



# PANATTONI PARK CENTRAL A1 [M]

# A1M

# BIG

J34 A1[M] | UK  
Blyth Road  
Harworth DN11 8DB  
what3words /// singled.begun.expectant

[panattoni.co.uk/centralA1M](https://panattoni.co.uk/centralA1M)

## 770,000 SQ FT

THE LARGEST SPECULATIVE BUILD  
UNDER CONSTRUCTION IN THE UK

AVAILABLE Q4 2025

FURTHER 461,000 SQ FT BUILD TO SUIT  
OPPORTUNITY AVAILABLE



# AMHIG

## INTRODUCING THE LARGEST SPEC BUILD UNDER CONSTRUCTION

Panattoni Park Central A1[M] presents two nationally-significant industrial logistics opportunities. Central A1[M] 770 is the largest single speculative build unit hitting the UK market in 2025. The adjacent plot is offered as a built to suit opportunity of up to 500,000 sq ft.

Boasting excellent road links along the A1 corridor, M18, M1, and M180 motorways, Panattoni Park Central A1[M] provides direct access to UK consumers and supply chains. With multiple intermodal rail facilities nearby, the future-proofed connectivity makes this large-scale development a nationally-significant industrial logistics location.

# PANATTONI PARK CENTRAL A1 [M]

**CENTRAL  
A1(M) 460**  
Build-to-suit

**CENTRAL  
A1(M) 770**  
Under construction

 **Stobart**

**J34 A1 [M]**

**Butternut  
Box**

**B&Q**

# A1M FOR PRESTIGE

# PANATTONI PARK CENTRAL A1 [M]



High Flexibility Scale Bespoke Demographics Connect Sustainability Quality Access Contact us

# A1M FOR FLEXIBILITY

Built to our latest Target Net Zero Carbon specification. Occupiers will benefit from a high-specification operational envelope targeting ratings of BREEAM 'Outstanding', EPC 'A' and with offices rating EPC 'A+'.















