

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

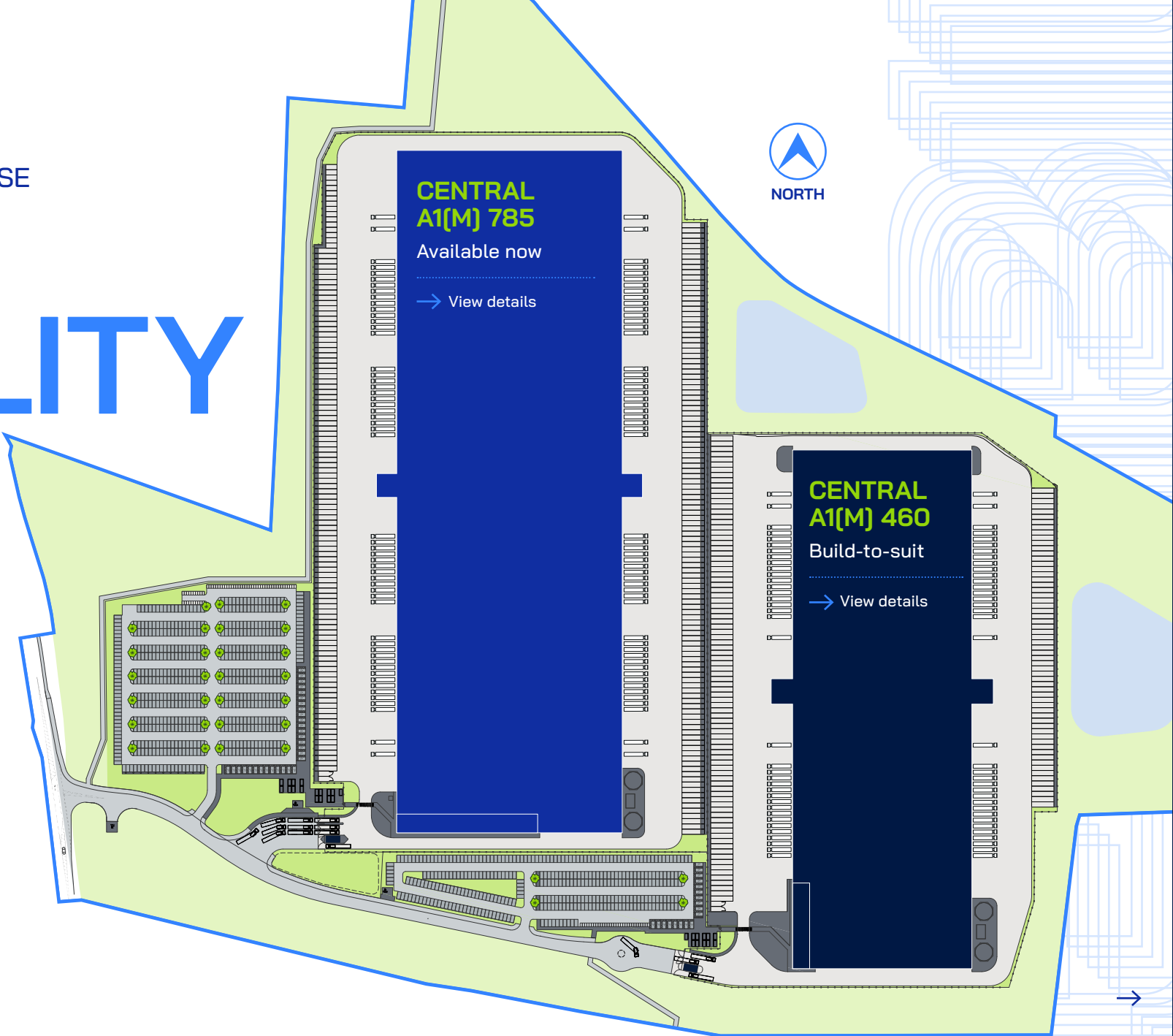


A+
EPC RATINGS OF:
'A+' (-2) FOR OFFICES
'A' (6) FOR WAREHOUSE

**COST SAVING
FROM PV IN YEAR 1
£237,250**





**NET ZERO
CARBON**
IN CONSTRUCTION





A1M FOR SCALE


Spanning 783,309 sq ft, Central A1(M) 785 is the UK's largest warehouse unit available for occupation.


