



J28 M1 | SOUTH NORMANTON | DE55 2EF

PANATTONI PARK J28 CENTRAL M1

Speculative Built Warehouse/Logistics Opportunities

CENTRAL M1 230 230,000 SQ FT

CENTRAL M1 345 345,000 SQ FT

panattoni.co.uk/centralm1

PANATTONI PARK J28 CENTRAL M1



CENTRAL M1 345

CENTRAL M1 230

PANATTONI PARK J28
CENTRAL M1



TAKE THE 360°
VIRTUAL TOUR

A location of central importance

Panattoni Park J28 will provide over 575,000 sq ft of Grade A warehouse space, in two units, at M1/J28.

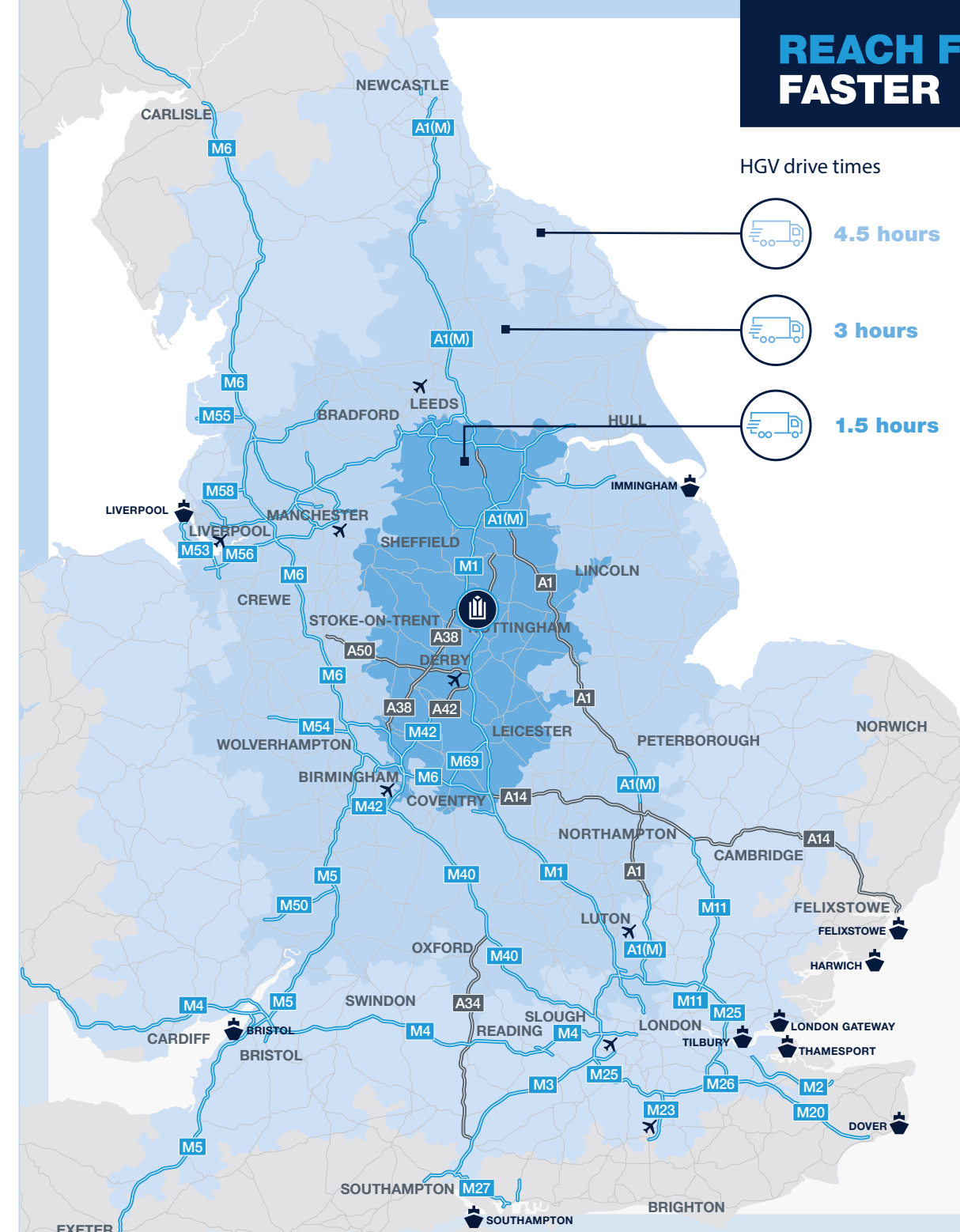
M1/J28 is one of the most important logistics locations in the East Midlands, as it is almost equidistant between Birmingham and Manchester, the UK's second and third largest cities. The scheme sits to the east of the junction, fronting the A38, which links it directly to Birmingham via Derby. The M1 link puts both Sheffield and Nottingham within easy reach.

