

PANATTONI PARK CENTRAL A1 [M]

A1M

BIG

783,309 SQ FT

THE LARGEST IMMEDIATELY AVAILABLE NEW LOGISTICS FACILITY IN THE NORTH AND MIDLANDS

AVAILABLE NOW

UP TO 500,000 SQ FT BUILD TO SUIT OPPORTUNITY AVAILABLE

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

panattoni.co.uk/centralA1M



PANATTONI PARK CENTRAL A1[M]

THE LARGEST AVAILABLE SPEC UNIT ACROSS NORTH AND MIDLANDS

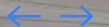
Panattoni Park Central A1[M] presents two nationally-significant industrial logistics opportunities. Central A1[M] 785 is the largest immediately available new logistics facility in the North and Midlands. The adjacent plot is offered as a built to suit opportunity of up to 500,000 sq ft.

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

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.co.uk/centralA1M



PANATTONI PARK CENTRAL A1 [M]

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

**CENTRAL
A1(M) 785**
Available now

 Stobart

Butternut
Box

B&Q

A1(M) J34
1 mile 

A416

A1M FOR EXCELLENCE

THE UK'S LARGEST AVAILABLE WAREHOUSE

A1M FOR FLEXIBILITY

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

BREEAM®
ACHIEVED BREEAM
'OUTSTANDING'

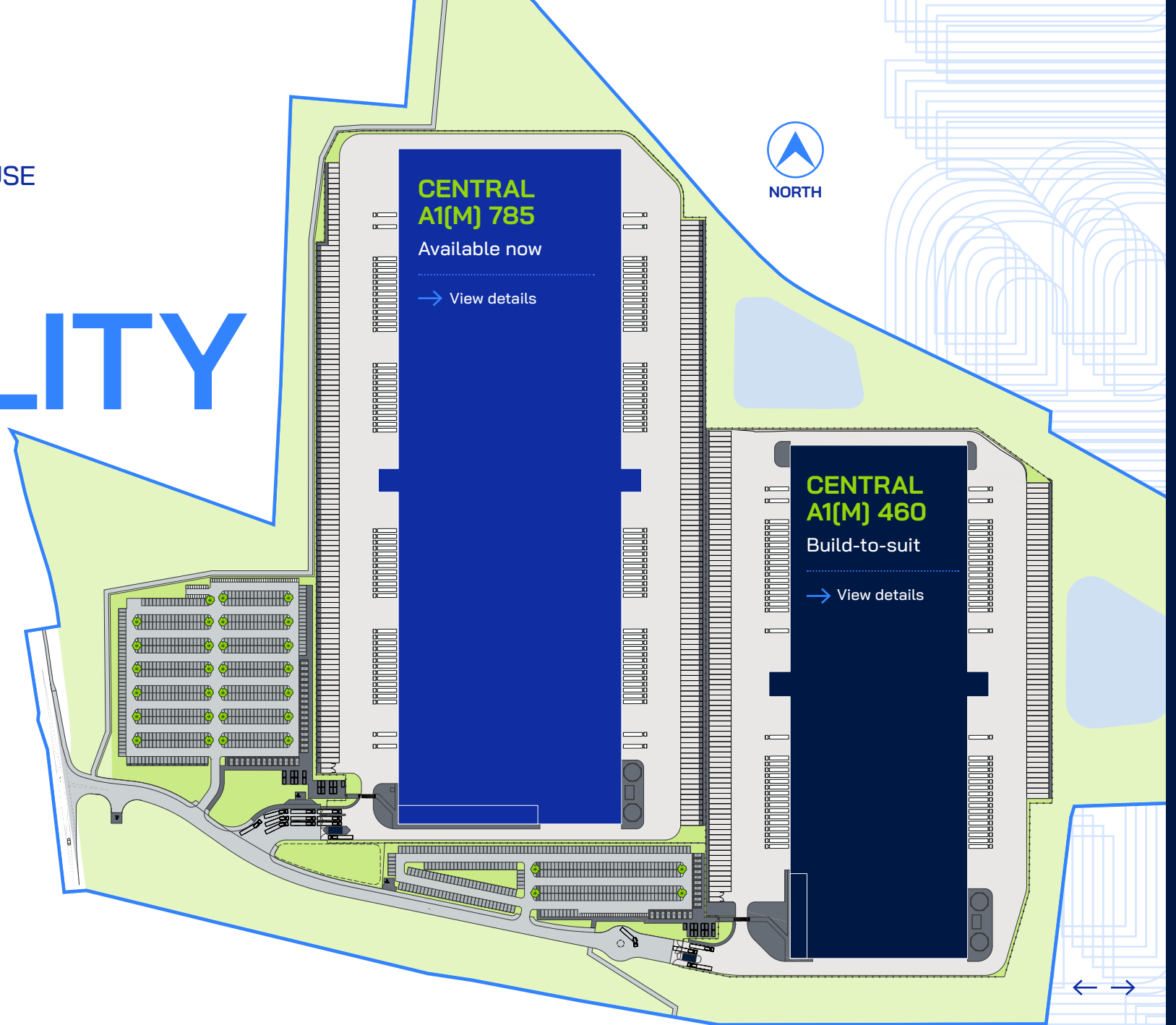
ESG
MEETS ENVIRONMENTAL
& SOCIAL STANDARDS

