



# PANATTONI PARK CENTRAL A1 [M]

# A1M

# BIG

## 783,309 SQ FT

THE LARGEST SPECULATIVELY BUILT FACILITY  
**AVAILABLE NOW**

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

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

[panattoni.co.uk/centralA1M](https://panattoni.co.uk/centralA1M)



PANATTONI PARK CENTRAL A1[M]

## THE UK'S LARGEST AVAILABLE WAREHOUSE

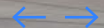
Panattoni Park Central A1(M) presents two nationally-significant industrial logistics opportunities. Central A1(M) 785 is the UK's largest available warehouse. The adjacent plot is offered as a built to suit opportunity of up to 500,000 sq ft.

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](https://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'

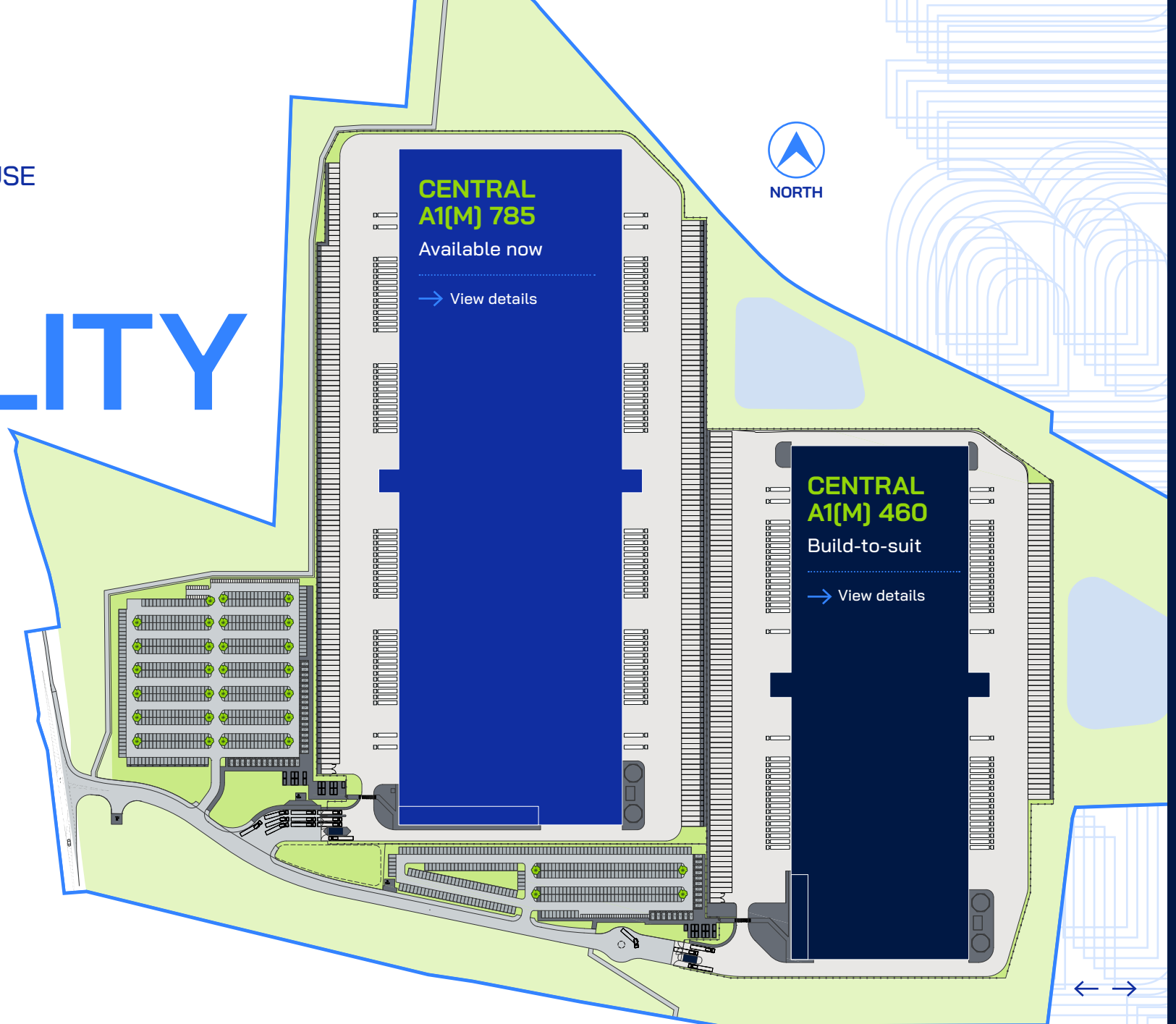
**ESG**  
MEETS ENVIRONMENTAL  
& SOCIAL STANDARDS

