

READY TO OCCUPY

J28 M1 | SOUTH NORMANTON | DE55 2EF
what3words /// wharfs.competing.spots

panattoni.co.uk/centralm1

PANATTONI PARK J28 CENTRAL M1

2 speculative built warehouse/logistics opportunities

CENTRAL M1 230
231,191 sq ft

CENTRAL M1 345
345,284 sq ft

 PANATTONI



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 units are 345,284 sq ft and 231,191 sq ft respectively. 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'.

The units are now ready for immediate occupation.

PANATTONI PARK J28
CENTRAL M1

REACH FURTHER FASTER

HGV drive times



4.5 hours



3 hours



1.5 hours



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



**69,687
ADDRESSES WITHIN
15 miles**



	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
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
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

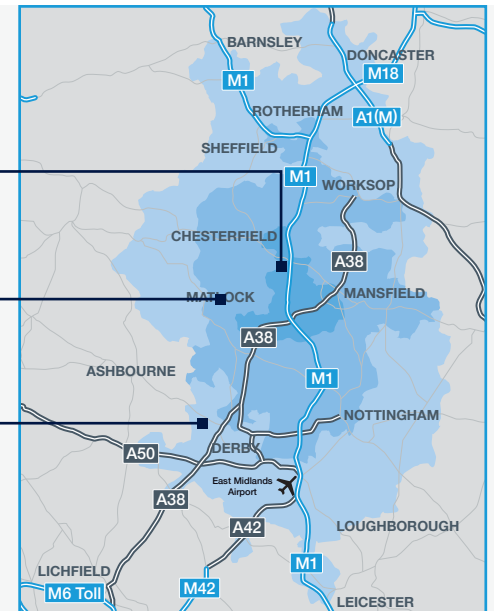
Sources: Lorry Route Planner, Royal Mail

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.



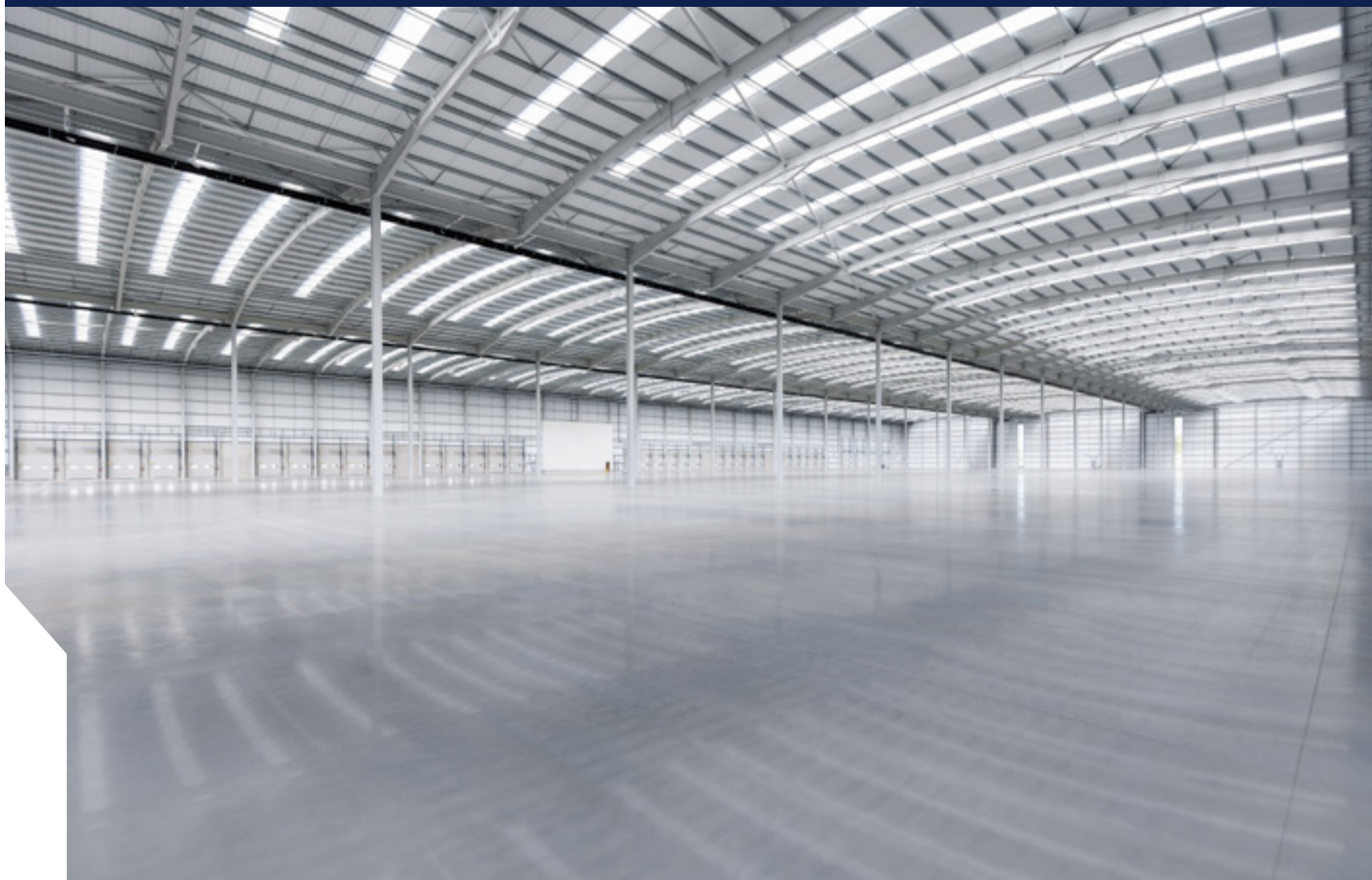
759,464
unique addresses
within 15 miles
(Royal Mail)