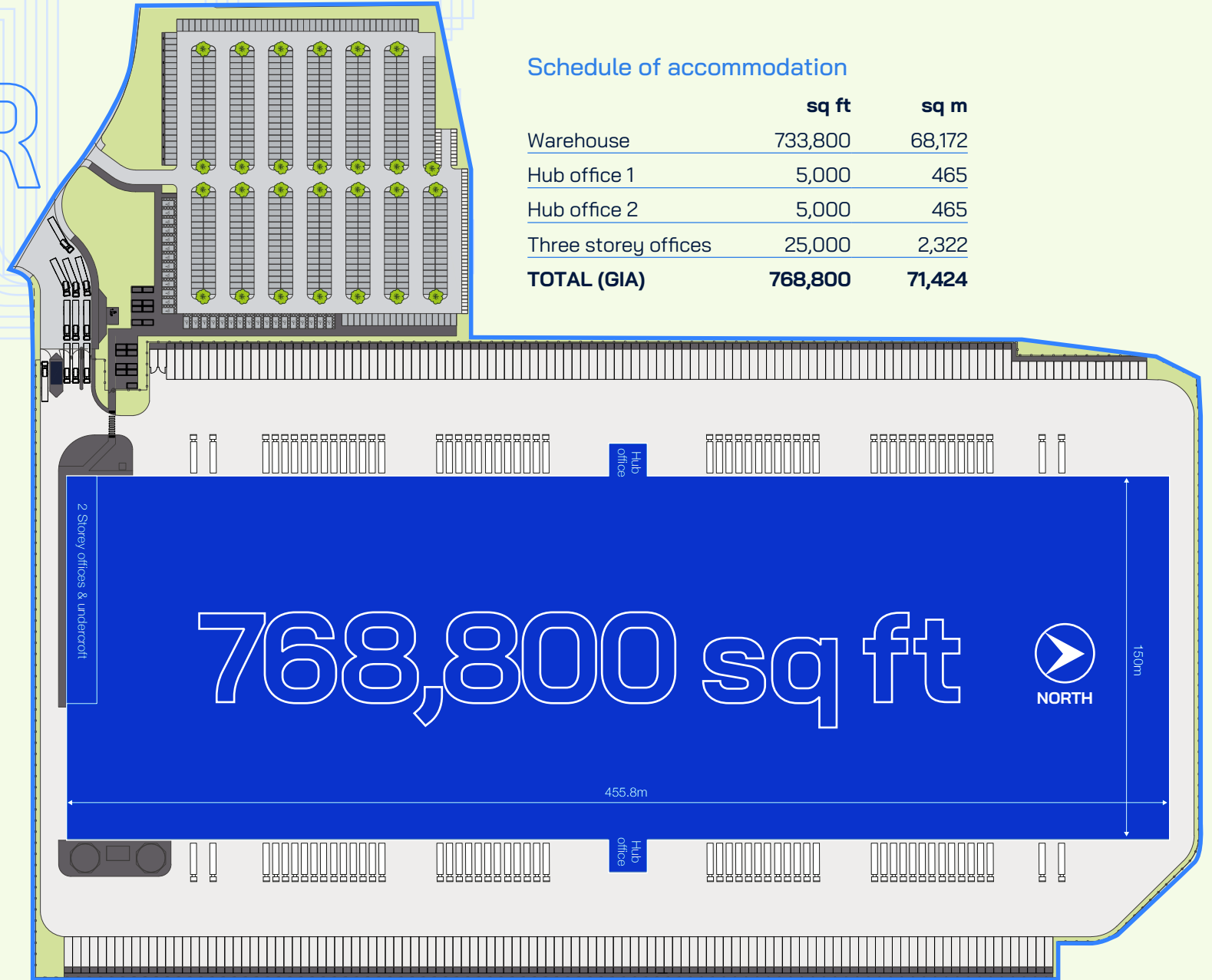
Featuring the largest spec build • Featuring the largest spec build

- High Flexibility
- Scale
- Bespoke
- Demographics
- Connect
- Sustainability
- Quality
- Access
- Contact us

# AIM FOR SCALE

Spanning 768,800 sq ft, Central A1[M] 770 is the largest speculatively built facility available for occupancy in 2025.

-   
**CROSS DOCKED WAREHOUSE**
-   
**8 LEVEL ACCESS DOORS**
-   
**100 DOCK DOORS**
-   
**18M CLEAR INTERNAL HEIGHT**
-   
**15% ROOF LIGHTS**
-   
**3 MVA GRID SUPPLY**
-   
**50KN/M2 FLOOR LOADING**
-   
**FM1 FLOORING**
-   
**55M YARD DEPTH BOTH SIDES**
-   
**217 TRAILER PARKING SPACES**
-   
**595 CAR PARKING SPACES**
-   
**20% EV PARKING SPACES**















## Schedule of accommodation

	sq ft	sq m
Warehouse	733,800	68,172
Hub office 1	5,000	465
Hub office 2	5,000	465
Three storey offices	25,000	2,322
<b>TOTAL (GIA)</b>	<b>768,800</b>	<b>71,424</b>

# A1M FOR BESPOKE

Central A1[M] 460 is available on a build to suit basis. Reserved Matters planning consent is in place for a 461,000 sq ft unit, which could be increased to 500,000 sq ft, subject to planning.

With a benefit of a fully-serviced plateau, Central A1[M] 460 can be delivered in 10 months.

