

PANATTONI PARK CENTRAL A1 [M]

A1M BIG

J34 A1[M] | UK
Blyth Road
Harworth DN11 8DB
what3words /// singled.begun.expectant
panattoni.co.uk/centralA1M

770,000 SQ FT

THE UK'S LARGEST WAREHOUSE
AVAILABLE FOR OCCUPATION IN 2025

AVAILABLE SEPTEMBER 2025

FURTHER 461,000 SQ FT BUILD TO SUIT
OPPORTUNITY AVAILABLE

PANATTONI PARK CENTRAL A1 [M]



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+'.

A1M FOR EXCELLENCE

THE LARGEST SPEC BUILD AVAILABLE FOR OCCUPATION IN 2025

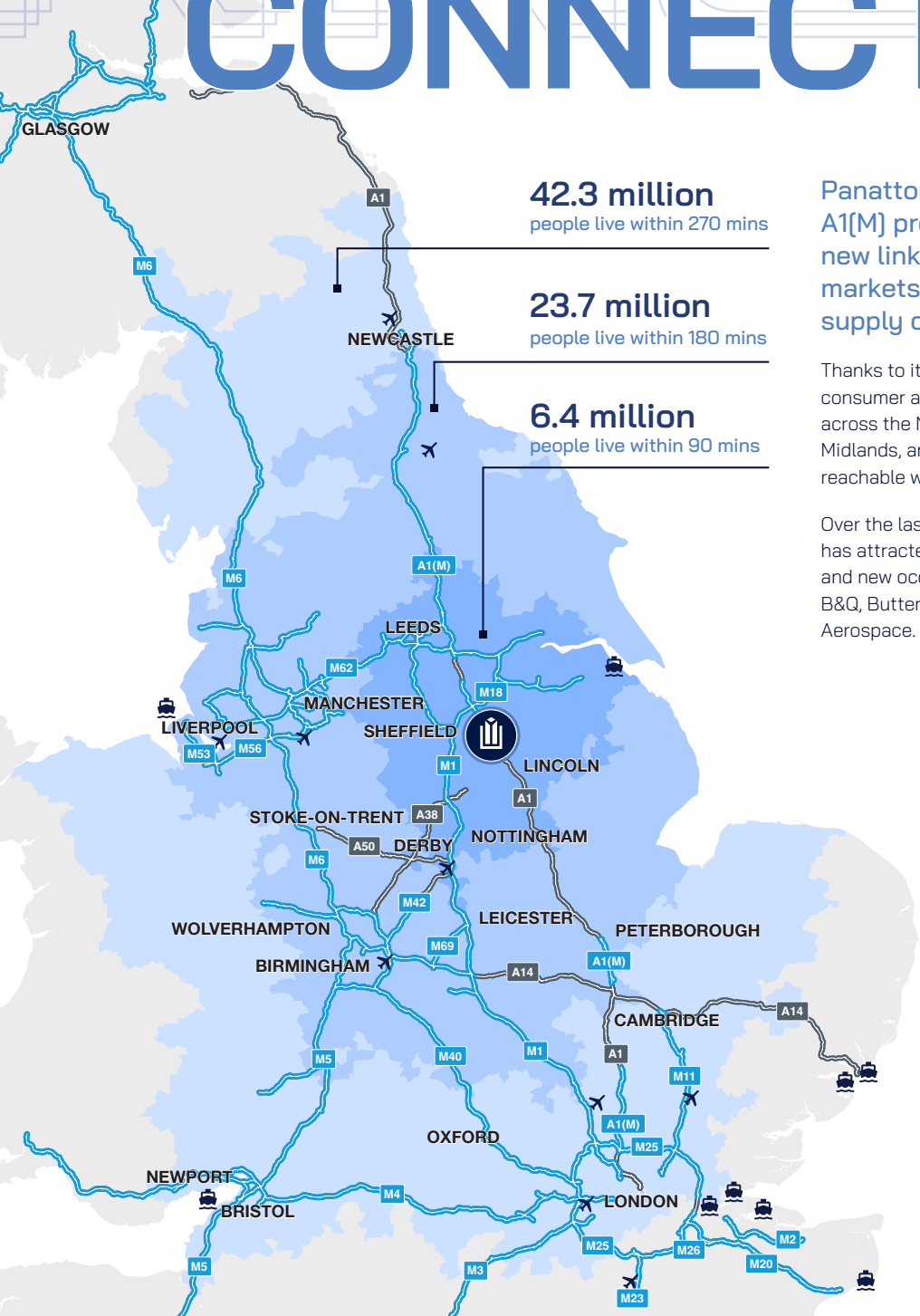
Panattoni Park Central A1[M] presents two nationally-significant industrial logistics opportunities. Central A1[M] 770 is the UK's largest warehouse available for occupation in 2025. The adjacent plot is offered as a built to suit opportunity of up to 500,000 sq ft.

