

Brand new Grade-A units

Central M1 230
231,191 sq ft

Central M1 345
345,284 sq ft

PANATTONI PARK J28 CENTRAL M1

 PANATTONI

J28 M1
South Normanton
DE55 2EF
/// wharfs.competing.spots

panattoni.co.uk/centralm1

READY TO OCCUPY

Flexible opportunity totalling
576,475 sq ft



A location of central importance

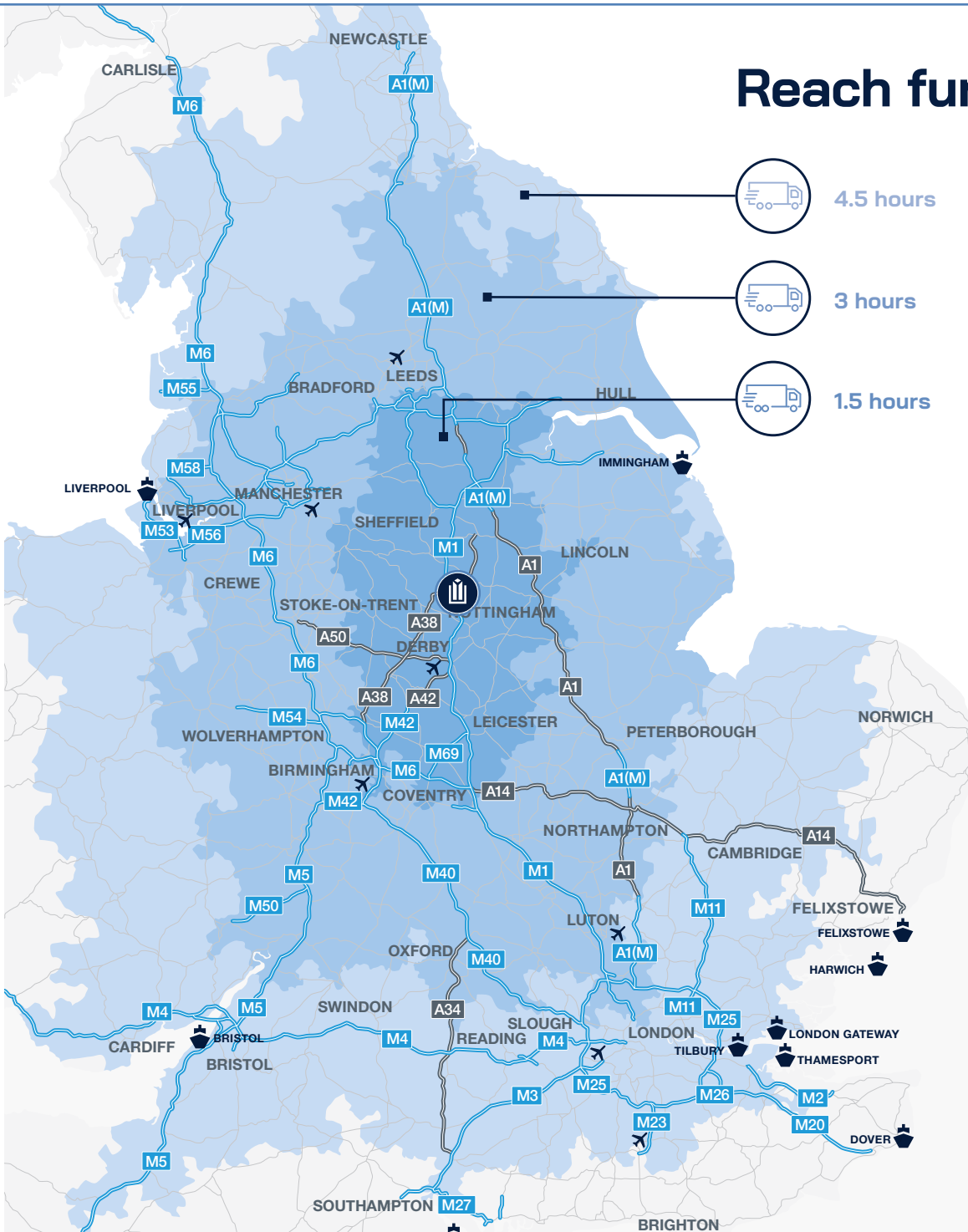
Panattoni Park J28 provides over 575,000 sq ft of Grade A warehouse space, in two units, at M1/J28.

M1/J28 is one of the most important logistics locations in the East Midlands, as it is almost equidistant between Birmingham and Manchester, the UK's second and third largest cities. The scheme sits to the east of the junction, fronting the A38, which links it directly to Birmingham via Derby. The M1 link puts both Sheffield and Nottingham within easy reach.