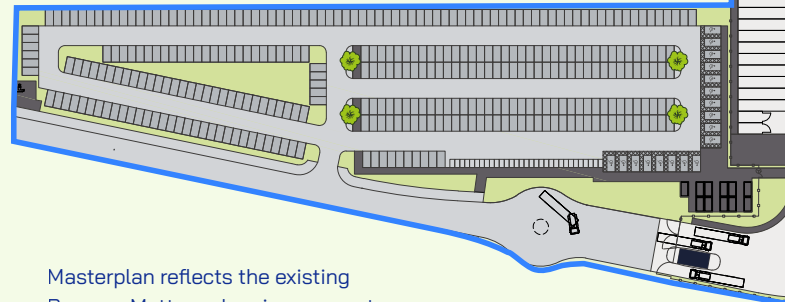
-   
**CROSS DOCKED WAREHOUSE**
-   
**8 LEVEL ACCESS DOORS**
-   
**64 DOCK DOORS**
-   
**18M CLEAR INTERNAL HEIGHT**
-   
**15% ROOF LIGHTS**
-   
**2 MVA GRID SUPPLY**
-   
**50KN/M2 FLOOR LOADING**
-   
**FM1 FLOORING**
-   
**55M YARD DEPTH BOTH SIDES**
-   
**150 TRAILER PARKING SPACES**
-   
**357 CAR PARKING SPACES**
-   
**20% EV PARKING SPACES**

## Schedule of accommodation

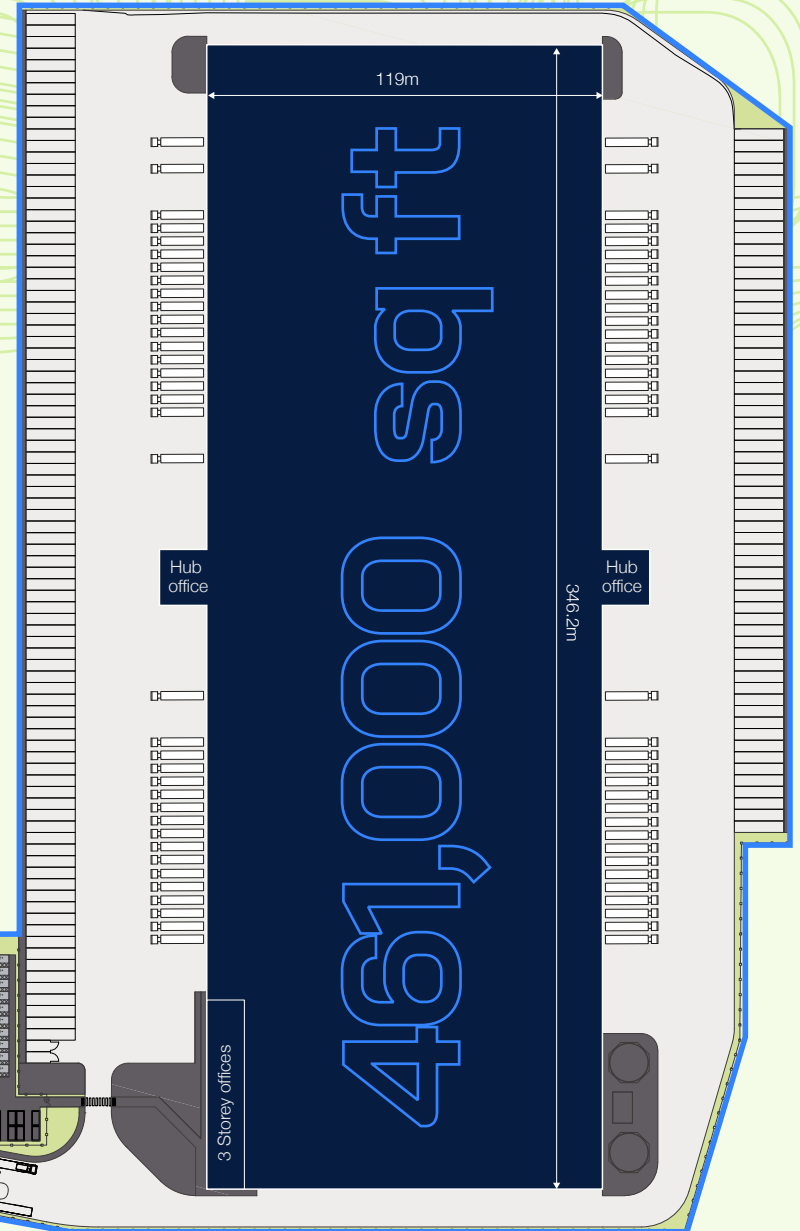
	sq ft	sq m
Warehouse	436,000	40,506
Hub office 1	2,500	232
Hub office 2	2,500	232
Three storey offices	20,000	1,858
<b>TOTAL (GIA)</b>	<b>461,000</b>	<b>42,828</b>



