PANATTONI

PANATTONI PARK
CENTRAL A1 [M]

CENTRAL A1 [M] BTS

BUILT AROUND YOU

up to

500,000 sq ft

build to suit industrial/logistics opportunity

27 acre development site

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



PANATTONI PARK CENTRAL A1[M] BTS

Panattoni Park Central A1[M] offers you a rare large-scale build-to-suit opportunity at the heart of the UK.

Available for immediate development, this nationally significant park offers the scale to match your global ambitions.

- Mega-box build to suit opportunity
- 27 acre development plateau
- Detailed planning consent in place for 461,000 sq ft
- Potential to increase to c.505,000 sq ft*
- Grade-A sustainable base specification
- Fully serviced with groundworks complete
- Fast track builds delivered in as little as 10 months**

*subject to planning

**Consented unit, subject to agreement of terms



PANATTONI PARK CENTRAL A1[M]BTS

MAKE CENTRAL A1[M] YOURS

PLANNING CONSENT SCHEDULE OF AREAS	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**

*Consented unit, subject to agreement of terms

While reserve matters planning consent is in place for 461,000 sq ft, the site is able to accommodate up to 500,000 sq ft, subject to planning. Full details on request.

PANATTONI GRADE-A SPECIFICATION

- 27 acre development
- up to 18m clear internal height
- 2 MVA grid supply
- Secure yard
- Separate car parks
- 20% EV charging points
- FM1 flooring
- 50kN/m² Floor loading



CENTRAL A1 [M]

BUILT TO SUIT YOUR EXACT SPECIFICATIONS

delivered to Panattoni's exacting high standards



Indicative CGI

PANATTONI PARK CENTRAL A1[M] BTS

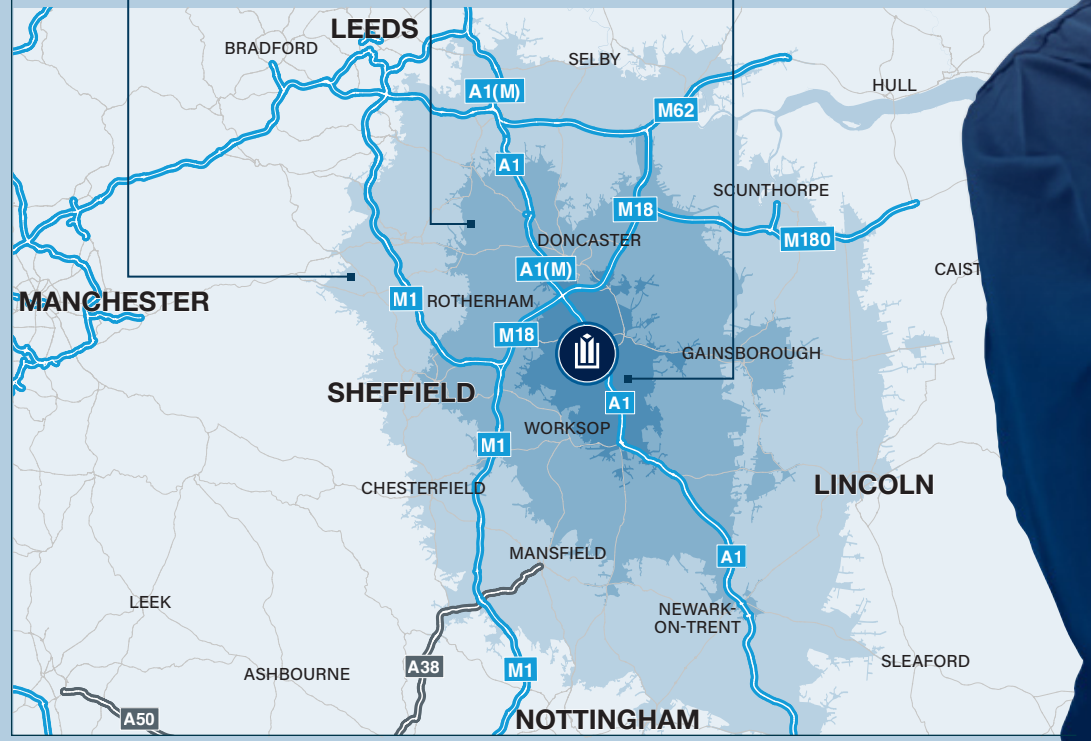
ACCESS

When it comes to regional access, Panattoni Park Central A1[M] delivers.