The two grade A units of 345,284 and 231,191 sq ft offer a combined total of 576,475 sq ft. Both benefit from 15m clear internal height, two storey hub offices and 50m yards. Both have achieved BREEAM ratings of 'Very Good', and EPC rating of 'A'.

Both units are now ready for immediate occupation.

**PANATTONI PARK
J28 CENTRAL M1**



Reach further faster

 **4.5 hours**

 **3 hours**


 **1.5 hours**


 **71% OF THE UK CAN BE REACHED WITHIN 4.5 hours**

 **69,687 ADDRESSES WITHIN 15 mins**

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 |

|  | 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 |

|  | 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 |

Sources: Lorry Route Planner, Royal Mail

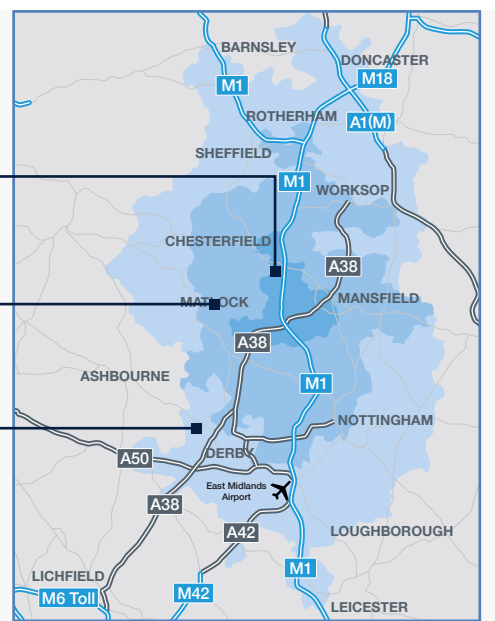
Drive to work

 **0.16 million PEOPLE WITHIN 15 mins**

 **1.26 million PEOPLE WITHIN 30 mins**

 **2.91 million POPULATION WITHIN 45 mins**

Source: www.drivetimemaps.co.uk



All the skills and affordable bills

Ashfield and Mansfield has a working age population of nearly 144,000, and nearly 3 million people live within a 45 minute drive to work time. At 23% below the national average, wages are highly competitive. The legacy industries concentrated within a 30 minute drive time of J28 are principally linked to the coal, textile and engineering industries which provides an engaged male and female skilled and non skilled labour force. Ashfield and Mansfield has a good local skills base and is a strategically important location.



759,464
unique addresses
within 15 miles
(Royal Mail)



Take up of logistics space in the
East Midlands in 2021 was
113% above
the long term average
(Savills)

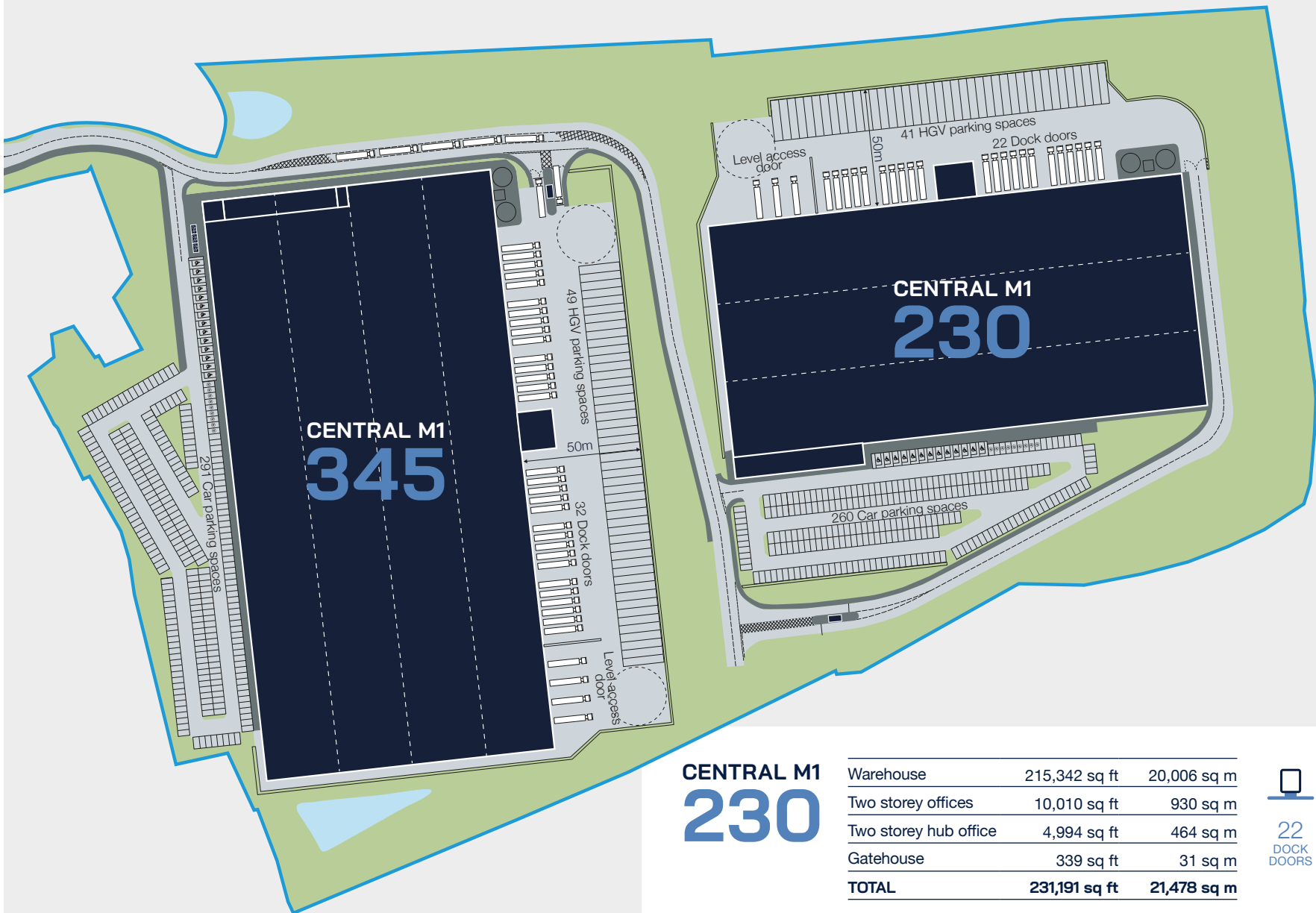
Gross weekly full time pay
by place of work