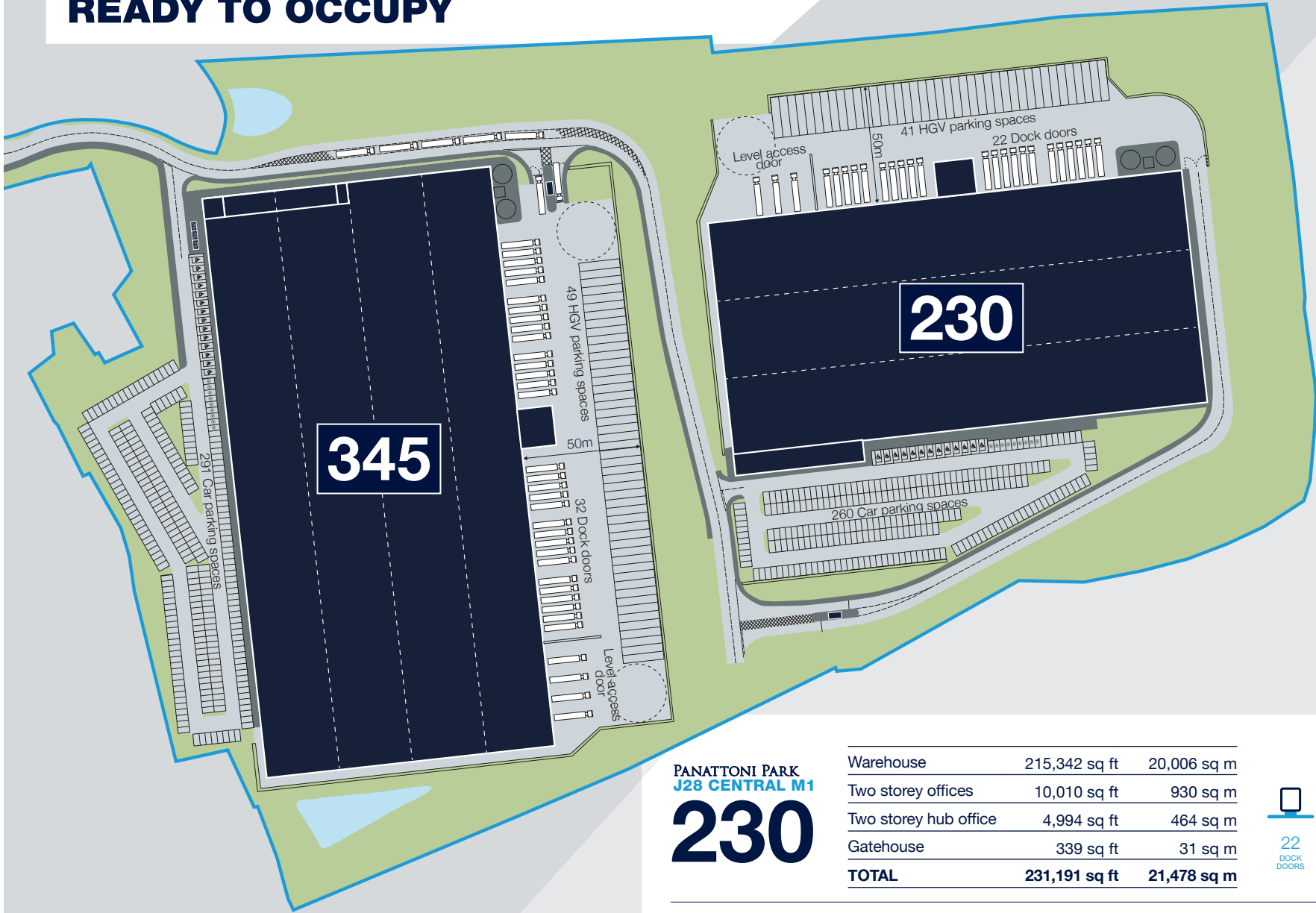
Take up of logistics space in
the East Midlands in 2021 was
113% above
the long term average
(Savills)

Gross weekly full time pay
by place of work









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



READY TO OCCUPY







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


PANATTONI PARK
J28 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

PANATTONI PARK
J28 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



Sustainable as standard



Building fabric designed and constructed to **very high standards of insulation and air-tightness**



15% rooflights resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted **solar photovoltaic (PV) system**



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Sub-metering of energy consumption



MEETS ESG STANDARDS

BREEAM®

BREEAM RATING OF
'VERY GOOD'

A 0-25

EPC RATING OF
'A'



The world's largest privately owned industrial developer

Panattoni has developed 565 million sq ft to date, with 53 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.

www.panattoni.co.uk

53 offices
WORLDWIDE

2,500
CUSTOMERS
ACROSS EUROPE

565 million
SQ FT DEVELOPED BY
PANATTONI WORLDWIDE

205 million +
SQ FT DEVELOPED BY
PANATTONI ACROSS EUROPE



Indicative images only



PANATTONI PARK J28 CENTRAL M1

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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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