The two units will be 345,000 sq ft and 230,000 sq ft respectively. Both will benefit from 15m clear internal height, two storey hub offices and 50M yards. Both will achieve BREEAM ratings of 'Very Good'.

Both units will be available for occupation by Q4 2022.

Artist's impression

REACH FURTHER FASTER



HGV drive times

4.5 hours

3 hours

1.5 hours

71% OF THE UK
CAN BE REACHED WITHIN
4.5 hours

69,687
ADDRESSES WITHIN
15 miles

	miles	time
East Midlands Airport	24	31 mins
Birmingham Airport	59	1h 3 mins
Manchester Airport	55	1h 27 mins
Luton Airport	109	1h 55 mins
Heathrow Airport	139	2h 32 mins

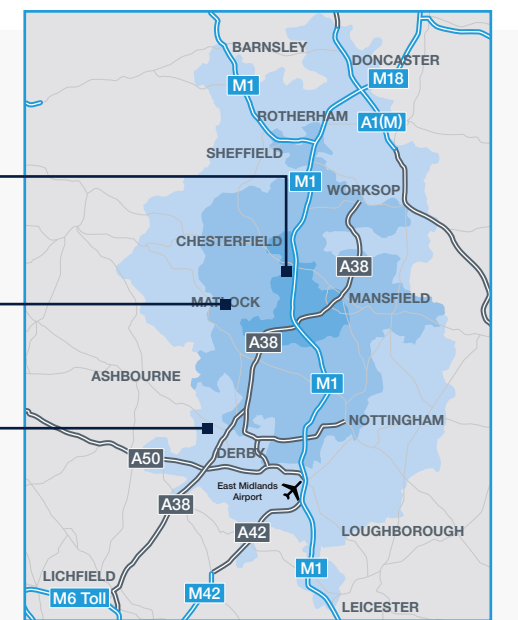
	miles	time
Immingham Port	80	1h 32 mins
Port of Liverpool	97	2h 15 mins
Port of Bristol	150	2h 30 mins
Port of Felixstowe	186	3h 19 mins

Drive to work
0.16 million
PEOPLE WITHIN
15 mins

1.26 million
PEOPLE WITHIN
30 mins

2.91 million
POPULATION WITHIN
45 mins

Source: www.drivetimemaps.co.uk



PANATTONI PARK J28 CENTRAL M1

All the skills and affordable bills

Ashfield and Mansfield has a working age population of nearly 144,000, and nearly 3 million people live within a 45 minute drive to work time. At 23% below the national average, wages are highly competitive. The legacy industries concentrated within a 30 minute drive time of J28 are principally linked to the coal, textile and engineering industries which provides an engaged male and female skilled and non skilled labour force. Ashfield and Mansfield has a good local skills base and is a strategically important location.



759,464
unique addresses
within 15 miles
(Royal Mail)



Take up of logistics space in
the East Midlands in 2021 was
113% above
the long term average
(Savills)

Gross weekly full time pay
by place of work

Ashfield and Mansfield	£508
East Midlands	£552
GB	£587

Sustainability

Benefit from a high standard specification harnessing Low and Zero Carbon (LZC) technology to prioritise energy efficiency and reduce operating costs

- BREEAM 'Very Good' target rating
- EV charging points to 10% of car park spaces
- High level of natural daylight via 15% roof lights to the warehouse
- Glazing providing excellent thermal performance and optimum reflectance, minimising solar heat gain
- PV ready roof for both units
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming
- Rainwater harvesting systems
- High efficiency zoned office ventilation with hybrid heat recovery and low energy mechanicals
- Variable speed pumps and fans, minimising energy usage in low draw situations compared to single speed systems
- Utilising efficient, modularised off-site manufacturing processes where appropriate
- Specifying recycled components and aggregates
- Recycling of all construction waste where possible
- Provision of recycling facilities during occupation
- Use of unbonded materials to facilitate end of life recycling
- Bicycle parking shelters