A+

EPC RATINGS OF:
'A+' (-2) FOR OFFICES
'A' (6) FOR WAREHOUSE













COST SAVING
FROM PV IN YEAR 1
£237,250

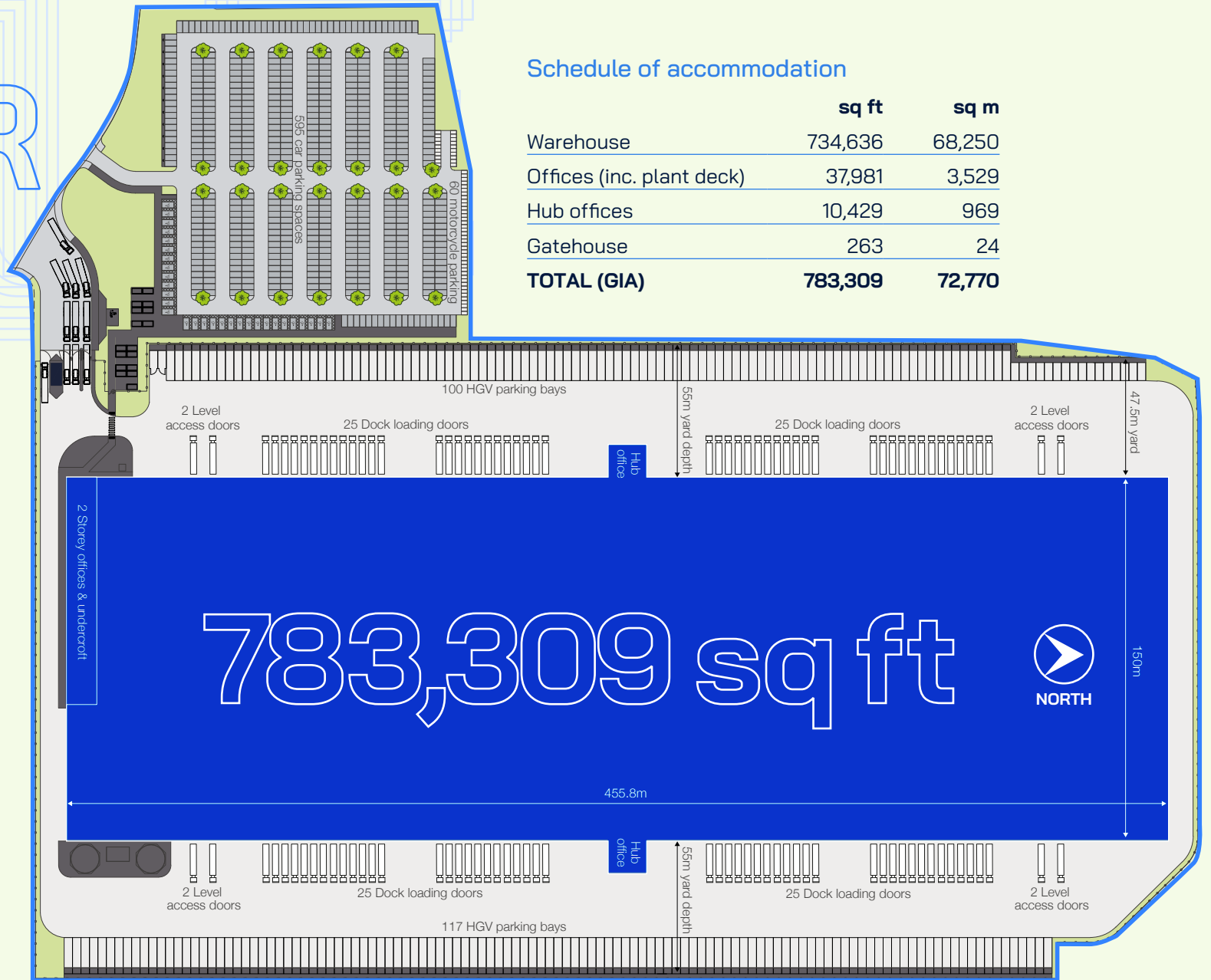
**NET ZERO
CARBON
IN CONSTRUCTION**



AIM FOR SCALE

Spanning 783,309 sq ft, Central A1(M) 785 is the largest immediately available new logistics facility in the North and Midlands.

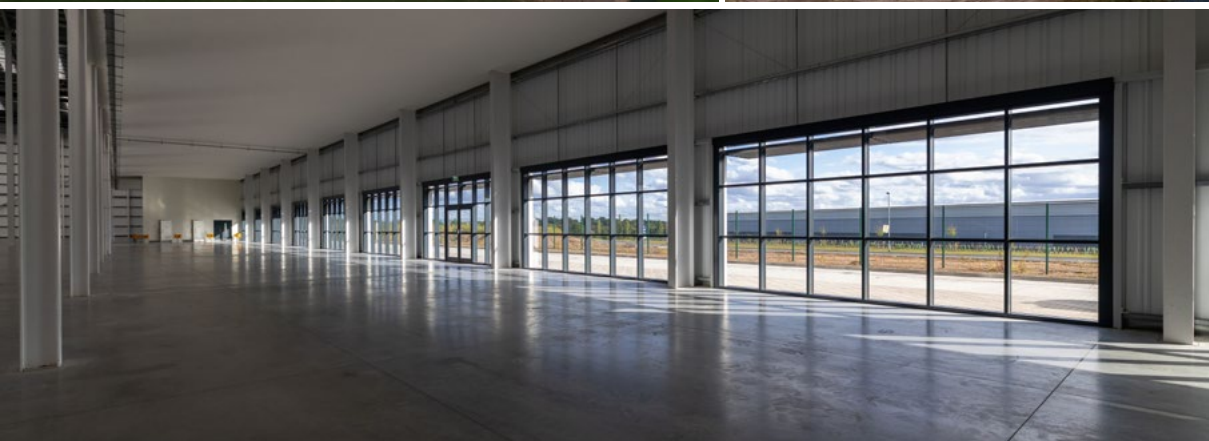
- 
CROSS DOCKED WAREHOUSE
- 
8 LEVEL ACCESS DOORS
- 
100 DOCK DOORS
- 
18M CLEAR INTERNAL HEIGHT
- 
15% ROOF LIGHTS
- 
3 MVA GRID SUPPLY
- 
50KN/M2 FLOOR LOADING
- 
FM1 FLOORING
- 
55M YARD DEPTH BOTH SIDES
- 
217 TRAILER PARKING SPACES
- 
595 CAR PARKING SPACES
- 
20% EV PARKING SPACES



Schedule of accommodation

	sq ft	sq m
Warehouse	734,636	68,250
Offices (inc. plant deck)	37,981	3,529
Hub offices	10,429	969
Gatehouse	263	24
TOTAL (GIA)	783,309	72,770

PANATTONI PARK CENTRAL A1 [M]



PANATTONI PARK CENTRAL A1 [M]



High Flexibility Scale Bespoke Demographics Connect Sustainability Quality Access Contact us