NORTH



Masterplan reflects the existing Reserve Matters planning consent



# A1M SPEED

When it comes to regional access, Panattoni Park Central A1(M) delivers.

**164,424**

consumers within 15 mins by van

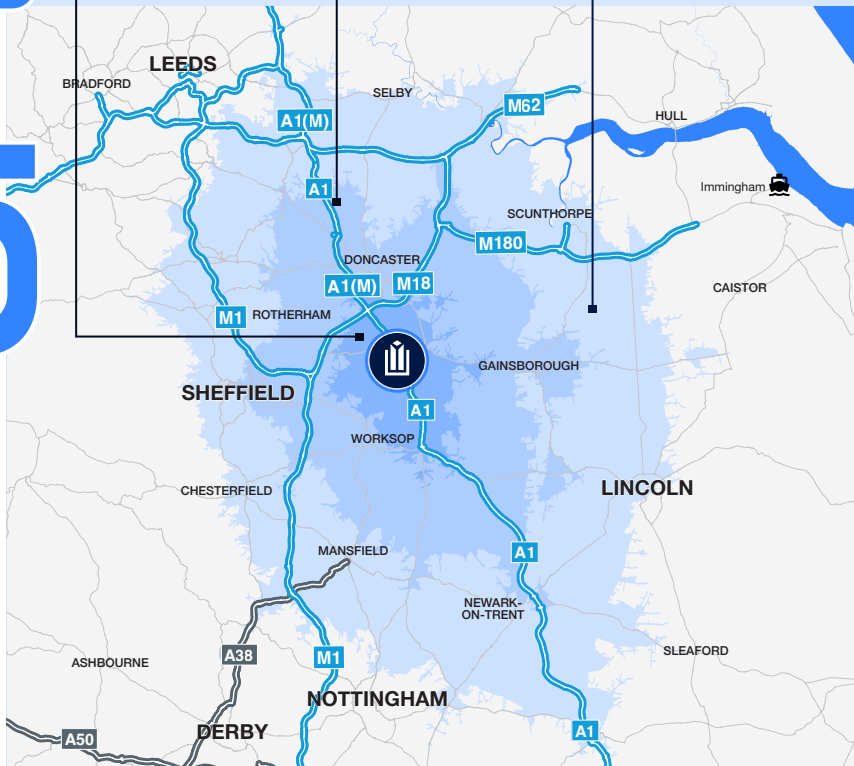
**993,984**

consumers within 30 mins by van

**2.88 million**

consumers within 45 mins by van

Source: ESRI 2024



# LABOUR

Panattoni Park Central A1(M) attracts a workforce that is heavily focused towards manufacturing and logistics skills.

Local wages are extremely competitive by regional and UK averages.

Competitive wages

Bassetlaw

**£549.40**

Doncaster

**£608.30**

Yorkshire & NE

**£630.80**

North West

**£646.30**

UK

**£682.60**

Gross weekly full time pay by place of work. Source: NOMIS January 2024

Suitable skills and sectors



**324,000**

manufacturing workers

Ready to work



**7,600**

want a job in Doncaster



**185,000**

transport and storage workers



**163,000**

want a job region wide

Region includes Yorkshire and the Humber and Nottinghamshire  
Source: NOMIS 2024

