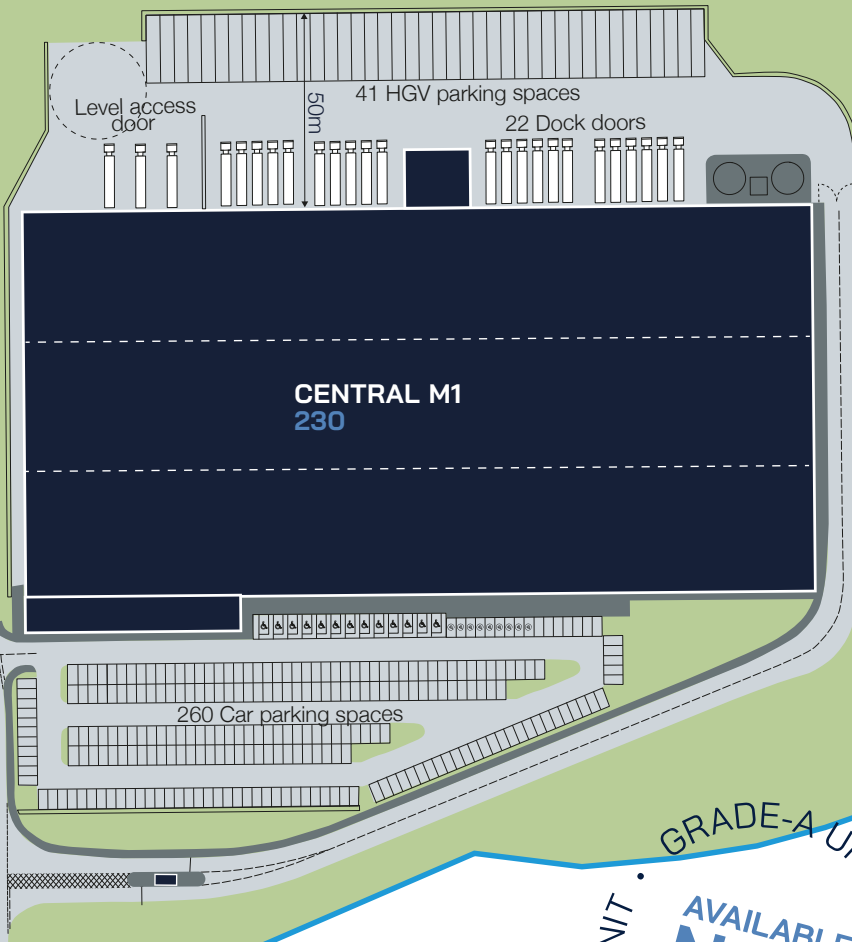


CENTRAL M1 230



GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT

AVAILABLE NOW

Accommodation

| | | |
|-----------------------|----------------------|--------------------|
| 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 |
| Gatehouse | 339 sq ft | 31 sq m |
| TOTAL | 231,191 sq ft | 21,478 sq m |

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.

Central M1 230 benefits from 15m clear internal height, two storey hub offices and 50m yards. Both have achieved BREEAM ratings of 'Very Good', and EPC rating of 'A'.

Both units are now 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 |



Reach further faster

HGV drive times

| | miles | time |
|-----------------|-------|------------|
| Nottingham | 16 | 19 mins |
| Derby | 19 | 22 mins |
| Sheffield | 31 | 35 mins |
| Leeds | 60 | 1h 5 mins |
| Birmingham | 62 | 1h 8 mins |
| Coventry | 62 | 1h 8 mins |
| Manchester | 70 | 1h 37 mins |
| M1/M25 Junction | 118 | 2h 9 mins |
| Newcastle | 148 | 2h 33 mins |

