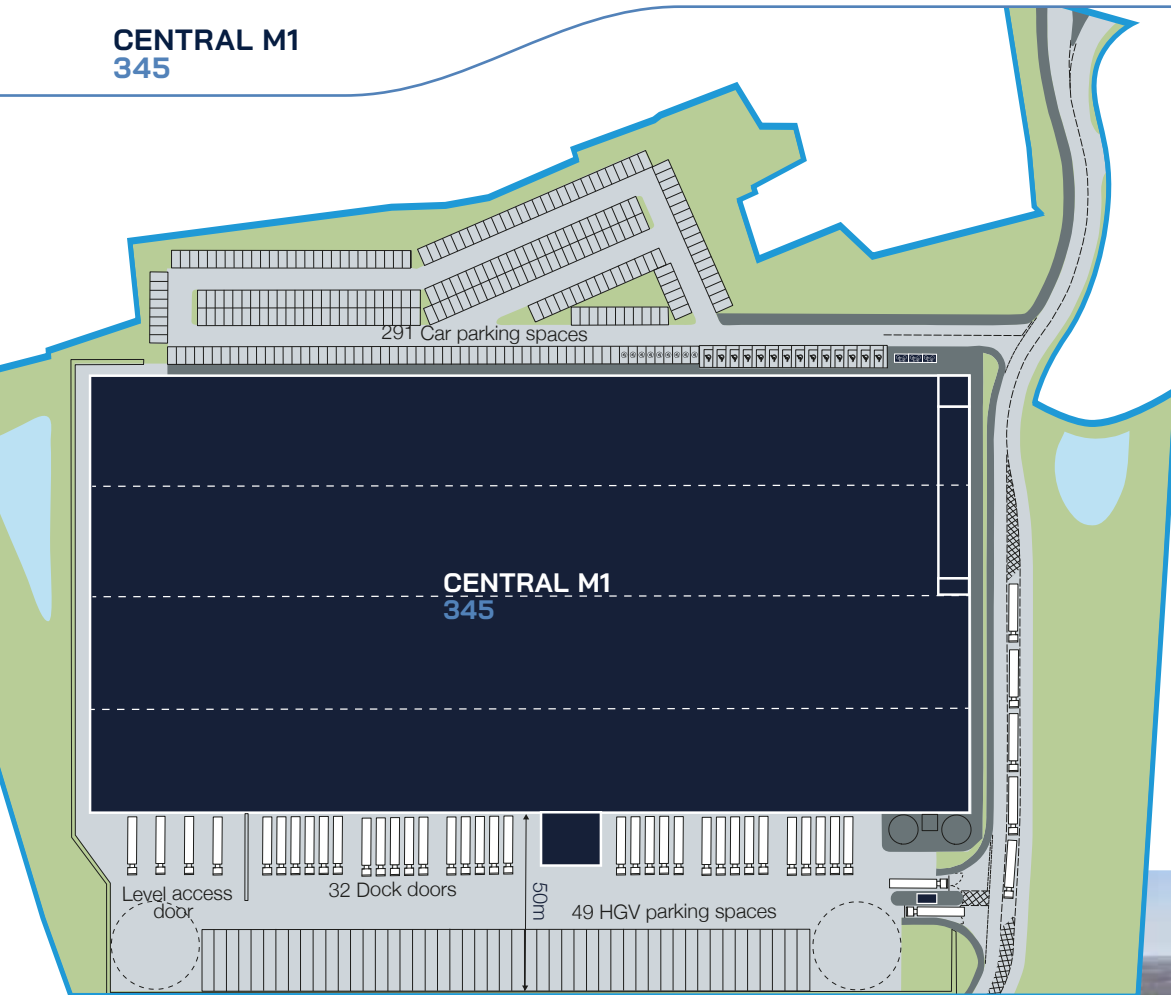


CENTRAL M1 345



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.

Central M1 345 benefits 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.

Specification

- 32 DOCK DOORS
- 4 LEVEL ACCESS DOORS
- 291 CAR PARKING SPACES
- 49 HGV PARKING SPACES
- 15m CLEAR INTERNAL HEIGHT
- 50m YARD DEPTH
- 9 Tonne RACK LEG LOADING
- FM2 FLOORING
- 50kN/m² FLOOR LOADING
- 15% ROOF LIGHTS
- EV CHARGING POINTS
- 3 MVa POWER AVAILABLE

Accommodation

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
TOTAL	345,284 sq ft	32,077 sq m

GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT

AVAILABLE NOW



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

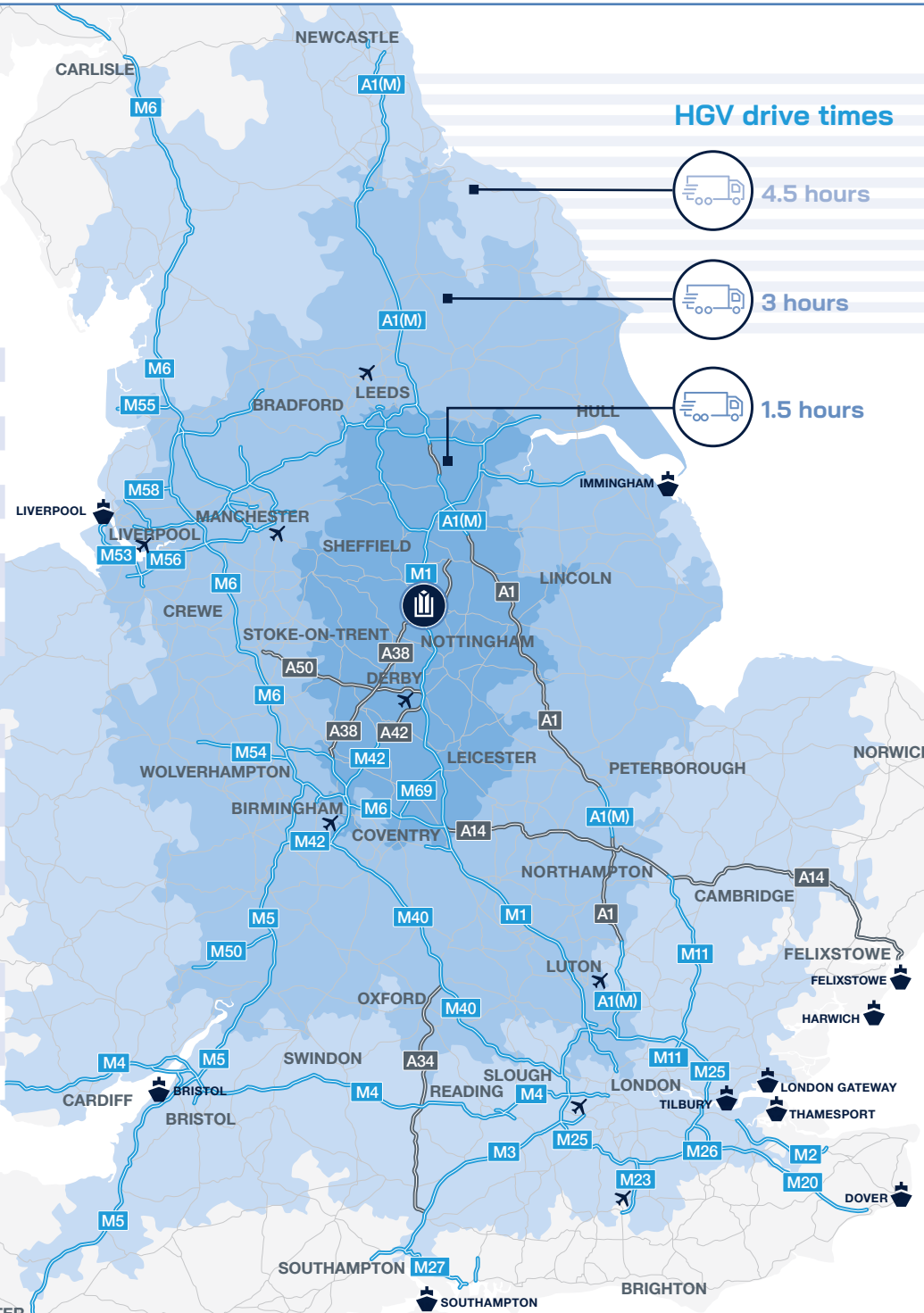
Air travel

	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

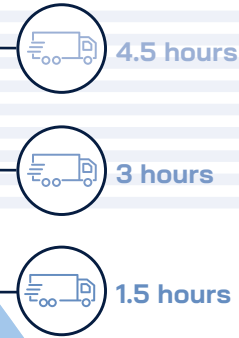
Ports

	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



HGV drive times



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.

