

CENTRAL A1 [M] BTS

BUILT AROUND YOU

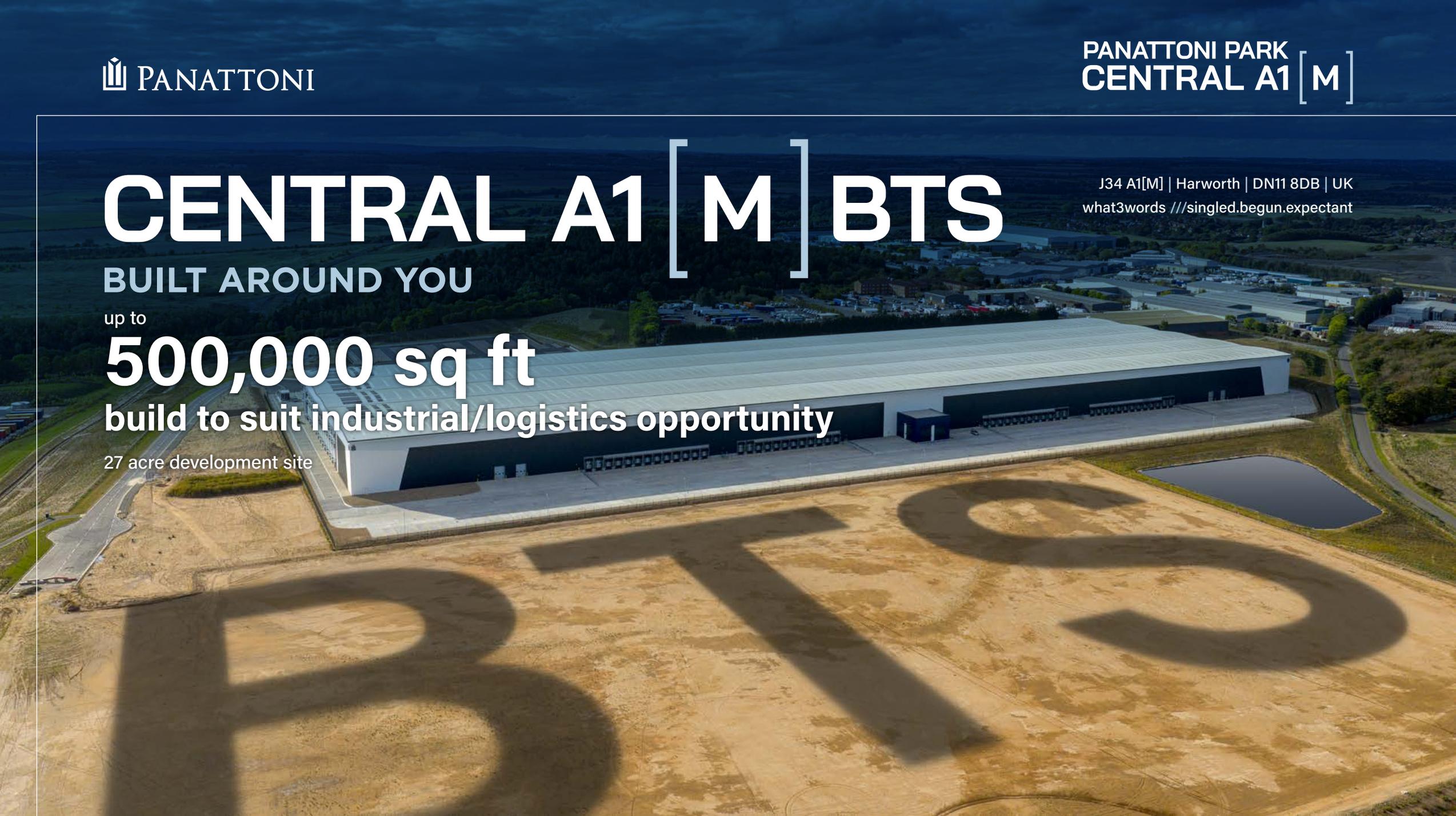
up to

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](https://www.what3words.com/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

INTRODUCING YOUR CENTRAL A1[M]