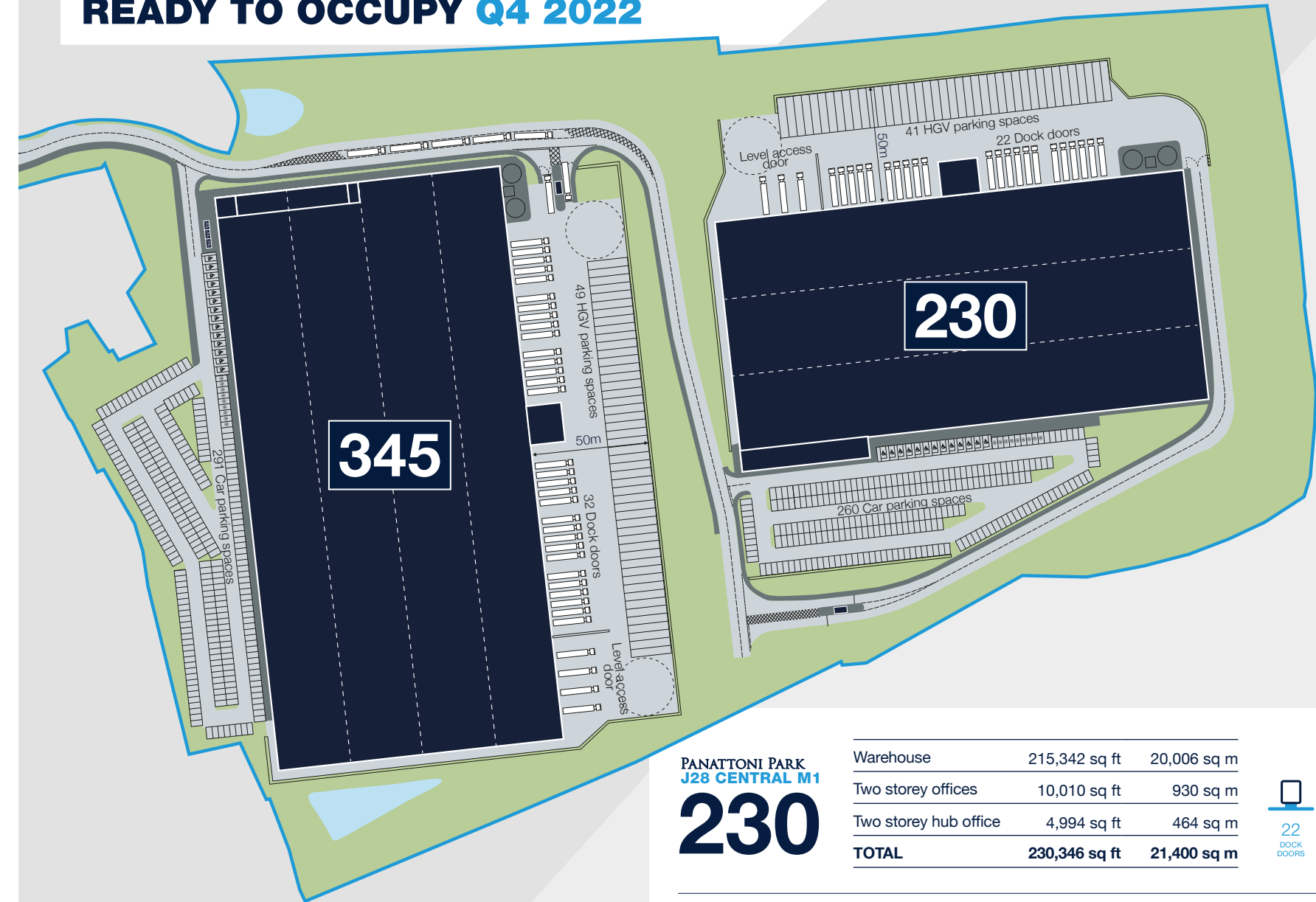
BREEAM

Built to BREEAM rating of 'Very Good'
EPC rating of 'A'