**A+**

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













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

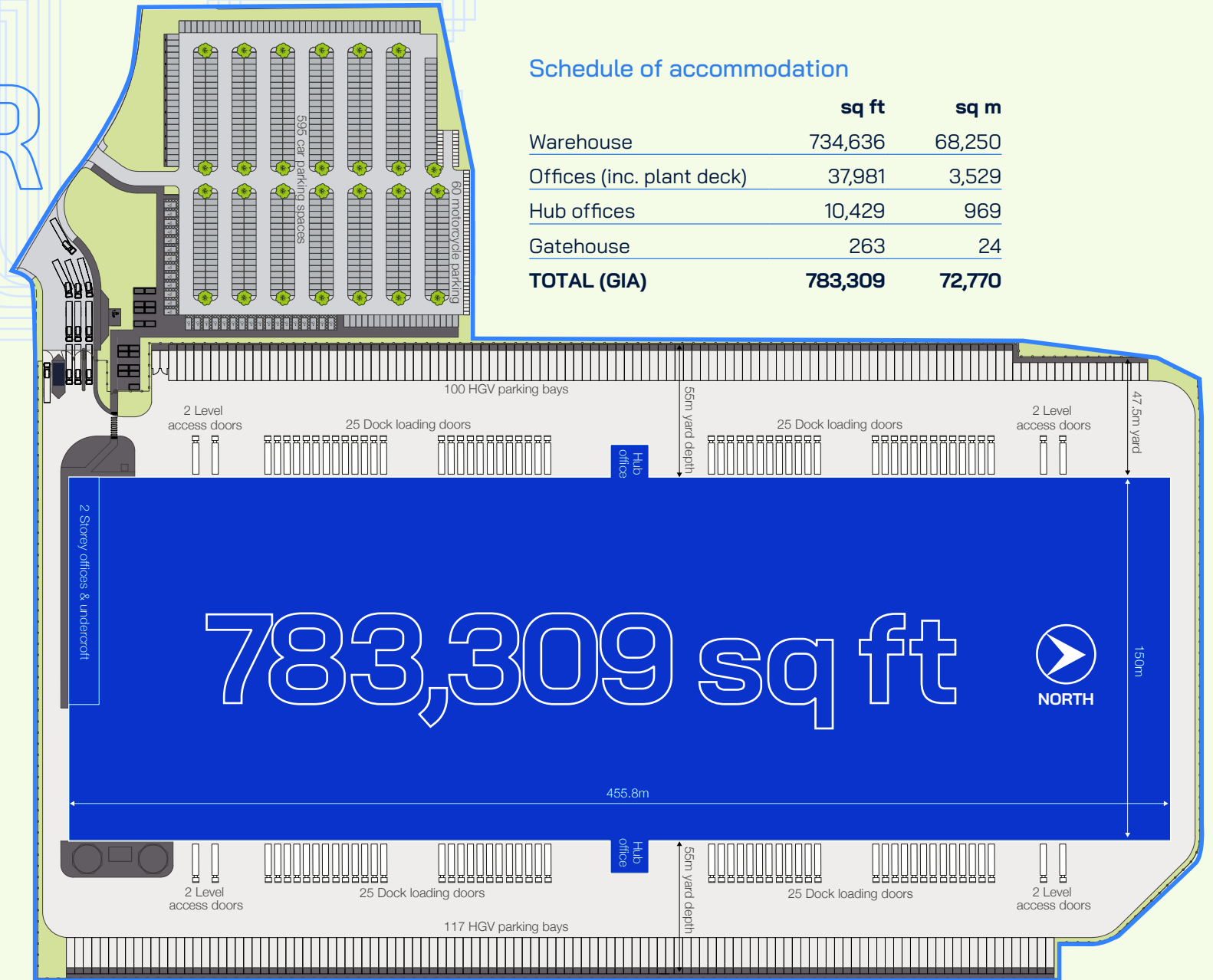
**NET ZERO  
CARBON  
IN CONSTRUCTION**



# AIM FOR SCALE

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

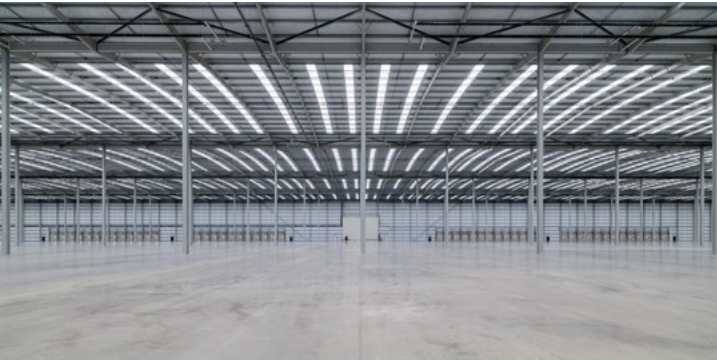
-   
**CROSS DOCKED WAREHOUSE**
-   
**8 LEVEL ACCESS DOORS**
-   
**100 DOCK DOORS**
-   
**18M CLEAR INTERNAL HEIGHT**
-   
**15% ROOF LIGHTS**
-   
**3 MVA GRID SUPPLY**
-   
**50KN/M2 FLOOR LOADING**
-   
**FM1 FLOORING**
-   
**55M YARD DEPTH BOTH SIDES**
-   
