

Brand new Grade-A units

Central M1 230  
231,191 sq ft

Central M1 345  
345,284 sq ft

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Flexible  
opportunity  
totalling  
576,475 sq ft

# PANATTONI PARK J28 CENTRAL M1

 PANATTONI

J28 M1  
South Normanton  
DE55 2EF  
/// [wharfs.competing.spots](http://wharfs.competing.spots)

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

READY TO OCCUPY

Flexible opportunity totalling  
**576,475 sq ft**



## A location of central importance

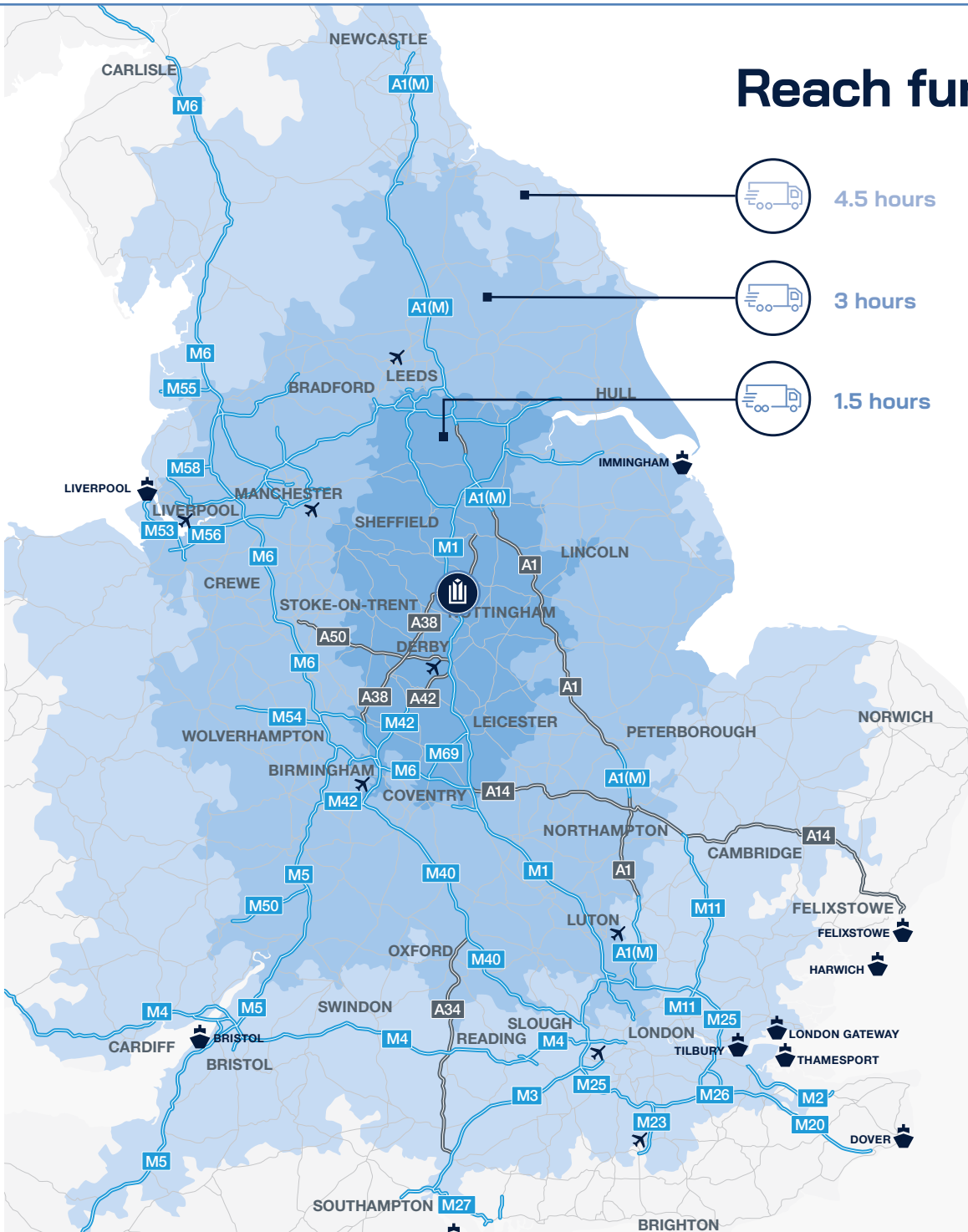
Panattoni Park J28 provides over 575,000 sq ft of Grade A warehouse space, in two units, at M1/J28.