A1M FOR FREEDOM

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

164,424

consumers within 15 mins by van

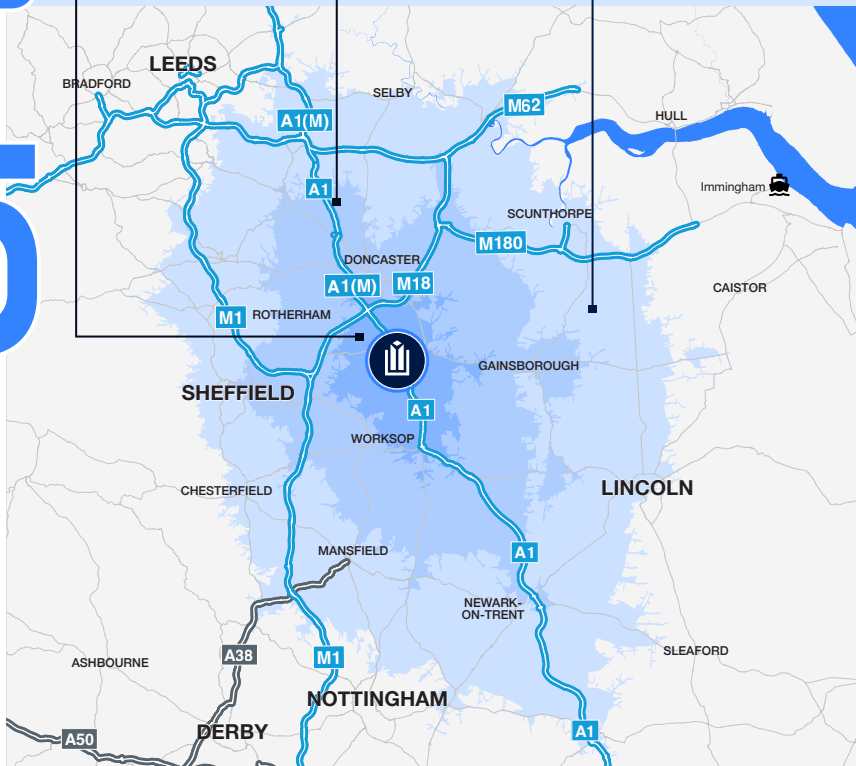
993,984

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

£619.00

Doncaster

£637.10

Yorkshire & NE

£642.00

North West

£646.30

UK

£682.60

Gross weekly full time pay by place of work. Source: NOMIS January 2025

Suitable skills and sectors



324,000

manufacturing workers

Ready to work



7,600

want a job in Doncaster



185,000

transport and storage workers



163,600

want a job region wide

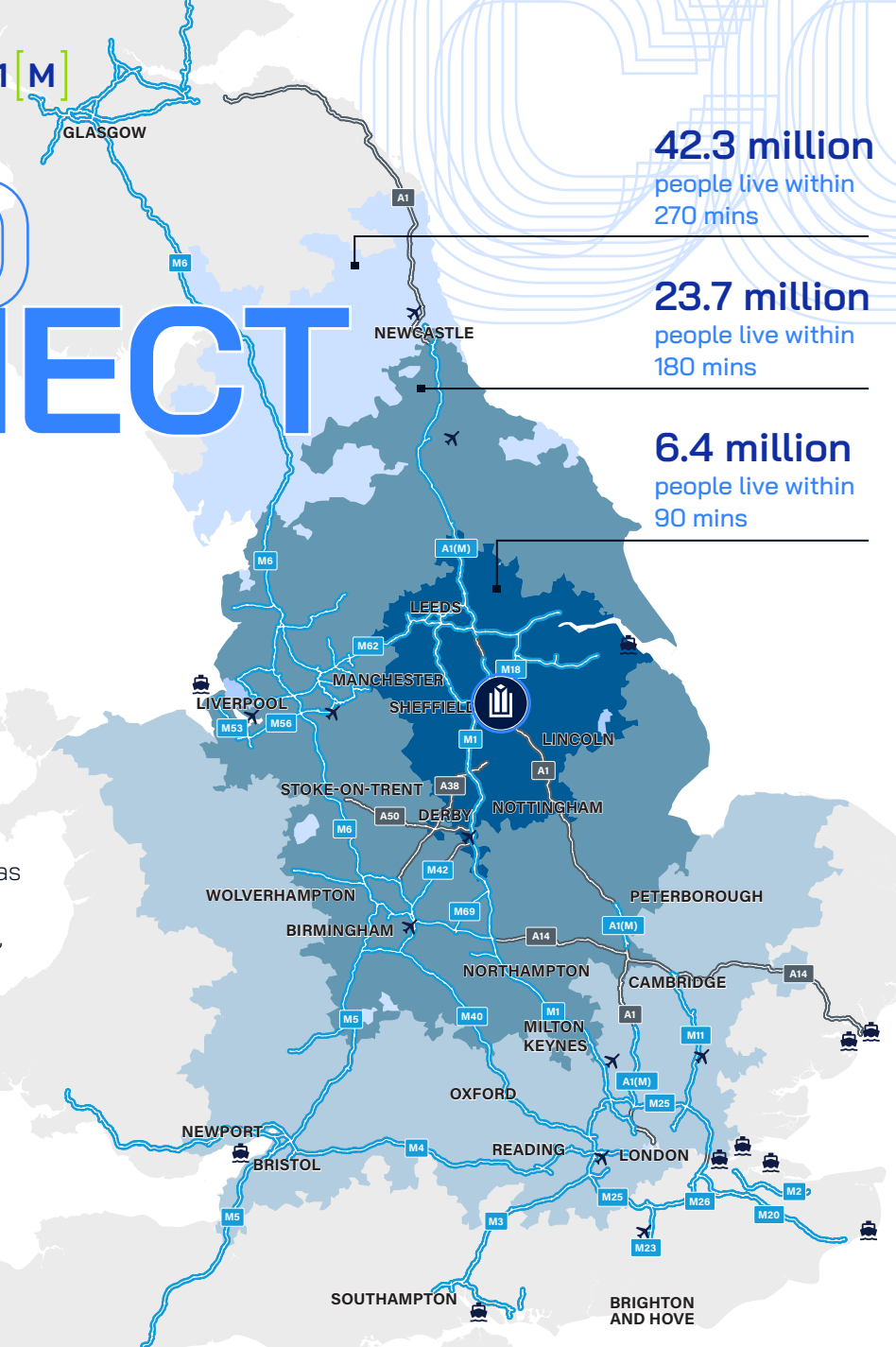
Region includes Yorkshire and the Humber and Nottinghamshire
Source: NOMIS June 2024