- 


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
- 

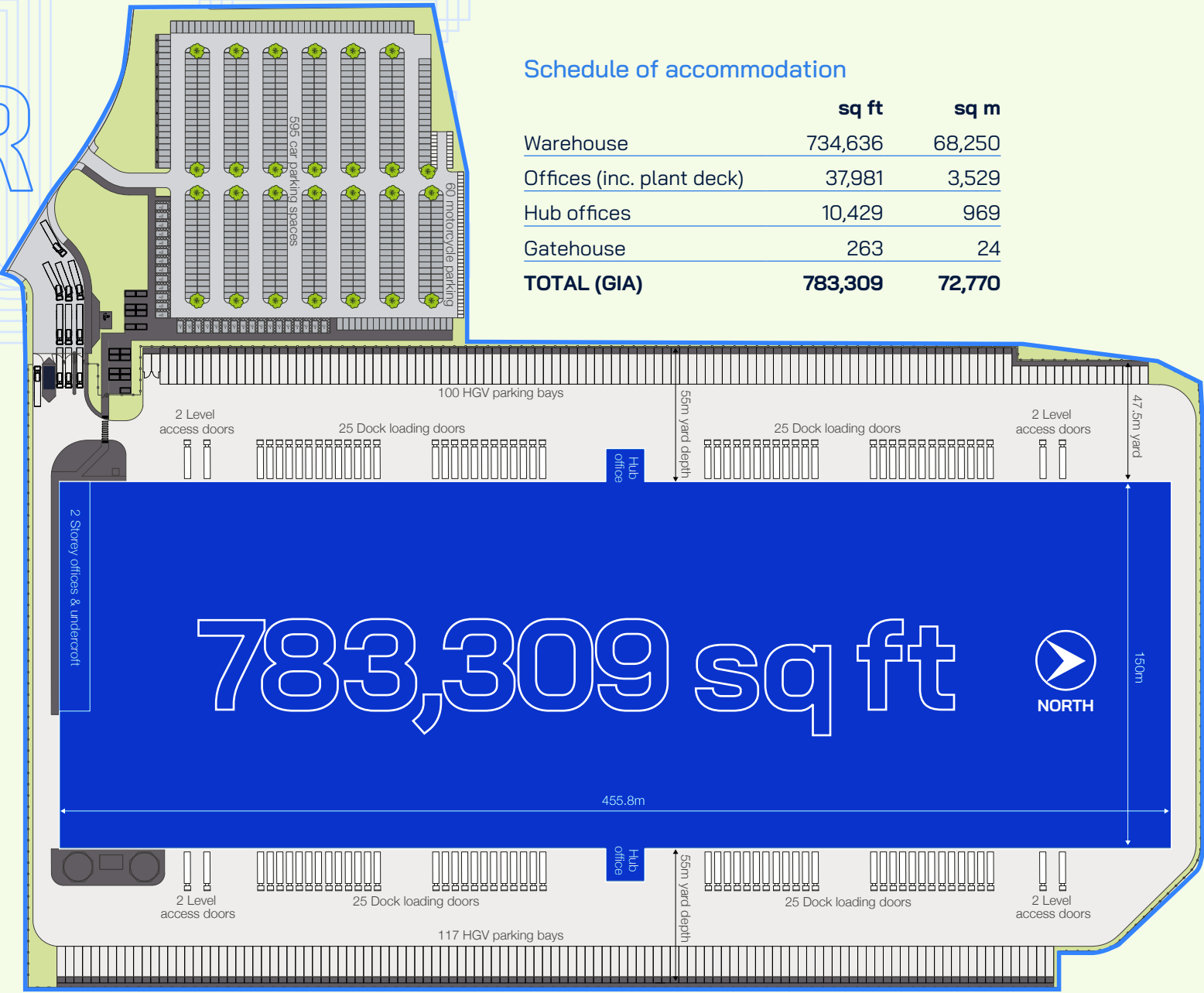
FM1 FLOORING
- 

55M YARD DEPTH BOTH SIDES
- 

217 TRAILER PARKING SPACES
- 

595 CAR PARKING SPACES
- 

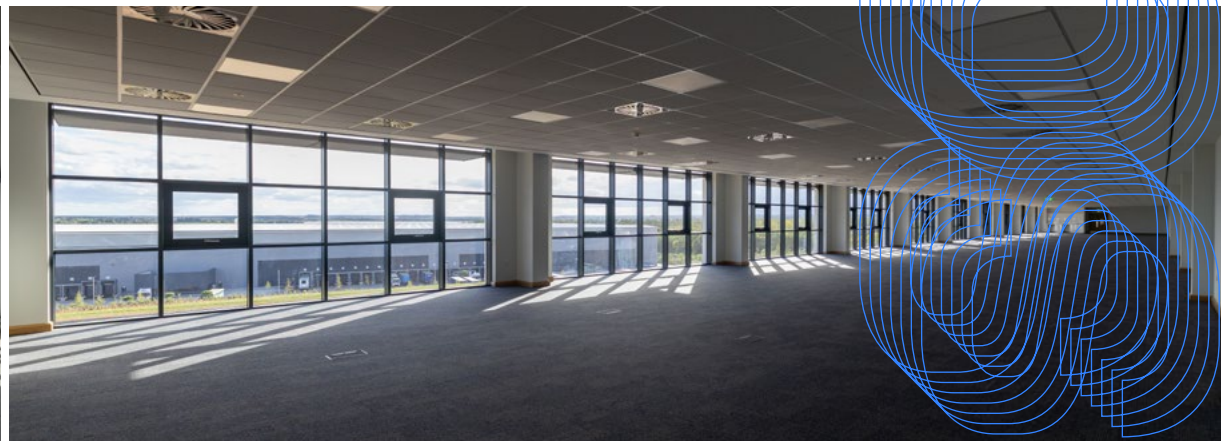
20% EV PARKING SPACES



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]