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

PANATTONI GRADE-A SPECIFICATION



27 acre development



up to 18m clear internal height



2 MVA grid supply



Secure yard



Separate car parks



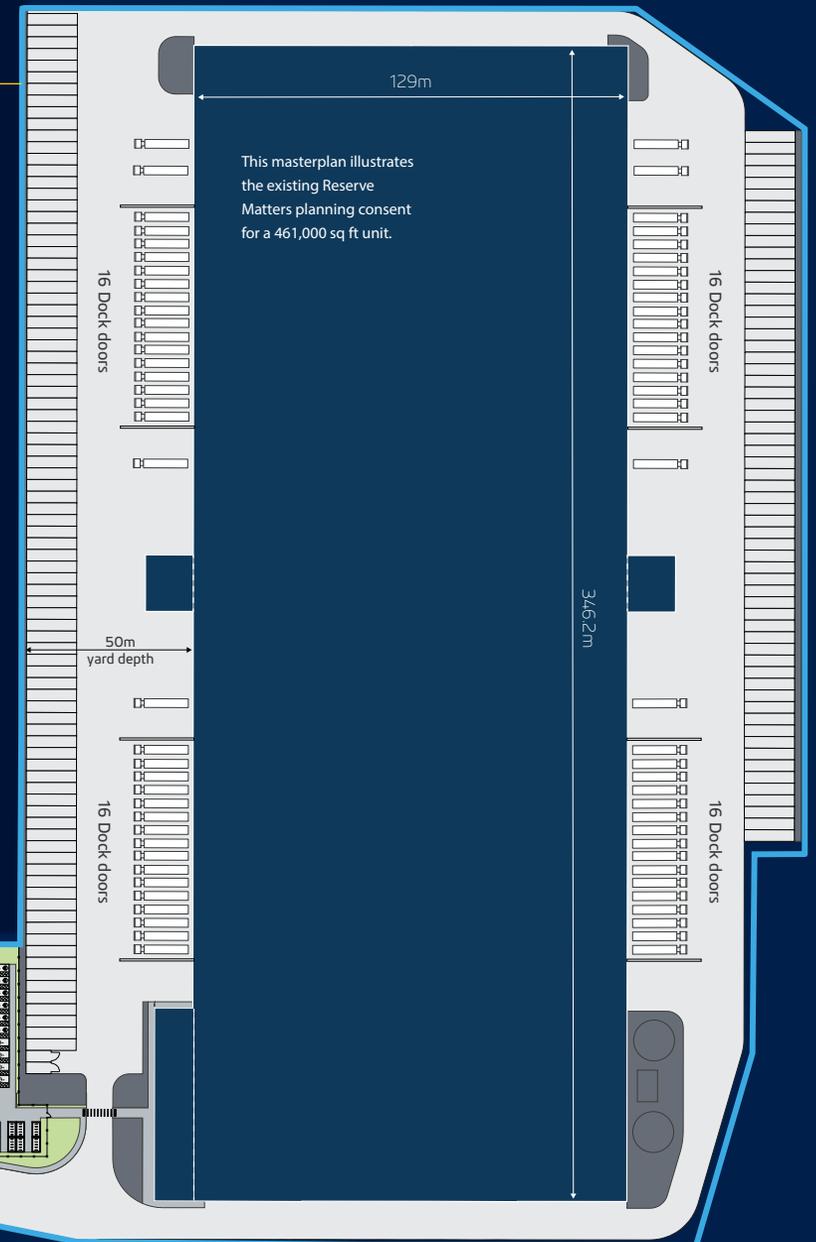
20% EV charging points



FM1 flooring



50kN/m² Floor loading



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.

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CENTRAL A1 [M]

BUILT TO SUIT YOUR EXACT SPECIFICATIONS
delivered to Panattoni's exacting high standards



Indicative CGI

ACCESS

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

2.88 million

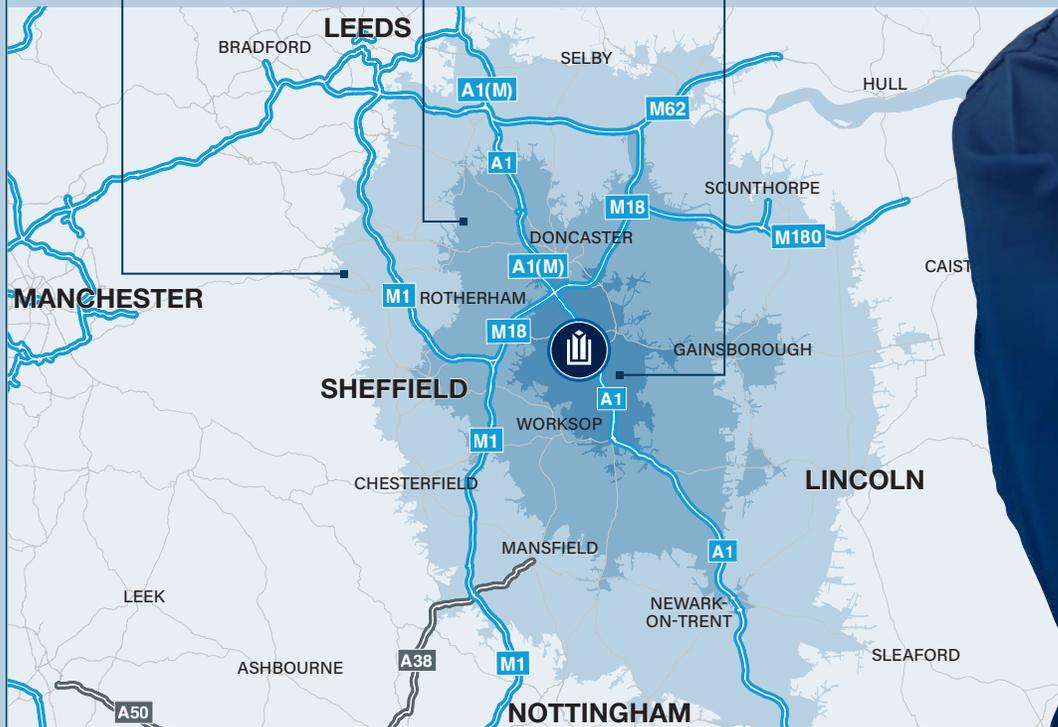
consumers within 45 mins by van

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.

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

Competitive wages

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



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'



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

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