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

**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

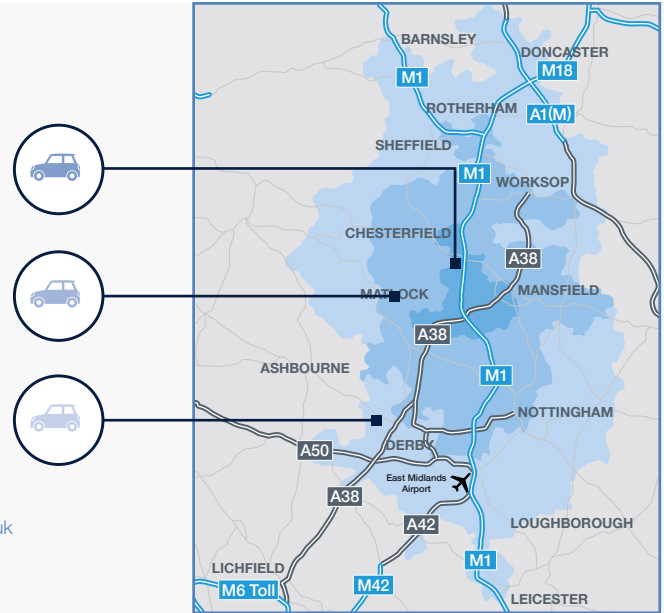
## Drive to work

**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](http://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)

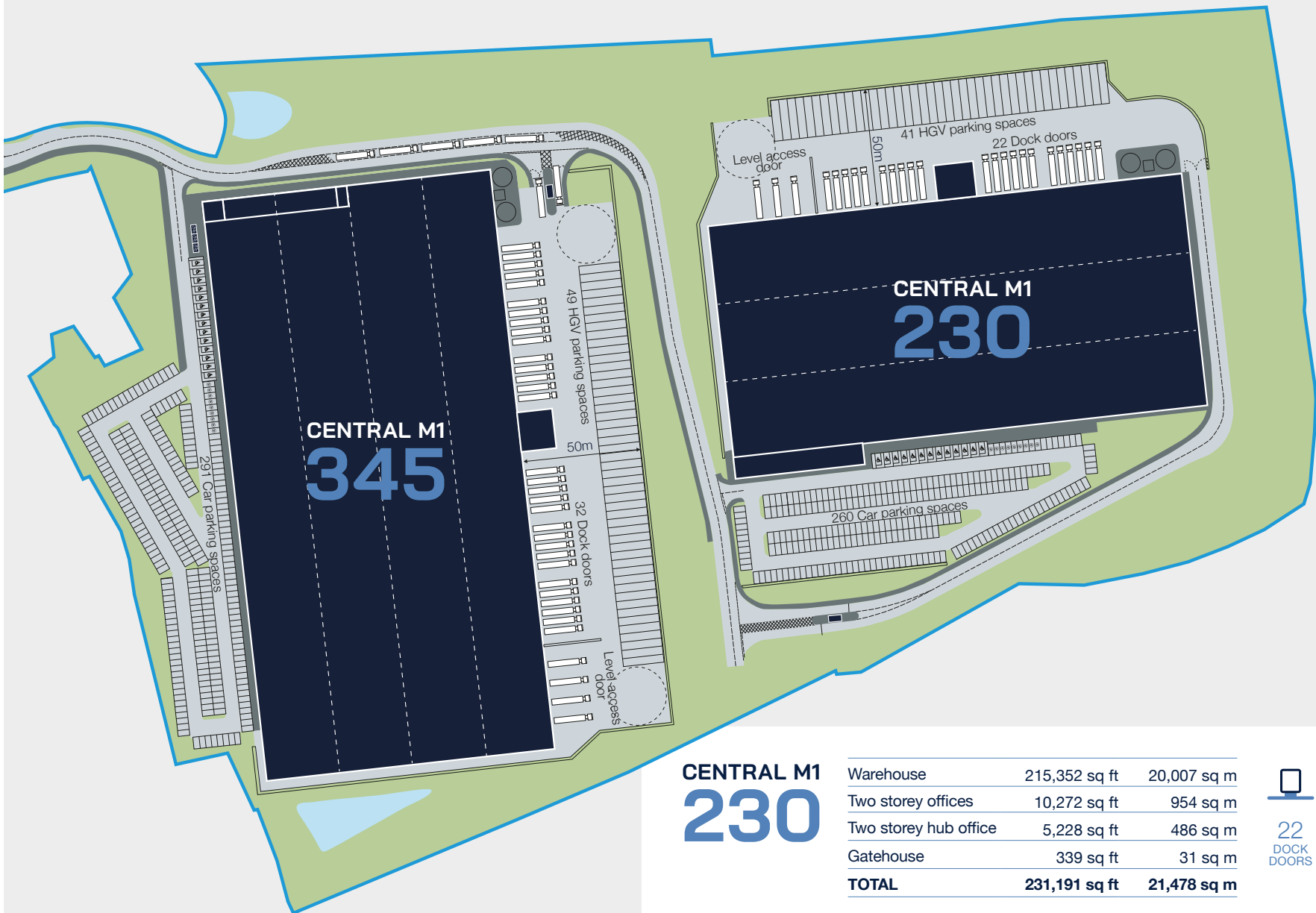


Take up of logistics space in the  
East Midlands in 2021 was  
**113% above**  
the long term average  
(Savills)