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

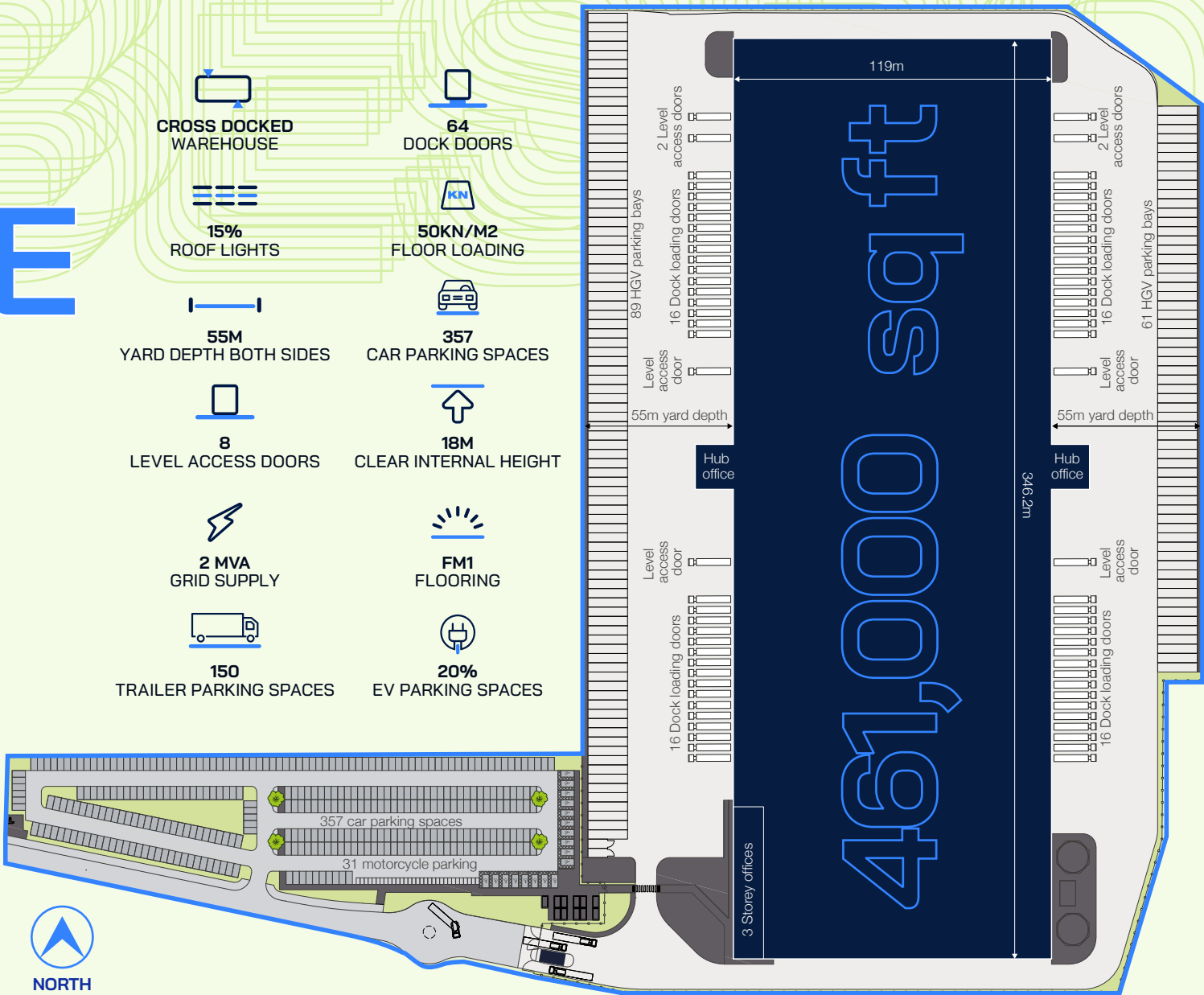
A1M FOR BESPOKE

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.

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
TOTAL (GIA)	461,000	42,828



Masterplan reflects the existing Reserve Matters planning consent