A 0-25

PANATTONI

READY TO OCCUPY Q4 2022



BASE SPECIFICATION

- 15m CLEAR INTERNAL HEIGHT
- 50m YARD DEPTH
- 9 Tonne RACK LEG LOADING
- FM2 FLOORING
- 50kN/m² FLOOR LOADING
- 15% ROOF LIGHTS
- EV CHARGING POINTS

PANATTONI PARK J28 CENTRAL M1 **230**

Warehouse	215,342 sq ft	20,006 sq m
Two storey offices	10,010 sq ft	930 sq m
Two storey hub office	4,994 sq ft	464 sq m
TOTAL	230,346 sq ft	21,400 sq m

22 DOCK DOORS	3 LEVEL ACCESS DOORS	260 CAR PARKING SPACES	41 HGV PARKING SPACES
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PANATTONI PARK J28 CENTRAL M1 **345**

Warehouse	326,975 sq ft	30,377 sq m
Two storey offices	11,216 sq ft	1,042 sq m
Two storey hub office	4,994 sq ft	464 sq m
TOTAL	343,185 sq ft	31,883 sq m

32 DOCK DOORS	4 LEVEL ACCESS DOORS	291 CAR PARKING SPACES	49 HGV PARKING SPACES
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Indicative Image

PANATTONI SPEC BUILD

MEETING THE UK'S DEMAND FOR FLEXIBLE, HIGH QUALITY LOGISTICS SPACE

PANATTONI CONTINUES TO BE THE LARGEST SPECULATIVE DEVELOPER IN THE UK AND HAS, TO DATE, COMMITTED TO MORE THAN 19 MILLION SQ FT OF NEW INDUSTRIAL SPACE.

We speculatively build in strategic locations that offer easy access to major trunk roads, connecting occupiers effortlessly to both labour supply and customers.



Indicative images only



PANATTONI IN NUMBERS

PANATTONI IS THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER, HAVING DEVELOPED 422 MILLION SQ FT TO DATE, WITH 35 OFFICES ACROSS THE GLOBE.