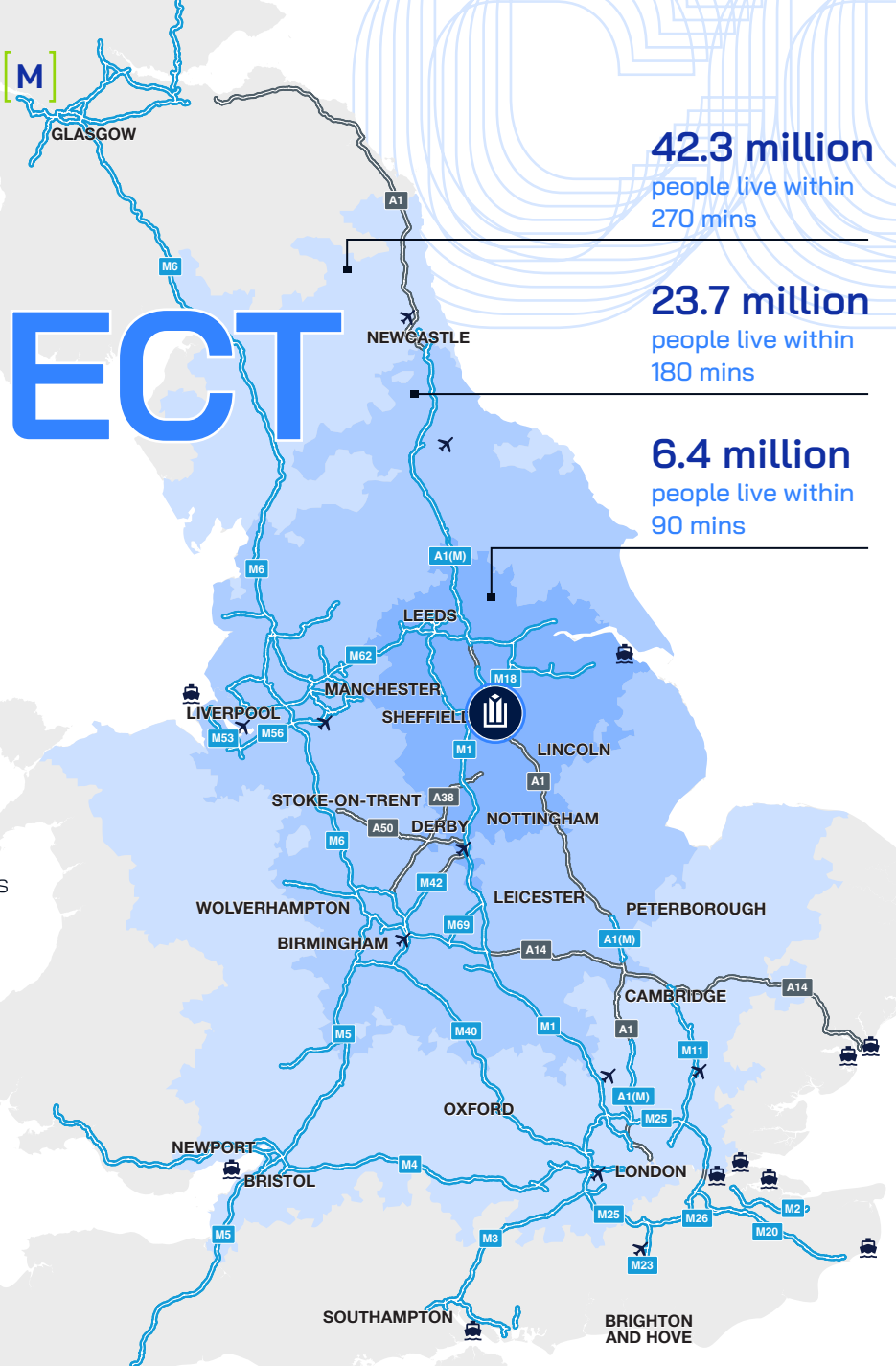


# A1M TO CONNECT

Panattoni Park Central A1(M) provides a crucial new link between UK markets and international supply chains.

