

CENTRAL A1 [M] BTS

BUILT AROUND YOU

up to

500,000 sq ft

build to suit industrial/logistics opportunity

27 acre development site

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



PANATTONI PARK CENTRAL A1[M] BTS

Panattoni Park Central A1[M] offers you a rare large-scale build-to-suit opportunity at the heart of the UK.

Available for immediate development, this nationally significant park offers the scale to match your global ambitions.



Mega-box
build to suit
opportunity



27 acre
development
plateau



Detailed planning
consent in place
for 461,000 sq ft



Potential to
increase to
c.505,000 sq ft*



Grade-A
sustainable base
specification



Fully serviced
with groundworks
complete



Fast track builds
delivered in as
little as 10 months**

*subject to planning

**Consented unit, subject to agreement of terms

INTRODUCING YOUR CENTRAL A1[M]



PANATTONI PARK CENTRAL A1[M] BTS

MAKE CENTRAL A1[M] YOURS

PLANNING CONSENT SCHEDULE OF AREAS

	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

*Consented unit, subject to agreement of terms

While reserve matters planning consent is in place for 461,000 sq ft, the site is able to accommodate up to 500,000 sq ft, subject to planning. Full details on request.

PANATTONI GRADE-A SPECIFICATION



27 acre
development



up to 18m
clear internal
height



2 MVA grid
supply



Secure
yard



Separate
car parks



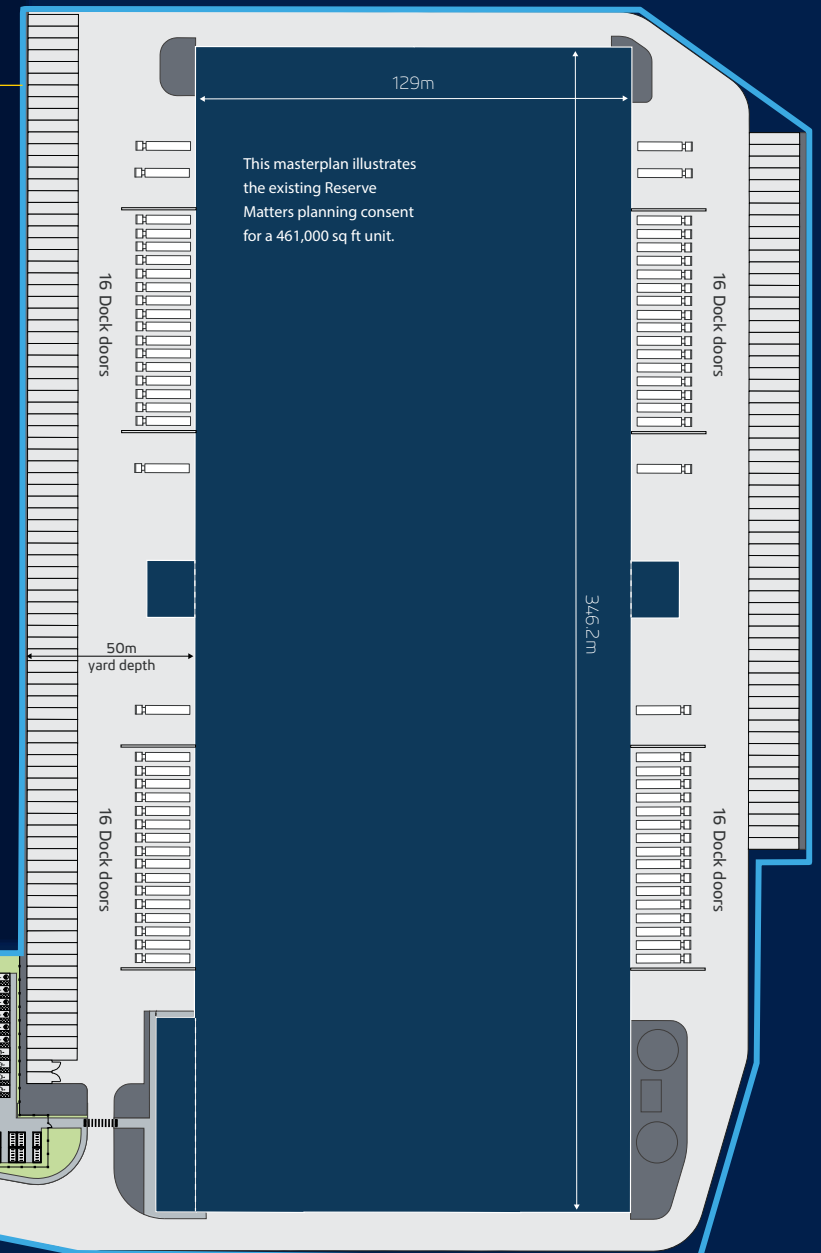
20% EV
charging points



FM1
flooring



50kN/m²
Floor loading



This masterplan illustrates
the existing Reserve
Matters planning consent
for a 461,000 sq ft unit.

PANATTONI PARK CENTRAL A1 [M] BTS

CENTRAL A1 [M]

**BUILT TO SUIT YOUR EXACT
SPECIFICATIONS**
delivered to Panattoni's exacting high standards



Indicative CGI

ACCESS

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

2.88 million

consumers within
45 mins by van

993,984

consumers within
30 mins by van

164,424

consumers within
15 mins by van



Panattoni Park Central A1[M] attracts a workforce in which manufacturing and logistics experience predominates.

Local wages are extremely competitive by regional and UK averages.

Competitive wages

Bassetlaw	£619.00
Nottinghamshire	£637.10
Doncaster	£642.00