**217 TRAILER PARKING SPACES**
-   
**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
<b>TOTAL (GIA)</b>	<b>783,309</b>	<b>72,770</b>

# PANATTONI PARK CENTRAL A1 [M]



High Flexibility Scale Bespoke Demographics Connect Sustainability Quality Access Contact us













# A1M FOR BESPOKE

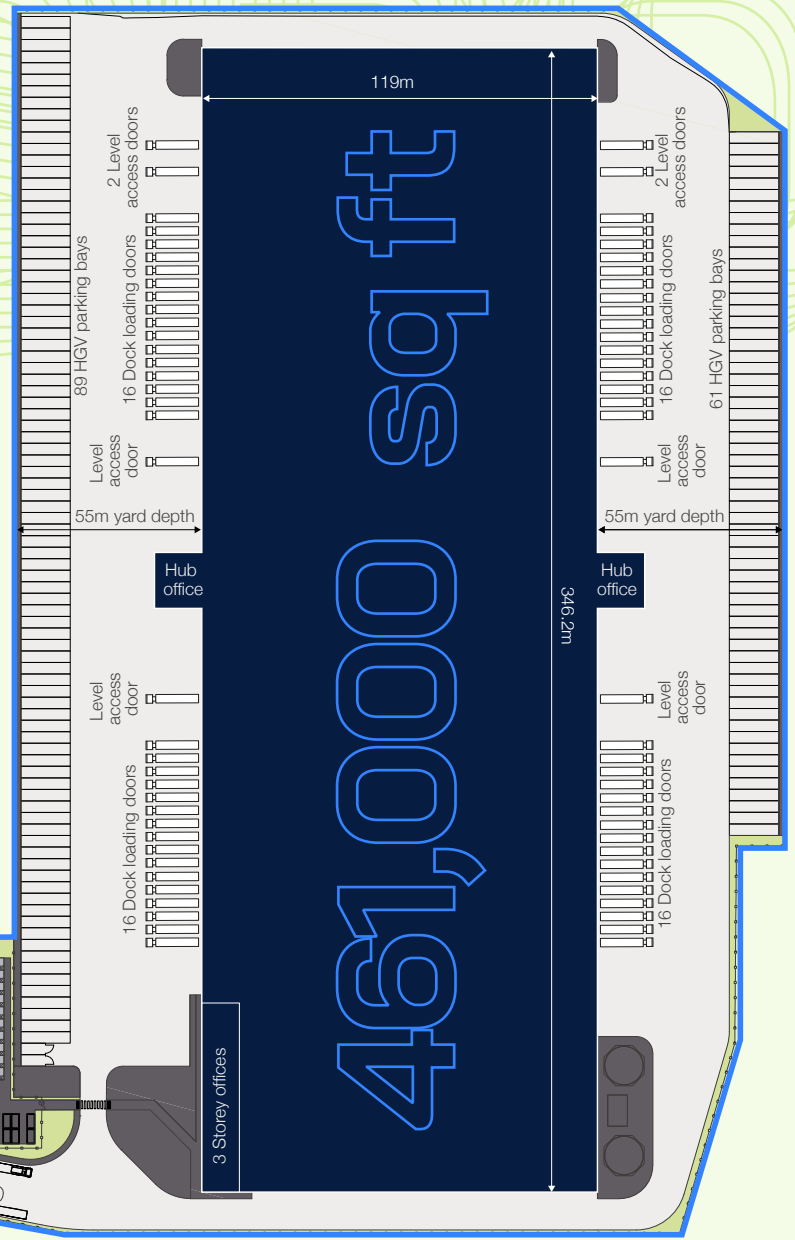
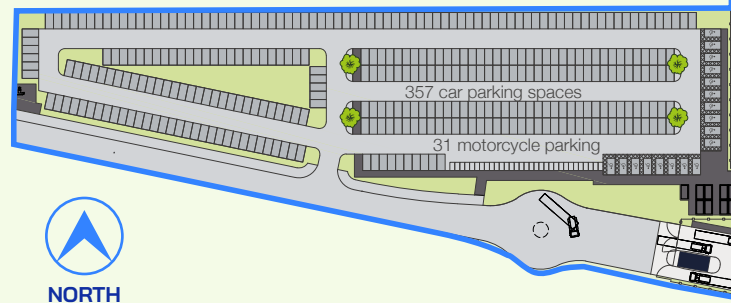
Central A1[M] 460 is available on a build to suit basis. Reserved Matters planning consent is in place for a 461,000 sq ft unit, which could be increased to 500,000 sq ft, subject to planning.