Thanks to its central location, the key consumer and manufacturing hubs across the North East, North West, Midlands, and central London are all reachable within 4.5 hours by HGV.

Over the last few years, the location has attracted significant development and new occupiers, including Stobart, B&Q, Butternut Box, and Daher Aerospace.




42.3 million  
people live within  
270 mins

23.7 million  
people live within  
180 mins

6.4 million  
people live within  
90 mins

## Van drive times

	miles	hrs:mins
A1(M) J34	1	1
A1(M)/M18	8	10
Doncaster	12	14
M1 J32	17	24
M18 J5 (M180)	20	30
Sheffield	25	38
M62 J32a	26	40
Leeds	48	56
Manchester	80	1hr 26
Birmingham	98	1hr 42
Newcastle	124	2hrs 17
London	168	2hrs 40

	miles	hrs:mins
Doncaster (reopening 2025)	9	11
East Midlands	60	1hr 11
Manchester	65	1hr 46

	miles	hrs:mins
Immingham	56	1hr 4
Hull	59	1hr 9
Liverpool	116	1hr 59
London Gateway	173	3hrs
Felixstowe	176	3hrs 6
Southampton	228	3hrs 51

	miles	hrs:mins
iPort Doncaster	11	16
Wakefield Europort	31	48

# A1M FOR SUSTAINABILITY



Indicative images



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



15% rooflights to warehouse roof 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



Cycle parking



Sub-metering of energy consumption

**BREAM**<sup>®</sup>

DESIGNED TO ACHIEVE BREAM 'OUTSTANDING'

**A+**

TARGETING EPC RATINGS OF: 'A+' FOR OFFICES 'A' FOR WAREHOUSE

**ESG**

MEETS ENVIRONMENTAL & SOCIAL STANDARDS

TARGETING NET ZERO CARBON DEVELOPMENT

# AIM FOR QUALITY

## In partnership with **BARINGS**

Barings is a \$431+ Billion\* global asset management firm with a significant real estate presence through equity and debt investments across North America, Europe and Asia Pacific. Barings Real Estate have a strong track record of funding, developing and managing assets across the industrial, logistics, office and residential sectors globally.

\*As at 30th September 2024



## 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.

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)