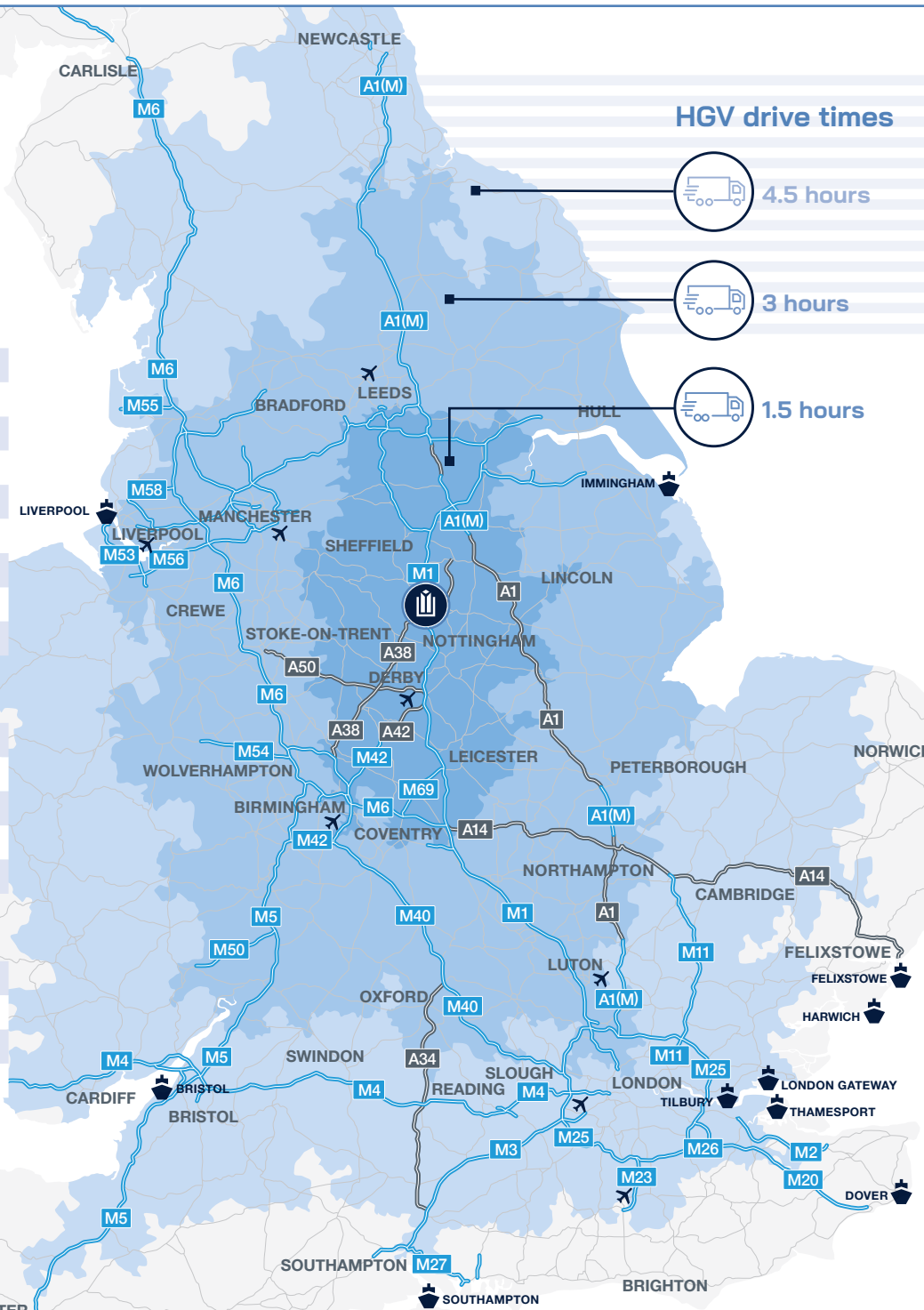
Air travel

| | 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 |

Ports

| | 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 |

Sources: Lorry Route Planner, Royal Mail



HGV drive times

- 4.5 hours
- 3 hours
- 1.5 hours

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.