Yorkshire & Humber	£670.80
North West	£692.90
UK	£720.30

Suitable skills and sectors



322,000
manufacturing workers



183,000
transport and
storage workers

Ready to work



5,200
want a job in Doncaster



157,600
want a job region wide

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

LABOUR

PANATTONI PARK CENTRAL A1[M]BTS

SERVE THE POPULATION



	Miles	Time
A1[M] J34	1	1 min
A1(M)/M18	8	10 min
Doncaster	12	14 min
M1 J32	17	24 min
M18 J5 (M180)	20	30 min
Sheffield	25	38 min
M62 J32a	26	40 min
Leeds	48	56 min
Manchester	80	1 h 26 min
Birmingham	98	1 h 42 min
Newcastle	124	2 h 17 min
London	168	2 h 40 min



	Miles	Time
Doncaster Sheffield Airport (reopening approved)	9	11 min
Leeds Bradford	52	1 h 15 min
East Midlands	60	1 h 11 min



	Miles	Time
Immingham	56	1 h 4 min
Hull	59	1 h 9 min
Liverpool	116	1 h 59 min
London Gateway	173	3 h 0 min
Felixstowe	176	3 h 6 min



	Miles	Time
iPort Doncaster	11	16 min
Wakefield Europort	31	48 min

NATIONAL REACH

6.4 million

people live within
90 mins

23.7 million

people live within
180 mins

42.3 million

people live within
270 mins



SUSTAINABLE

Drive down operational costs and future-proof your business with a sustainable Panattoni build.



High-performance building fabric with superior insulation



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Sub-metering of energy consumption



Rainwater harvesting



Targeting Net Zero Carbon in construction



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Targeting BREEAM 'Excellent'



Targeting Office EPC Rating 'A+'
Warehouse EPC Rating 'A'



THE WORLD'S LARGEST

PRIVATELY OWNED INDUSTRIAL
REAL ESTATE DEVELOPER.

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video:
www.panattoni.co.uk/economy

70

offices
worldwide

2,500

international
customers

**270
million+**

sq ft developed across
Europe and India

**28
million+**

sq ft currently under
construction



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LOCATION

Strategically positioned at J34 of the A1(M), and with fast access to the M18, M1 and M180, Panattoni Park Central A1[M] connects you directly to the UK's key consumer and manufacturing markets.

ALL ENQUIRIES:

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