**37**  
years since inception

**2,500**  
international customers

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

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

Largest in the UK • Largest in Europe

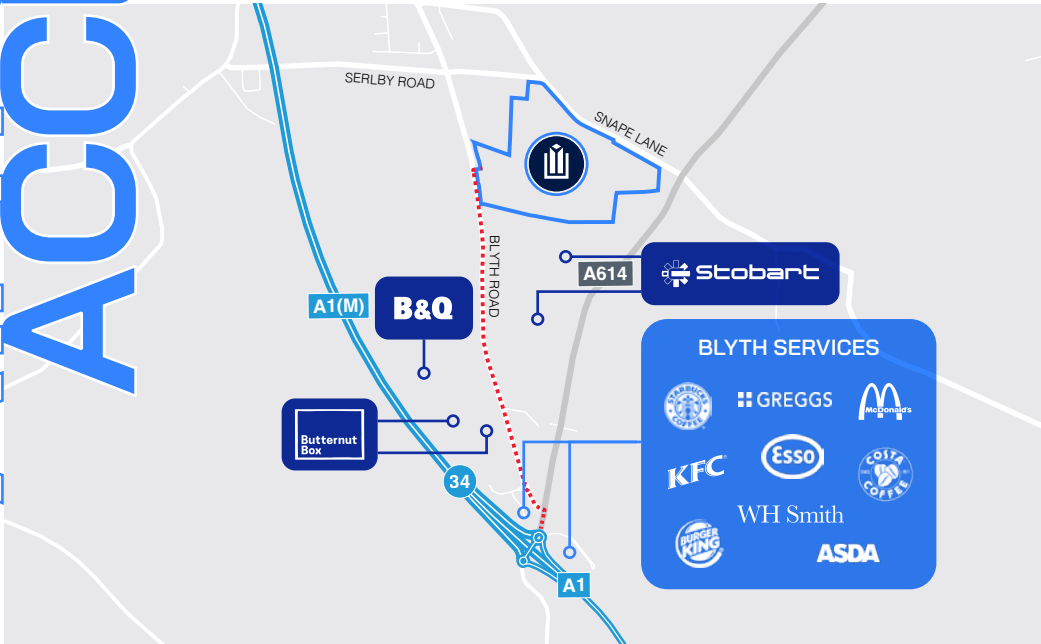
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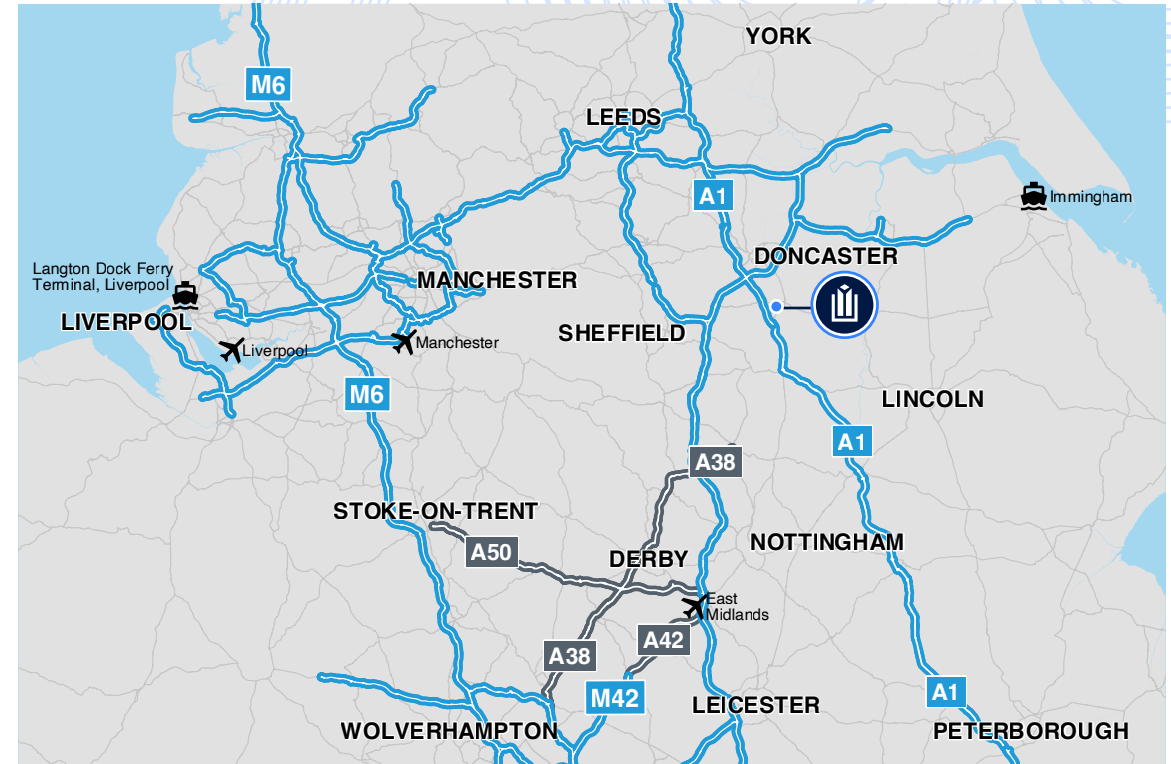
# A1M FOR ACCESS

With the A1(M), M18, M180 and M1 all within short distances, Panattoni Park Central A1(M) offers one of the best connected locations in the UK.



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In partnership with  
**BARINGS**

Scan for more details



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