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
<b>TOTAL (GIA)</b>	<b>461,000</b>	<b>42,828</b>

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



461,000 sq ft

Masterplan reflects the existing Reserve Matters planning consent

# PANATTONI PARK CENTRAL A1 [M]



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# A1M FOR FREEDOM

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

**164,424**

consumers within 15 mins by van

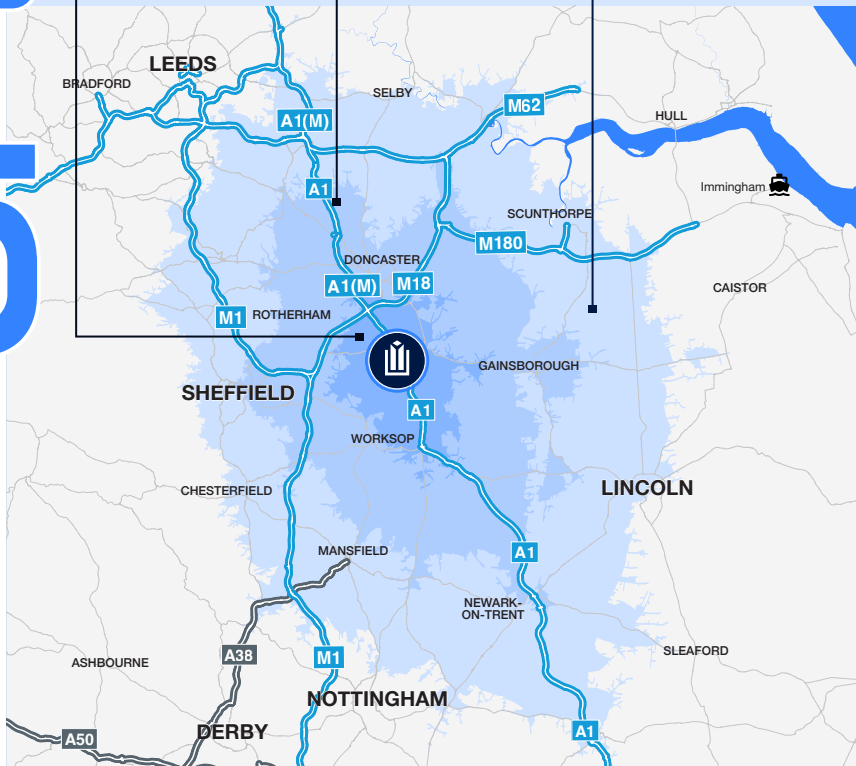
**993,984**

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