2.88 million
consumers within 45 mins by van

993,984
consumers within 30 mins by van

164,424
consumers within 15 mins by van





Panattoni Park Central A1[M] attracts a workforce in which manufacturing and logistics experience predominates.

Local wages are extremely competitive by regional and UK averages.

Competitive wages

Bassetlaw	£619.00
Nottinghamshire	£637.10
Doncaster	£642.00
Yorkshire & Humber	£670.80
North West	£692.90
UK	£720.30

Suitable skills and sectors

322,000
manufacturing workers

183,000
transport and storage workers

Ready to work

5,200
want a job in Doncaster

157,600
want a job region wide

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

LABOUR

PANATTONI PARK CENTRAL A1[M]BTS

SERVE
THE POPULATION

	Miles	Time
A1[M] J34	1	1 min
A1(M)/M18	8	10 min
Doncaster	12	14 min
M1 J32	17	24 min
M18 J5 (M180)	20	30 min
Sheffield	25	38 min
M62 J32a	26	40 min
Leeds	48	56 min
Manchester	80	1 h 26 min
Birmingham	98	1 h 42 min
Newcastle	124	2 h 17 min
London	168	2 h 40 min

	Miles	Time
Doncaster Sheffield Airport (reopening approved)	9	11 min
Leeds Bradford	52	1 h 15 min
East Midlands	60	1 h 11 min

	Miles	Time
Immingham	56	1 h 4 min
Hull	59	1 h 9 min
Liverpool	116	1 h 59 min
London Gateway	173	3 h 0 min
Felixstowe	176	3 h 6 min