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.

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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.

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

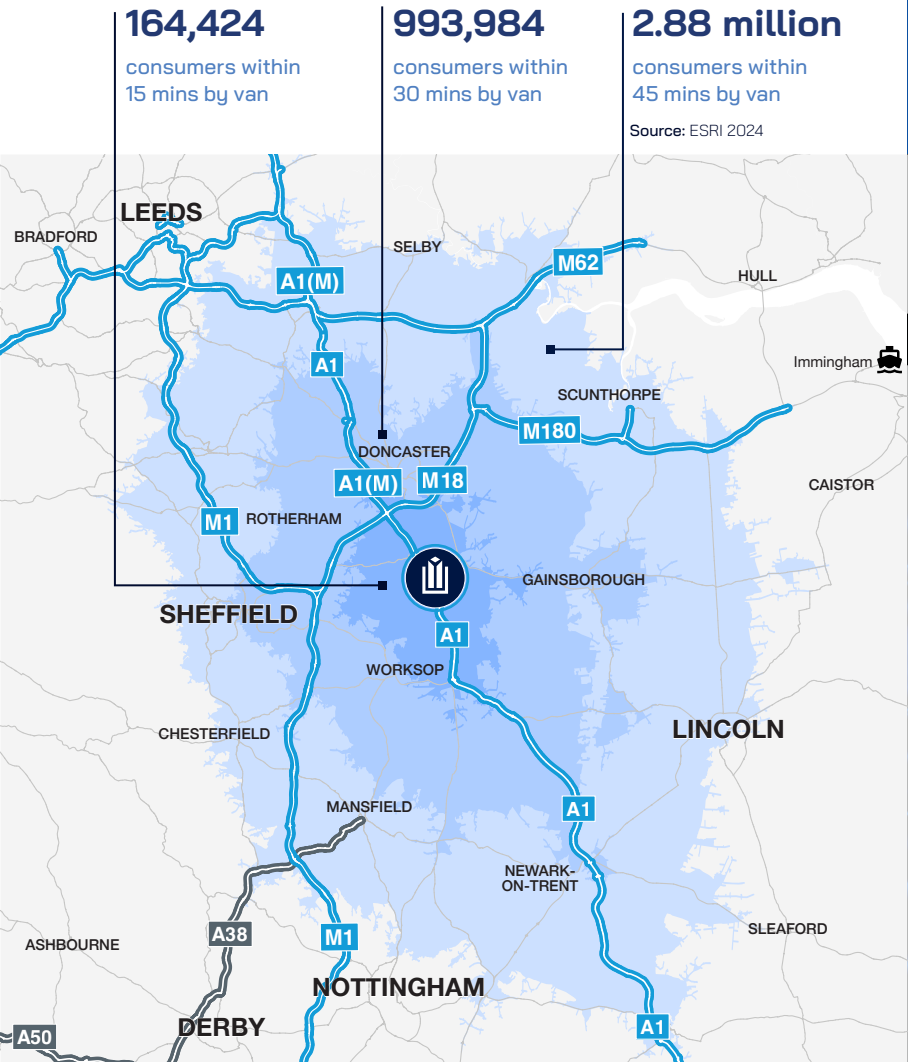
	miles	hrs:mins
iPort Doncaster	11	16
Wakefield Europort	31	48

	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

A1M FOR SPEED

When it comes to regional access, Panattoni Park Central A1[M] delivers.



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
	185,000 transport and storage workers

Ready to work

	7,600 want a job in Doncaster
	163,000 want a job region wide

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

LABOUR

A1M FOR SCALE













THE LARGEST SPEC BUILD AVAILABLE FOR OCCUPATION IN 2025

Spanning 768,800 sq ft, Central A1[M] 770 is the UK's largest warehouse available for occupation in 2025.

Schedule of accommodation

Speculative build	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
TOTAL (GIA)	768,800	71,424

Central A1[M] 770 specification

- 
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

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.