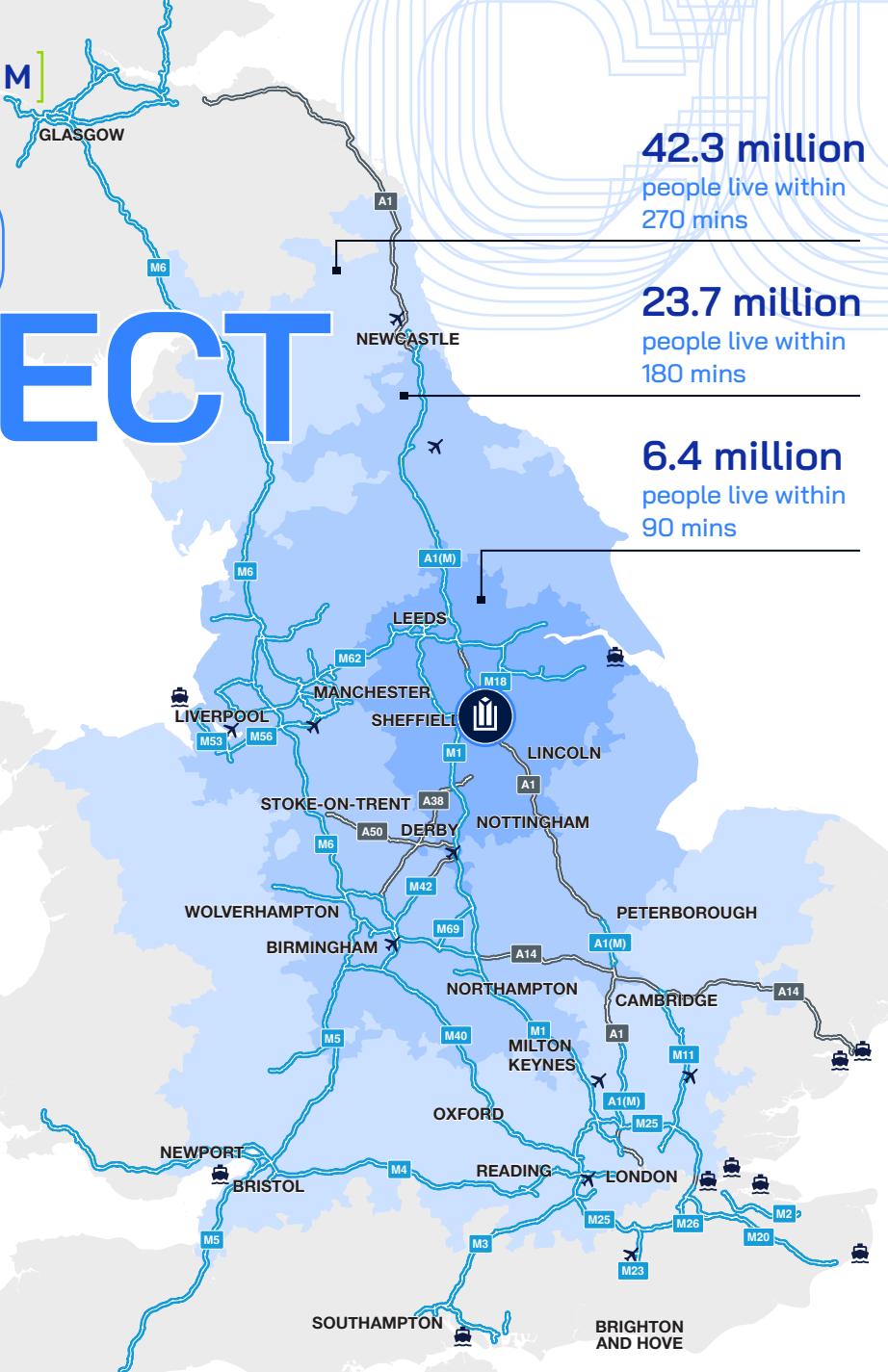
Region includes Yorkshire and the Humber and Nottinghamshire  
Source: NOMIS June 2024

# 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.




**42.3 million**  
people live within  
270 mins

**23.7 million**  
people live within  
180 mins

**6.4 million**  
people live within  
90 mins

## 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 DEVELOPER

the UK's largest spec 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](http://www.panattoni.co.uk)