71% of the UK can be reached within **4.5 hours**
www.drivetimemaps.co.uk

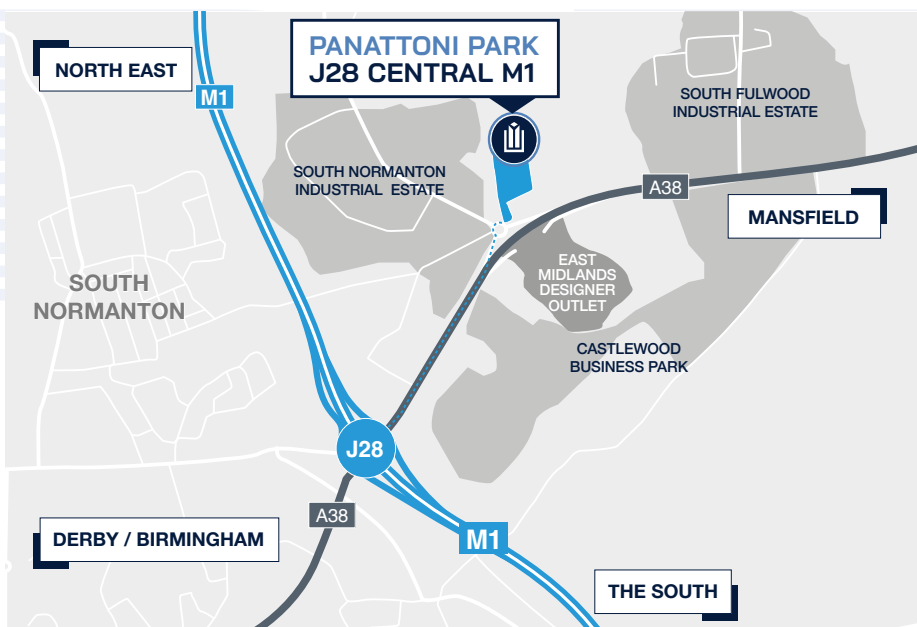
Take up of logistics space in the East Midlands in 2021 was **113% above** the long term average
 (Savills)

Gross weekly full time pay by place of work

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

Location

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.



69,687
addresses within
15 minutes

www.drivetimemaps.co.uk

Drive to work

0.16 million
PEOPLE WITHIN
15 mins

1.26 million
PEOPLE WITHIN
30 mins

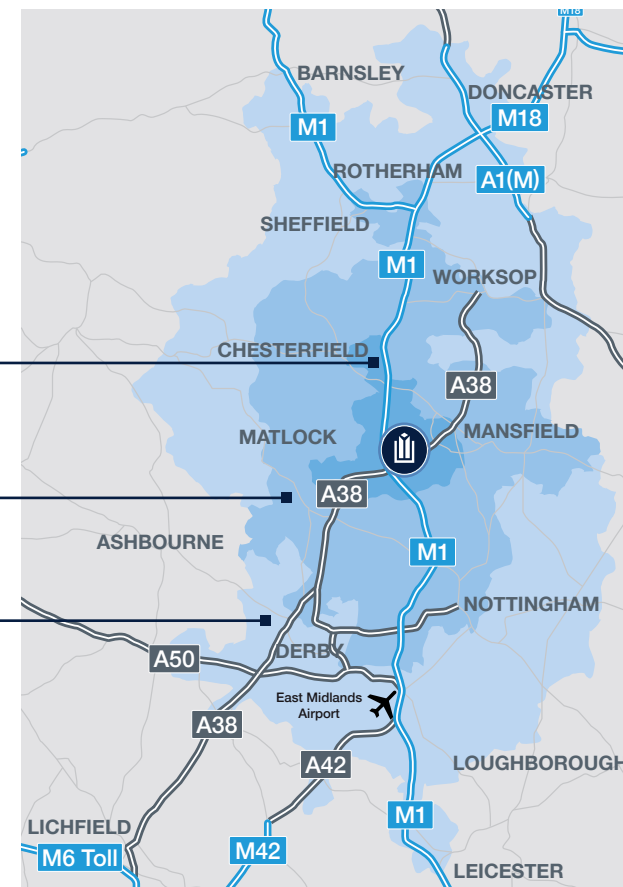
2.91 million
POPULATION WITHIN
45 mins

www.drivetimemaps.co.uk

PANATTONI PARK J28 CENTRAL M1

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