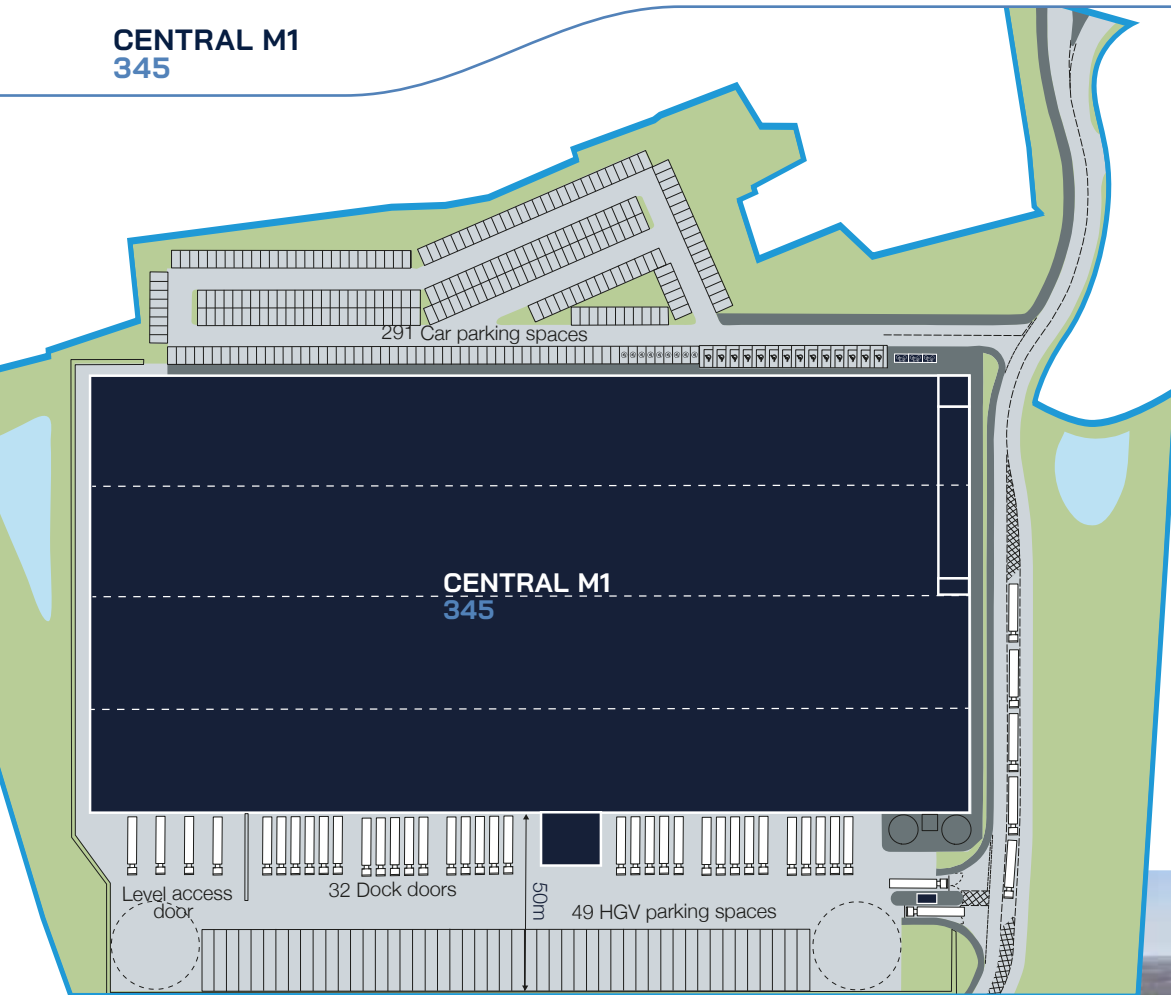


CENTRAL M1 345



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/m ² 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

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