| | |
|------------------------|------|
| Ashfield and Mansfield | £508 |
| East Midlands | £552 |
| GB | £587 |









GRADE-A UNIT • GRADE-A UNIT •
AVAILABLE
NOW
• GRADE-A UNIT • GRADE-A UNIT









BASE SPECIFICATION

-  15m CLEAR INTERNAL HEIGHT
-  50m YARD DEPTH
-  9 Tonne RACK LEG LOADING
-  FM2 FLOORING
-  50kN/m² FLOOR LOADING
-  15% ROOF LIGHTS
-  EV CHARGING POINTS
-  UP TO 5 MVA POWER AVAILABLE ON SITE

Flexible opportunity totalling
576,475 sq ft





CENTRAL M1 230

| | | |
|-----------------------|----------------------|--------------------|
| Warehouse | 215,342 sq ft | 20,006 sq m |
| Two storey offices | 10,010 sq ft | 930 sq m |
| Two storey hub office | 4,994 sq ft | 464 sq m |
| Gatehouse | 339 sq ft | 31 sq m |
| TOTAL | 231,191 sq ft | 21,478 sq m |

| | | | |
|---|--|--|---|
|  22 DOCK DOORS |  3 LEVEL ACCESS DOORS |  260 CAR PARKING SPACES |  41 HGV PARKING SPACES |
|---|--|--|---|

CENTRAL M1 345

| | | |
|-----------------------|----------------------|--------------------|
| Warehouse | 326,975 sq ft | 30,377 sq m |
| Two storey offices | 11,216 sq ft | 1,042 sq m |
| Two storey hub office | 4,994 sq ft | 464 sq m |
| Gatehouse | 339 sq ft | 31 sq m |
| TOTAL | 345,284 sq ft | 32,078 sq m |

| | | | |
|---|--|--|---|
|  32 DOCK DOORS |  4 LEVEL ACCESS DOORS |  291 CAR PARKING SPACES |  49 HGV PARKING SPACES |
|---|--|--|---|

MEETING THE UK'S DEMAND FOR FLEXIBLE, HIGH QUALITY LOGISTICS SPACE

Panattoni continues to be the largest speculative developer in the UK and has, to date, committed to more than 25 million sq ft of new industrial space.

We speculatively build in strategic locations that offer easy access to major trunk roads, connecting occupiers effortlessly to both labour supply and customers.



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 610 million sq ft to date, with 59 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at
www.panattoni.co.uk

59
offices
worldwide

2,500
international
customers

218 million+
sq ft developed by
Panattoni across Europe

610 million+
sq ft developed by
Panattoni worldwide



Location

71% of the UK can be reached within a 4.5 hour HGV journey of Panattoni Park J28 Central M1.

Most major population centres outside London are within two hours drive, and both Nottingham and Derby are less than half an hour away. Panattoni Park J28 can serve as a centre for same day e-fulfilment operations, or as a national and regional distribution hub.



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