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



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



STEELWORK PRE-FINISHED WITH FACTORY APPLIED TWO PART EPOXY COATING

44

Offices worldwide

525 million

sq ft developed worldwide

120 million

sq ft developed in europe

20 million +

sq ft committed to in the UK in the last four years

GALVANISED COLORCOAT PRISMA® STEEL CLADDING WITH A 25 YEAR WARRANTY

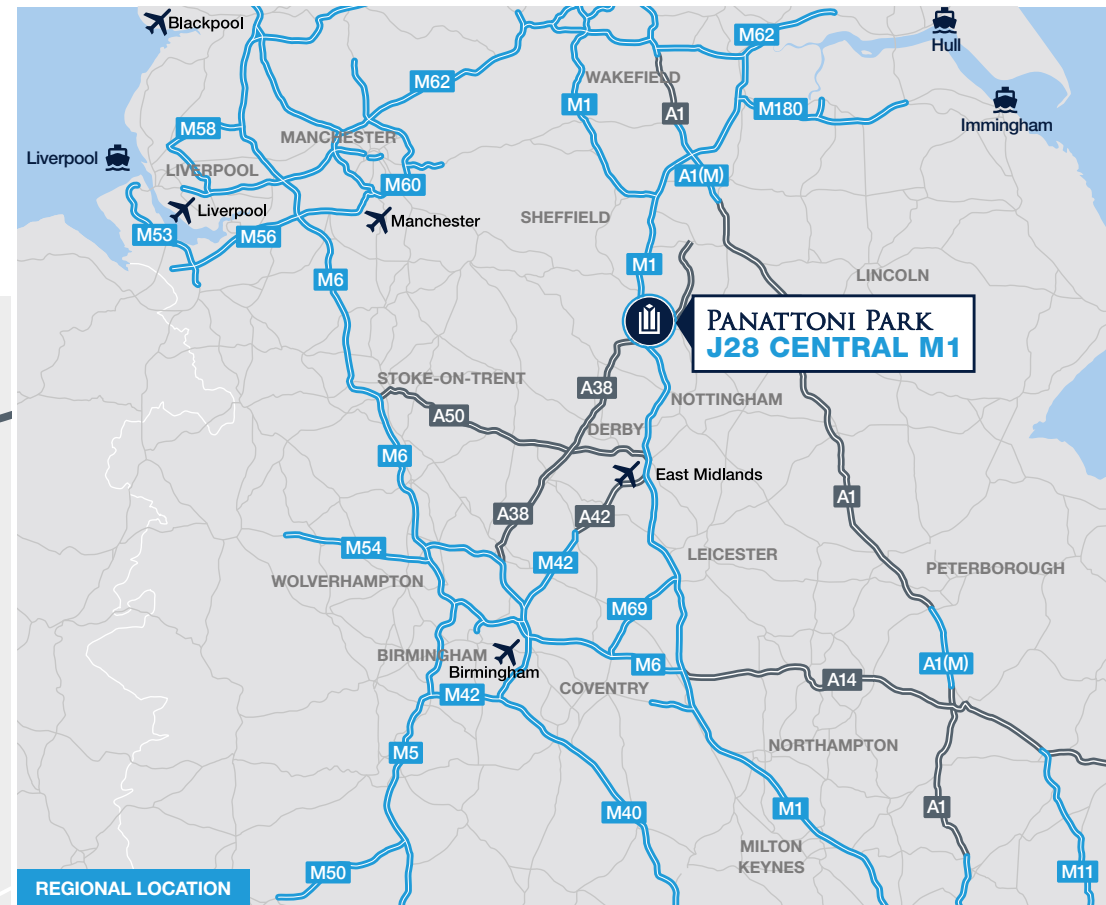
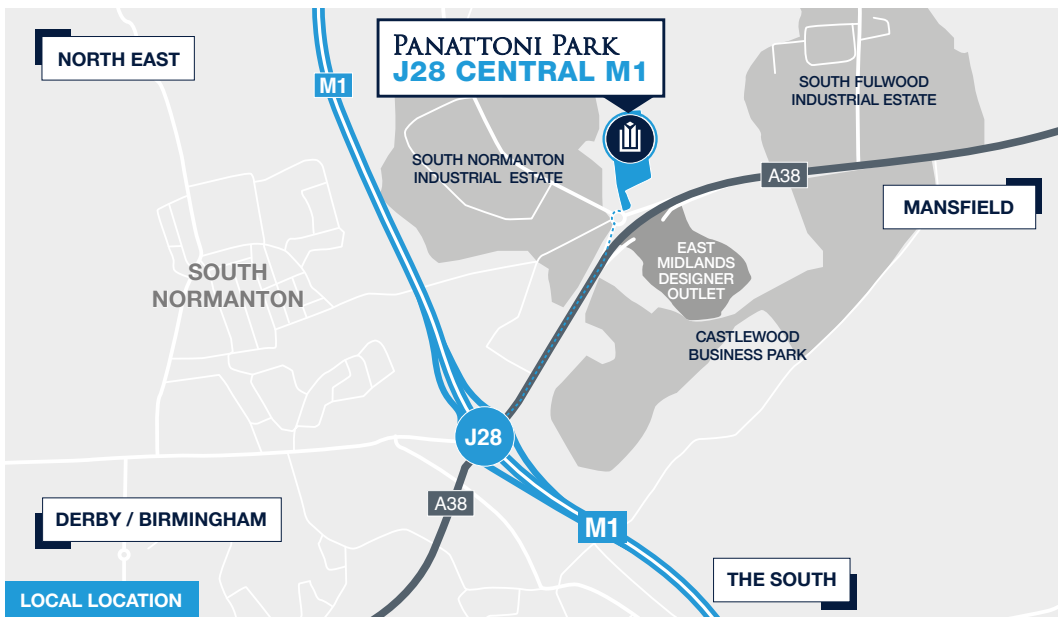
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what3words /// wharfs.competing.spots

71% of the UK can be reached within a 4.5 hour HGV journey of Panattoni Park J28 Central M1.

Most major population centres outside London are within two hours drive, and both Nottingham and Derby are less than half an hour away. Panattoni Park J28 can serve as a centre for same day e-fulfilment operations, or as a national and regional distribution hub.



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