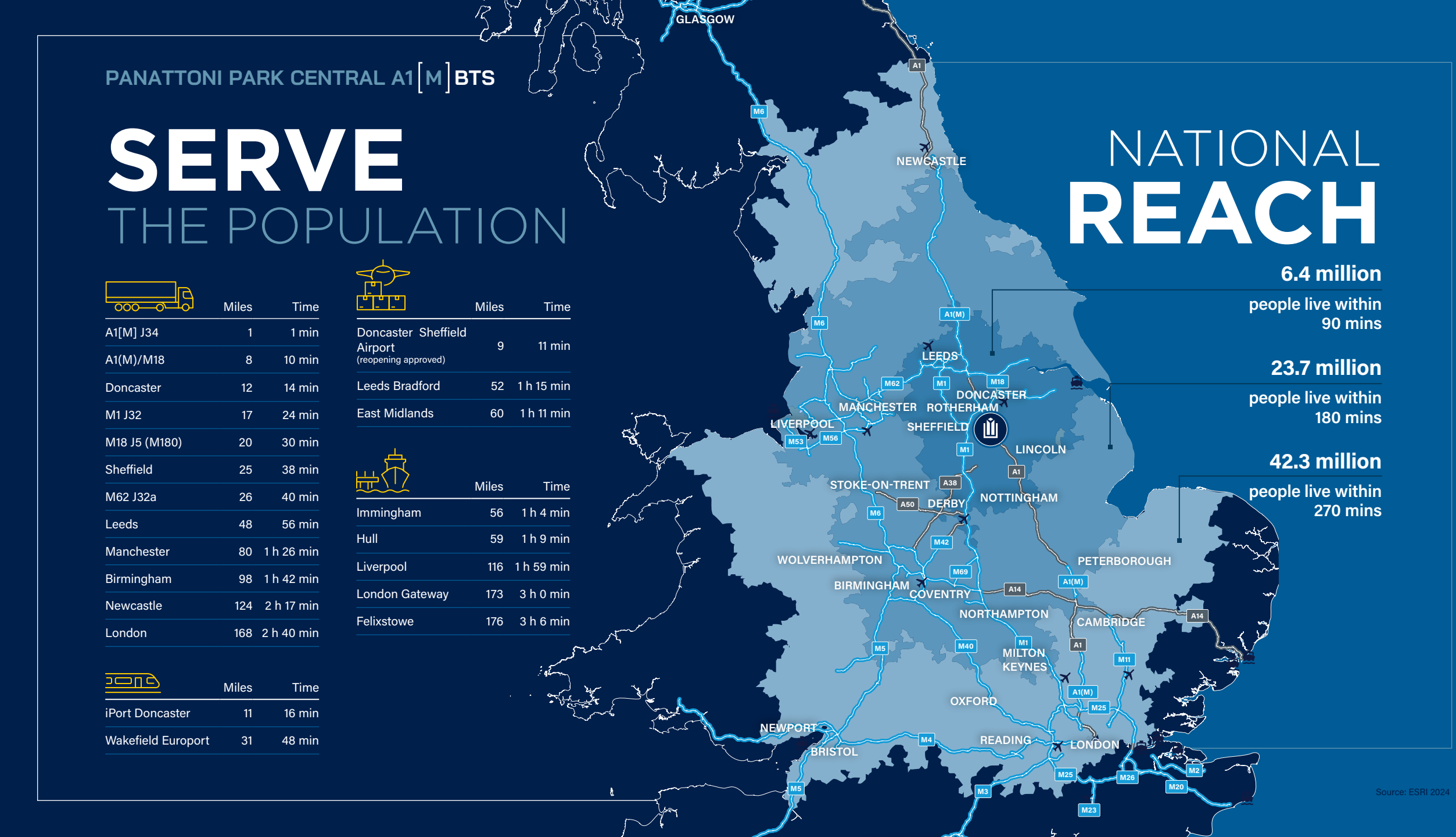
	Miles	Time
iPort Doncaster	11	16 min
Wakefield Europort	31	48 min

NATIONAL REACH

6.4 million
people live within 90 mins

23.7 million
people live within 180 mins

42.3 million
people live within 270 mins



Source: ESRI 2024

SUSTAINABLE

Drive down operational costs and future-proof your business with a sustainable Panattoni build.



High-performance building fabric with superior insulation



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Sub-metering of energy consumption



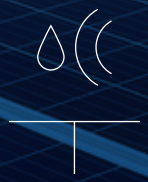
Rainwater harvesting



Targeting Net Zero Carbon in construction



Water saving taps and WCs



Water leak detection



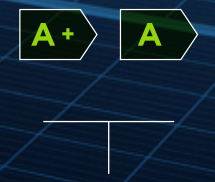
Electric vehicle charging points in the car park



Cycle parking spaces



Targeting BREEAM 'Excellent'



Targeting Office EPC Rating 'A+' Warehouse EPC Rating 'A'

PANATTONI

THE WORLD'S LARGEST

PRIVATELY OWNED INDUSTRIAL REAL ESTATE DEVELOPER.

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America.

Since inception, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space across Europe and India alone, with a further 28 million sq ft currently under construction.

To learn more about Panattoni, watch our latest video:
www.panattoni.co.uk/economy

70
offices worldwide

2,500
international customers

270 million+
sq ft developed across Europe and India

28 million+
sq ft currently under construction



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LOCATION

Strategically positioned at J34 of the A1(M), and with fast access to the M18, M1 and M180, Panattoni Park Central A1[M] connects you directly to the UK's key consumer and manufacturing markets.



ALL ENQUIRIES:

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In partnership with BARINGS and PANATTONI

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