Gross weekly full time pay  
by place of work

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









**BASE SPECIFICATION**

-  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
-  UP TO 5 MVA POWER AVAILABLE ON SITE

Flexible opportunity totalling  
**576,475 sq ft**





**CENTRAL M1 230**

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>

 22 DOCK DOORS	 3 LEVEL ACCESS DOORS	 260 CAR PARKING SPACES	 41 HGV PARKING SPACES
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**CENTRAL M1 345**

Warehouse	327,059 sq ft	30,384 sq m
Two storey offices	12,637 sq ft	1,174 sq m
Two storey hub office	5,249 sq ft	488 sq m
Gatehouse	339 sq ft	31 sq m
<b>TOTAL</b>	<b>345,284 sq ft</b>	<b>32,078 sq m</b>

 32 DOCK DOORS	 4 LEVEL ACCESS DOORS	 291 CAR PARKING SPACES	 49 HGV PARKING SPACES
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## 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](http://www.panattoni.co.uk)

**59**  
offices  
worldwide

**2,500**  
international  
customers

**225 million+**  
sq ft developed by  
Panattoni across Europe

**610 million+**  
sq ft developed by  
Panattoni worldwide



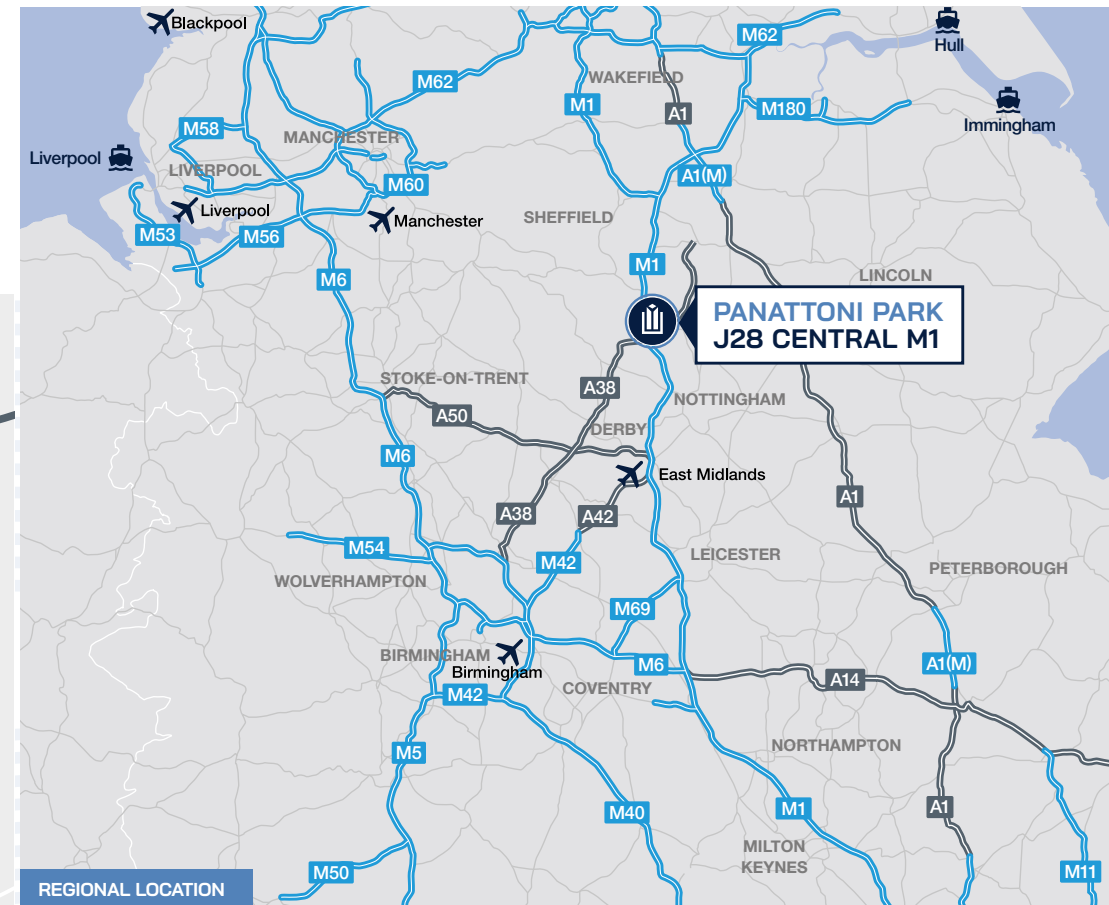
# Location

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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