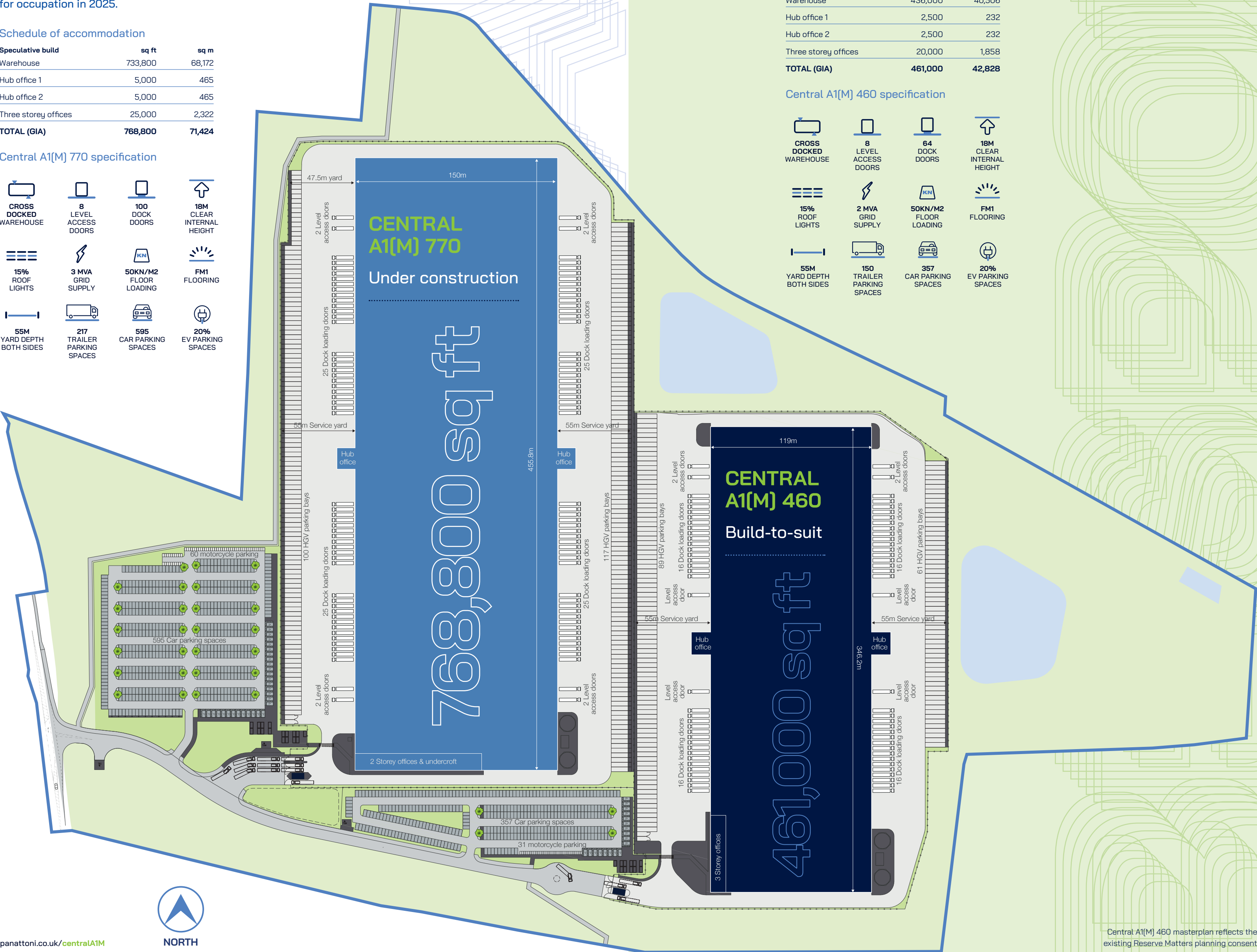
With the benefit of a fully serviced plateau, Central A1[M] 460 can be delivered in 10 months.

Schedule of accommodation

Build-to-suit	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
TOTAL (GIA)	461,000	42,828

Central A1[M] 460 specification

- 
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



Central A1[M] 460 masterplan reflects the existing Reserve Matters planning consent.





Cut your energy costs and reduce your carbon footprint from day one with the roof-mounted solar PV system.

£237,250
estimated energy savings per year

£2.88 million
solar PV developer investment

4,471 kWp
maximum system capacity

862 tonnes
CO₂ emissions saved annually

3.83 million kWh
solar energy generated annually

54%
solar energy used on-site

Up to 90%
offset of on-site energy carbon emissions

46%
solar energy exported to the grid

Figures are estimates based on a maximised solar PV system, a medium energy consumption profile (60kWh/sq ft/year) and a 23p/kWh market grid rate. Actual savings and performance will vary depending on occupier energy demand and tariff. Export volumes depend on consumption and energy usage patterns.

A1M FOR SUSTAINABILITY



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

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BREEAM®
DESIGNED TO ACHIEVE
BREEAM 'OUTSTANDING'

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

ESG
MEETS ENVIRONMENTAL
& SOCIAL STANDARDS

TARGETING
NET ZERO CARBON
DEVELOPMENT

PANATTONI

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 650 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

Largest in the UK • Largest in Europe

38
years since
inception

250 million+
sq ft developed by
Panattoni across Europe

2,500
international
customers

650 million+
sq ft developed by
Panattoni worldwide

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



AIM FOR ACCESS

Strategically positioned at the heart of the UK's motorway network, Panattoni Park Central A1(M) offers unrivalled national and regional connectivity.

With direct access to the A1(M), M18, M180 and M1, this is one of the most strategically connected logistics locations in the UK.



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