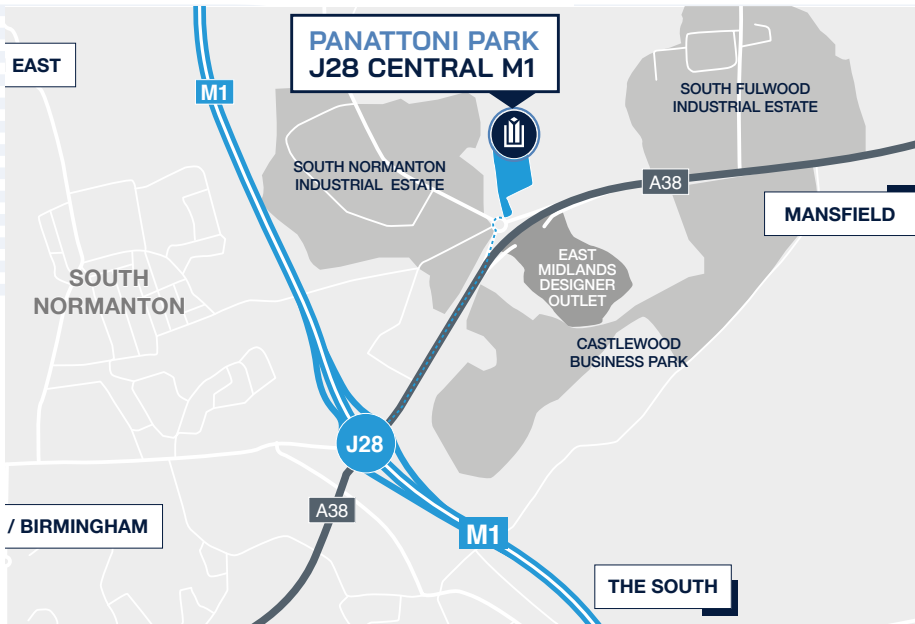


Gross weekly full time pay by place of work

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

Location

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.



69,687
addresses within
15 minutes

www.drivetimemaps.co.uk

Drive to work

0.16 million
PEOPLE WITHIN
15 mins



1.26 million
PEOPLE WITHIN
30 mins

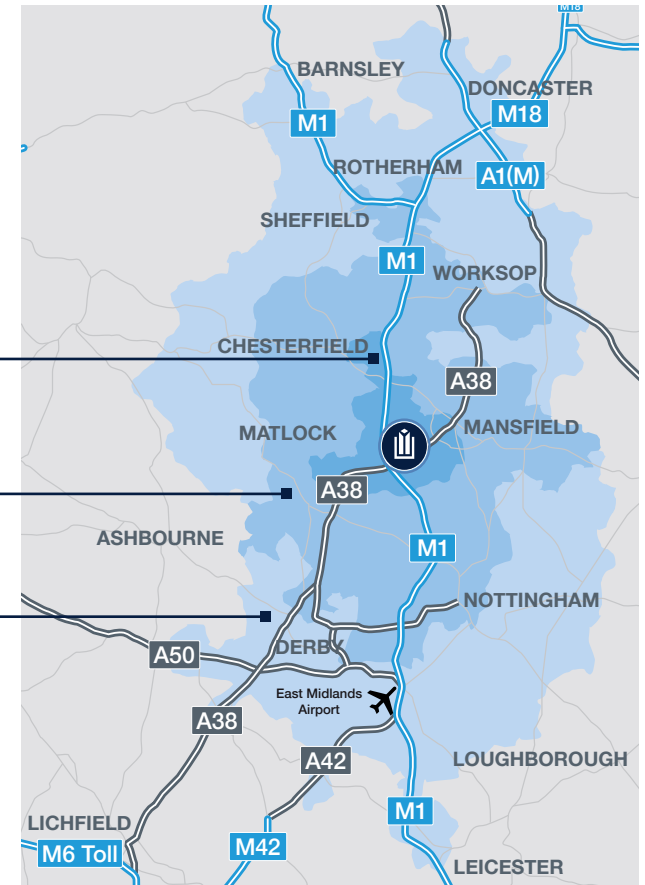


2.91 million
POPULATION WITHIN
45 mins



www.drivetimemaps.co.uk

PANATTONI PARK J28 CENTRAL M1
South Normanton
DE55 2EF
wharfs.competing.spots



FHP
fhp.co.uk
0115 950 7577

John Proctor
07887 787 880
johnp@fhp.co.uk
Tim Gilbertson
07887 787 893
tim@fhp.co.uk

CBRE
0121 616 5555
0113 394 8800
www.cbre.co.uk

Peter Monks
07766 504 989
peter.monks@cbre.com
Mike Baugh
07785 284 994
mike.baugh@cbre.com

CUSHMAN & WAKEFIELD
01604 232 555

Tom Kimbell
07920 005 471
tom.kimbell@cushwake.com
James Harrison
07775 905 415
james.harrison@cushwake.com

panattoni.co.uk/centralm1

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