69 years since inception

2,500 international customers

267 million+ sq ft developed by Panattoni across Europe

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



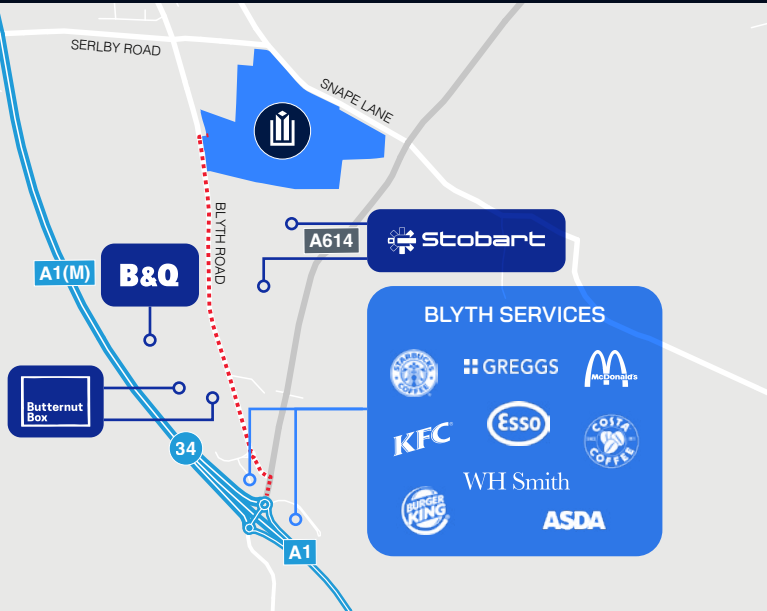
[panattoni.co.uk/centralAIM](http://panattoni.co.uk/centralAIM) ← →

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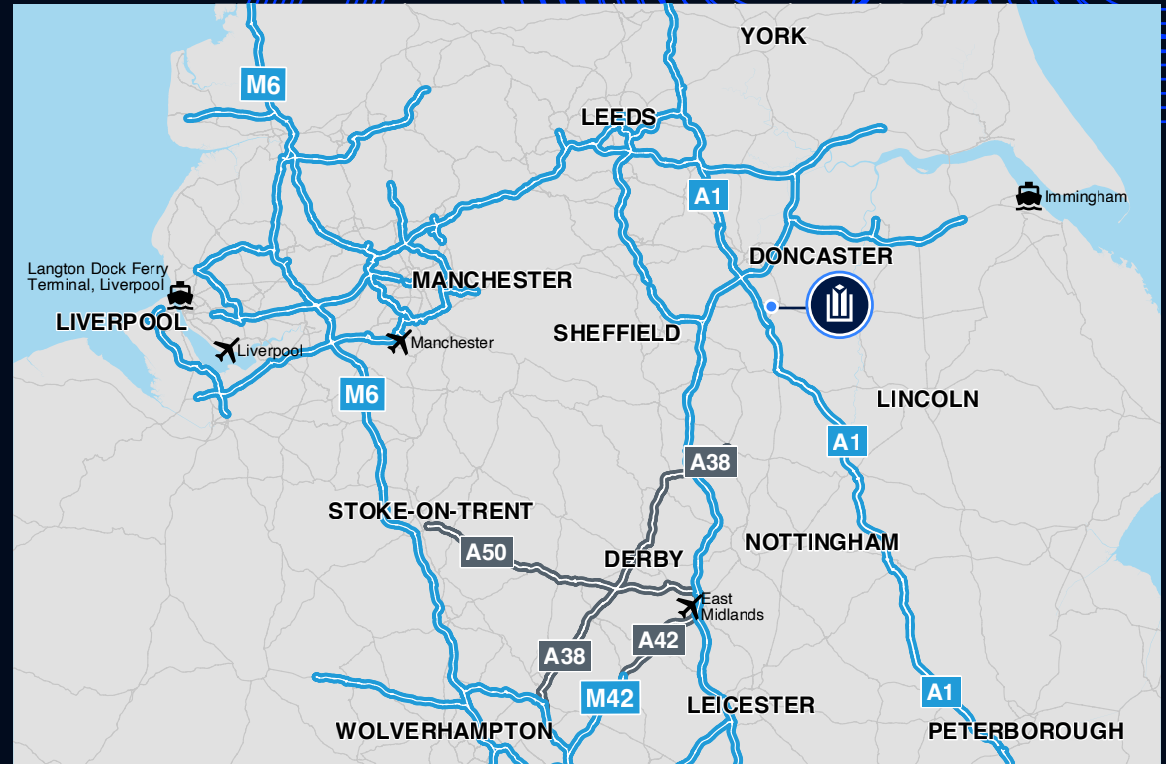
# A1M FOR ACCESS

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](#)

In partnership with **BARINGS**



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