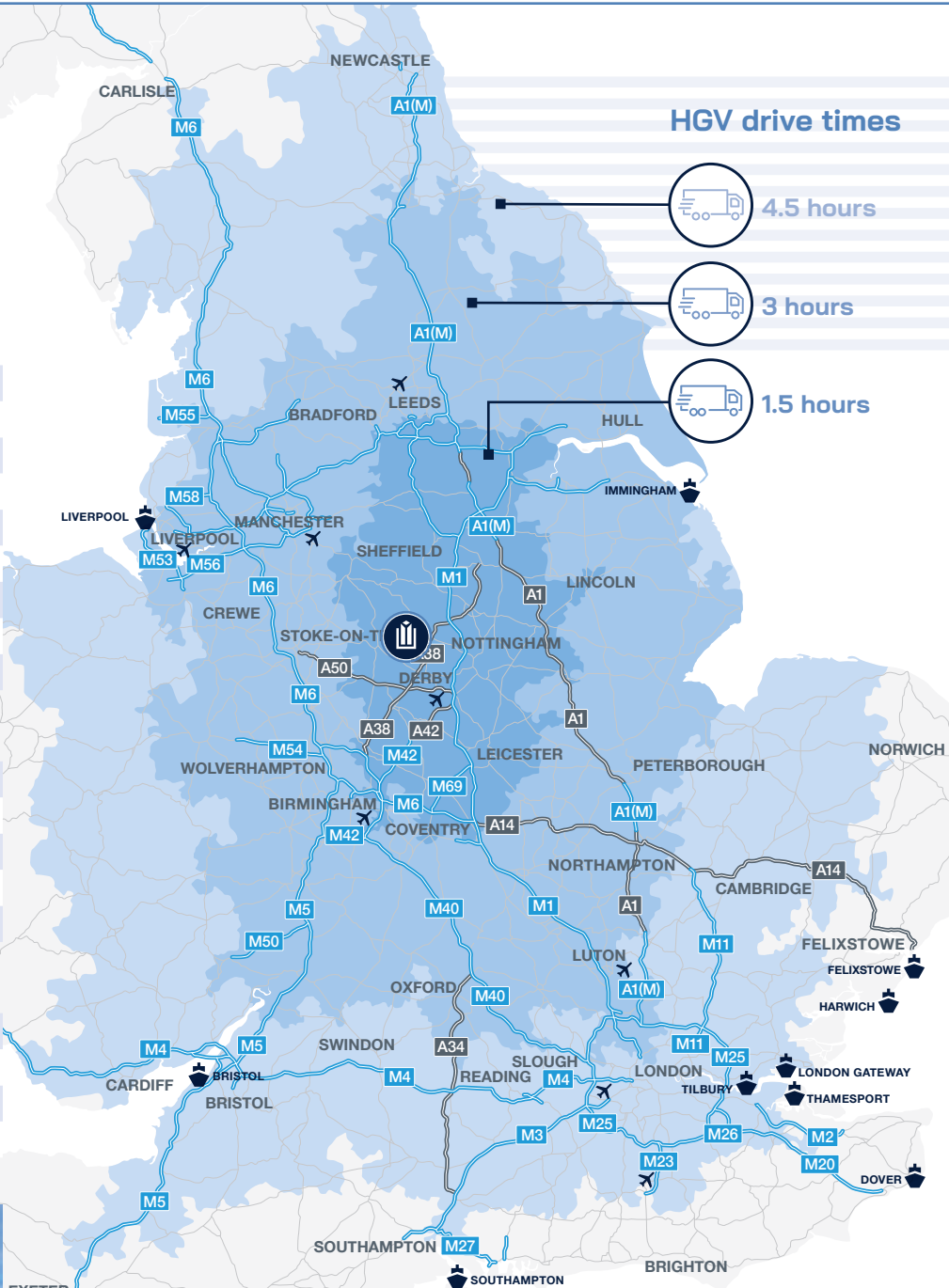
  

	HGV drive times	
	miles	time
East Midlands Airport	24	31 mins
Birmingham Airport	59	1h 3 mins
Manchester Airport	55	1h 27 mins
Luton Airport	109	1h 55 mins
Heathrow Airport	139	2h 32 mins

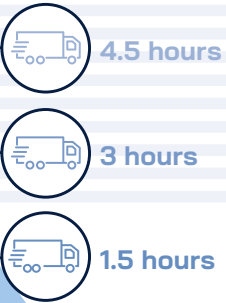
  

	HGV drive times	
	miles	time
Immingham Port	80	1h 32 mins
Port of Liverpool	97	2h 15 mins
Port of Bristol	150	2h 30 mins
Port of Felixstowe	186	3h 19 mins

Source: Lorry Route Planner



## HGV drive times

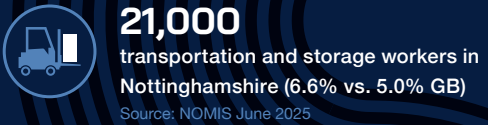


# Skills and affordable bills

Ashfield and Mansfield has a working age population of 146,800 and nearly 3 million people live within 45 minutes. Wages within Mansfield are highly competitive at only 86% of the national average. Industries concentrated within a 30 minute drive time of J28 are principally linked to coal, textiles and engineering, providing a deep pool of skilled and non skilled labour.

Mansfield	£626.60
East Midlands	£664.90
GB	£729.60

Gross weekly full time pay by place of work. Source: NOMIS 2024





**69,687**  
addresses within 15 mins  
Source: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk)

**Drive to work**

**0.16 million**  
people within 15 mins



**1.26 million**  
people within 30 mins



**2.91 million**  
people within 45 mins



Source: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk)

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