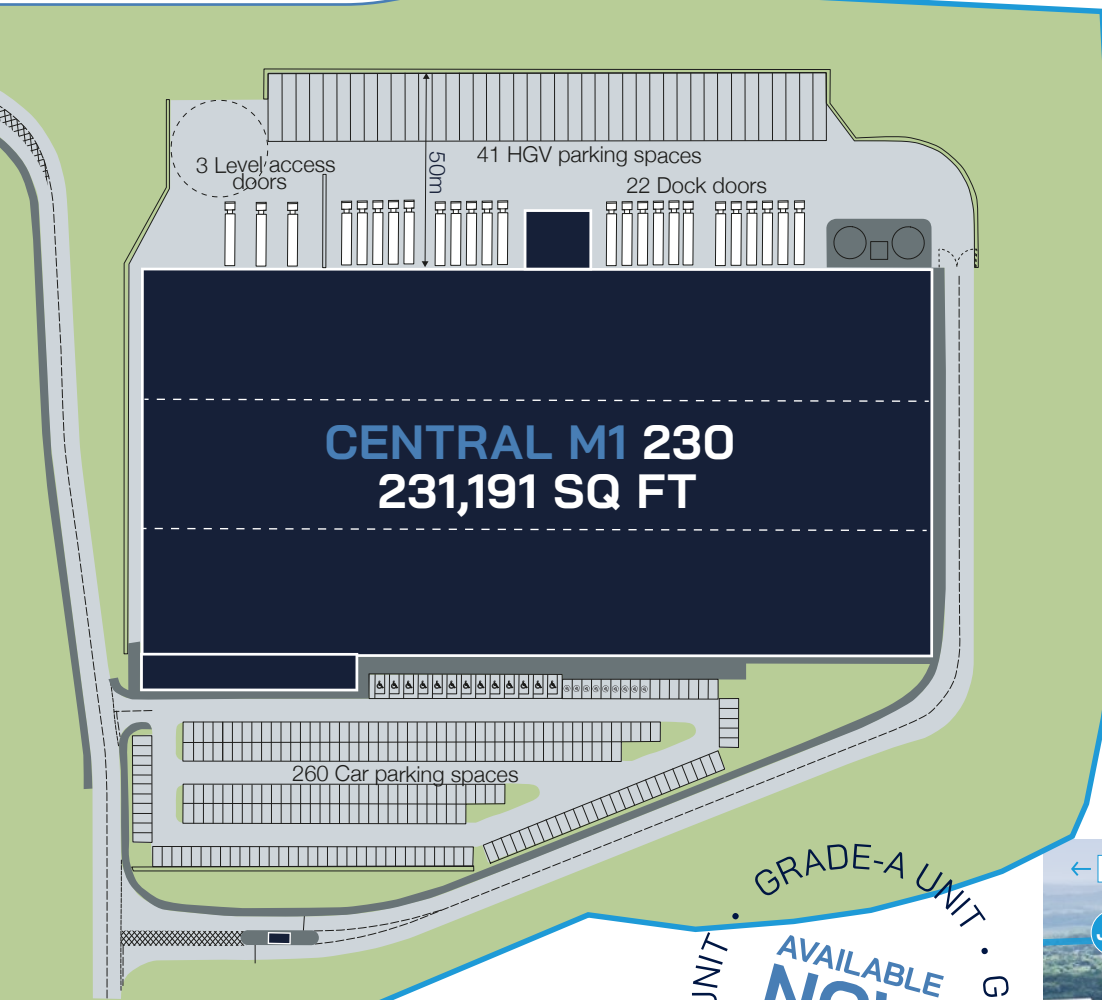


CENTRAL M1 230



CENTRAL M1 230
231,191 SQ FT

Accommodation

Warehouse	215,352 sq ft	20,007 sq m
Two storey offices	10,272 sq ft	954 sq m
Two storey hub office	5,228 sq ft	486 sq m
Gatehouse	339 sq ft	31 sq m
TOTAL	231,191 sq ft	21,478 sq m













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Panattoni Park Central M1 230 is located at Junction 28 of the M1, a key logistics hub in the East Midlands. The unit offers direct access to both the M1 and A38, making it ideal for distribution and transport operations.

Positioned between Birmingham and Manchester, the site provides excellent connectivity across the Midlands. The A38 links to Birmingham via Derby, while the M1 offers fast access to Sheffield and Nottingham.

The 231,191 sq ft unit includes a 15m clear internal height, two-storey offices, and a 50m yard. With a BREEAM 'Very Good' and EPC 'A' rating, the building is complete and ready for immediate occupation.

Specification

 22 DOCK DOORS	 3 LEVEL ACCESS DOORS	 260 CAR PARKING SPACES	 41 HGV PARKING SPACES	 15m CLEAR INTERNAL HEIGHT	 50m YARD DEPTH
 9 Tonne RACK LEG LOADING	 FM2 FLOORING	 50kN/m ² FLOOR LOADING	 15% ROOF LIGHTS	 EV CHARGING POINTS	 2 MVA POWER AVAILABLE



**CENTRAL M1
230**