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.



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 approved)	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



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



100 cycle parking



Sub-metering of energy consumption



Cut your energy costs with an optional roof-mounted full solar PV array.

£237,250

energy savings per year

61p

energy saving per square foot

£2.6million

typical savings over a 10 year lease



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. This is not part of the standard base specification and would incur an additional rent contribution.



AIM FOR QUALITY



THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER

the UK's largest spec 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 had 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.

Find out more about Panattoni by watching our latest video: www.panattoni.co.uk/economy

70
offices
worldwide

2,500
international
customers

270 million+
sq ft developed by
across Europe & Asia

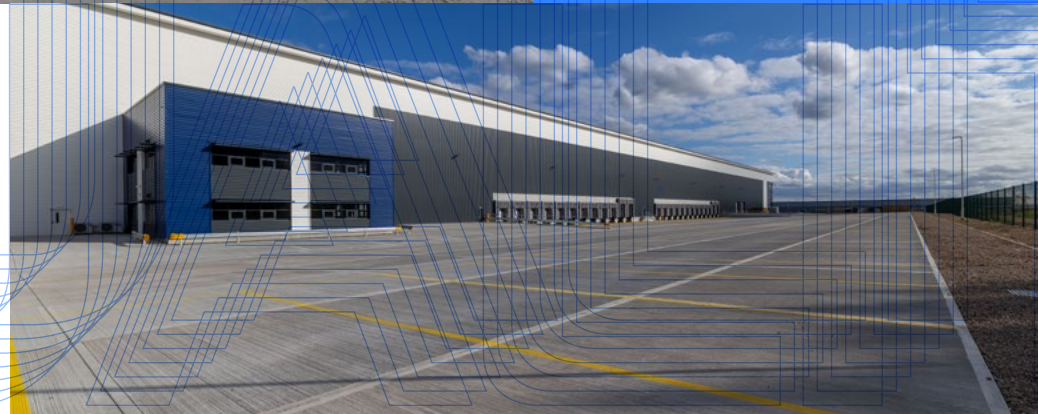
28 million+
sq ft currently
under construction

In partnership with **BARINGS**



Barings is a \$481 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 31st March 2024



panattoni.co.uk/centralAIM

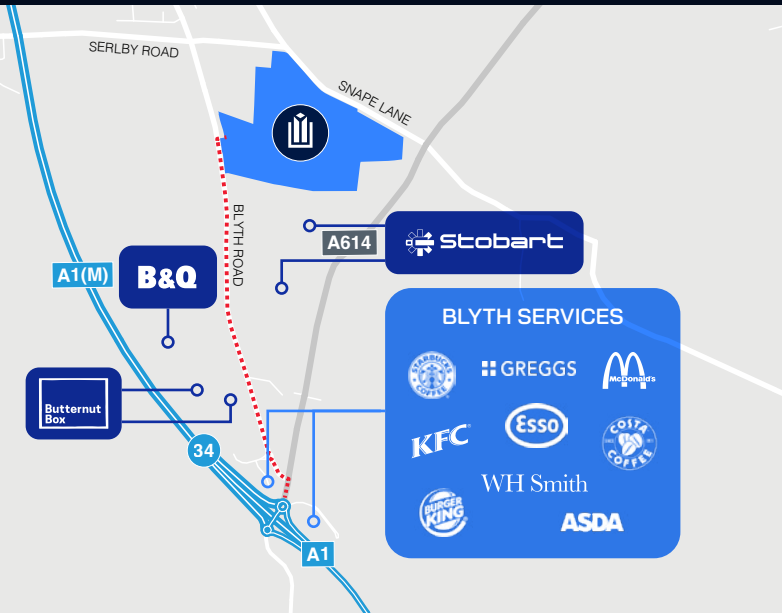


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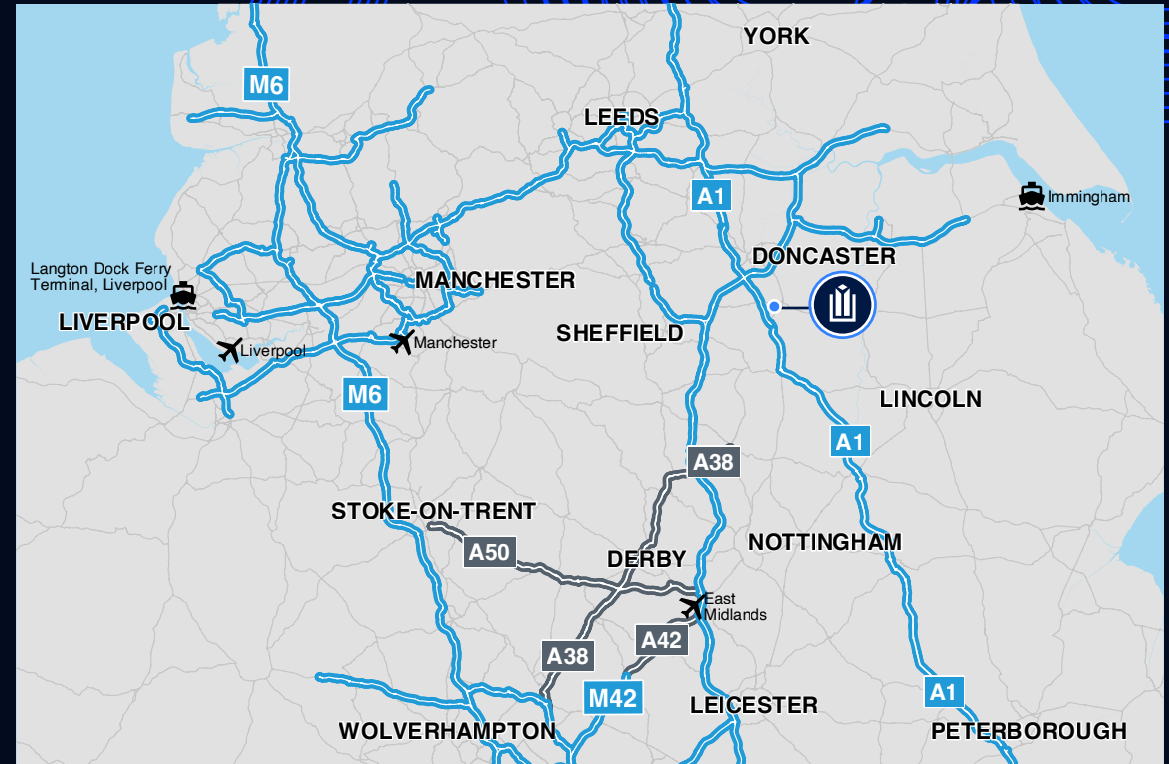
A1M FOR ACCESS

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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[Click here to visit the Central A1\(M\) website](#)

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