

# TWO PRIME BEST IN CLASS DISTRIBUTION/INDUSTRIAL FACILITIES

Available Now

86,755 Sq Ft & 464,989 Sq Ft (8,060 - 43,199 Sq M)

Strategically positioned between the M1 & A1(M)  
BREEAM Excellent Certification



# FLEXIBLE CONNECTIONS

Strategically located between the M1 and A1(M), Worksop Link offers exceptional connectivity for logistics, enabling efficient north-south and east-west distribution. Its proximity to major motorways ensures reduced transit times and seamless access to regional and national markets.



A57



M1 - 6 MILES - 10 MINS



A1 - 7 MILES - 12 MINS

# STRATEGICALLY POSITIONED



M1 J31

M1

M1 - 6 MILES - 10 MINS

WorksopLink

A57

Shireoaks

A57

A57

B6041

A1 - 7 MILES - 12 MINS

# ACCESS TO SKILLED LABOUR FORCE

Located in the prime East Midlands logistics UK market, the site benefits from a skilled local workforce ready for warehouse operations.



**203,107 PEOPLE** WITH LEVEL 4 QUALIFICATIONS OR ABOVE



**37,935 WORK** IN THE MANUFACTURING INDUSTRY



**18,876 WORK** IN THE TRANSPORT & STORAGE INDUSTRY



**THE REGIONAL WAGE RATE** IS 15% LOWER THAN THE NATIONAL AVERAGE



**274,151 OF THE LOCAL POPULATION** IN FULL TIME EMPLOYMENT



**679,071 ECONOMICALLY ACTIVE PEOPLE** IN THE LOCAL AREA



# BEST IN CLASS DEVELOPMENT

Two new distribution / industrial facilities featuring high quality specification and forward thinking ESG initiatives.

## WorkshopLink 464



38 Dock Level Doors (4 Euro)



7 Level Access Doors



Up to 108 HGV Parking Spaces



320 Car Parking Spaces (28 EV Charging)



16m Eaves Height



50m Yard Depth



60KN/m2 Floor Loading



1.5MVA Available



Gatehouse Entrance



Hub Office



Breakout Areas



10% PV Solar Panels Per Unit Ability to increase to 100%

## WorkshopLink 86



6 Dock Level Doors



2 Level Access Doors



Up to 45 HGV Parking Spaces



77 Car Parking Spaces (6 EV Charging)



12.5m Eaves Height



82.5M Yard Depth



50KN/m2 Floor Loading



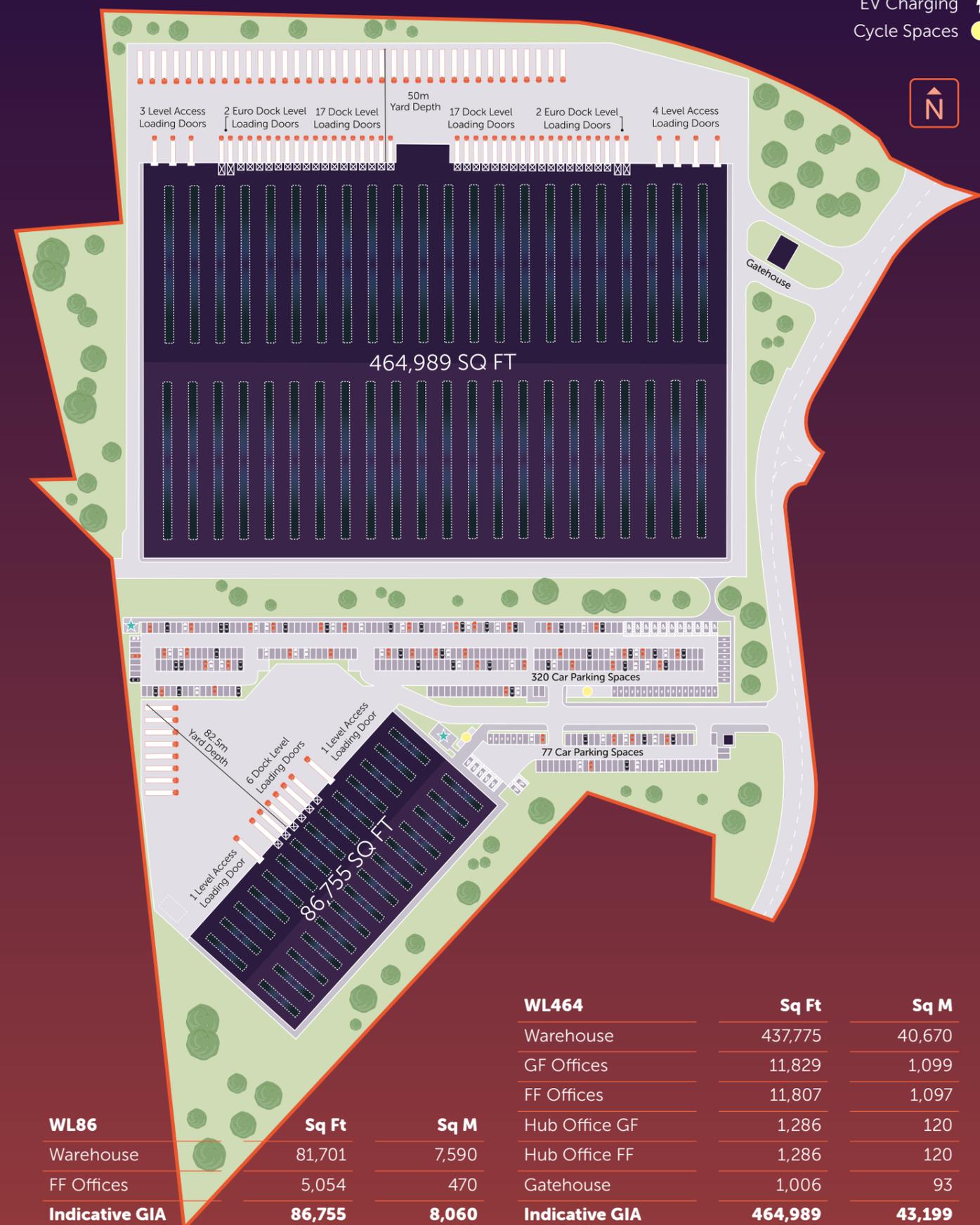
500KVA Available



10% PV Solar Panels Per Unit Ability to increase to 100%

**Key**

- Breakout Areas ★
- EV Charging ⚡
- Cycle Spaces ●



WL86	Sq Ft	Sq M	WL464	Sq Ft	Sq M
Warehouse	81,701	7,590	Warehouse	437,775	40,670
FF Offices	5,054	470	GF Offices	11,829	1,099
<b>Indicative GIA</b>	<b>86,755</b>	<b>8,060</b>	FF Offices	11,807	1,097
			Hub Office GF	1,286	120
			Hub Office FF	1,286	120
			Gatehouse	1,006	93
			<b>Indicative GIA</b>	<b>464,989</b>	<b>43,199</b>

# ENVIRONMENTAL SUSTAINABILITY



BREEAM EXCELLENT  
CERTIFICATION



EPC  
RATING A+



OUTDOOR BREAKOUT  
AREA AND TRIM TRAIL



ELECTRIC VEHICLE  
CHARGING POINTS



BIKE  
STORAGE



PROFESSIONAL  
LANDSCAPING



# ENDLESS LINKS

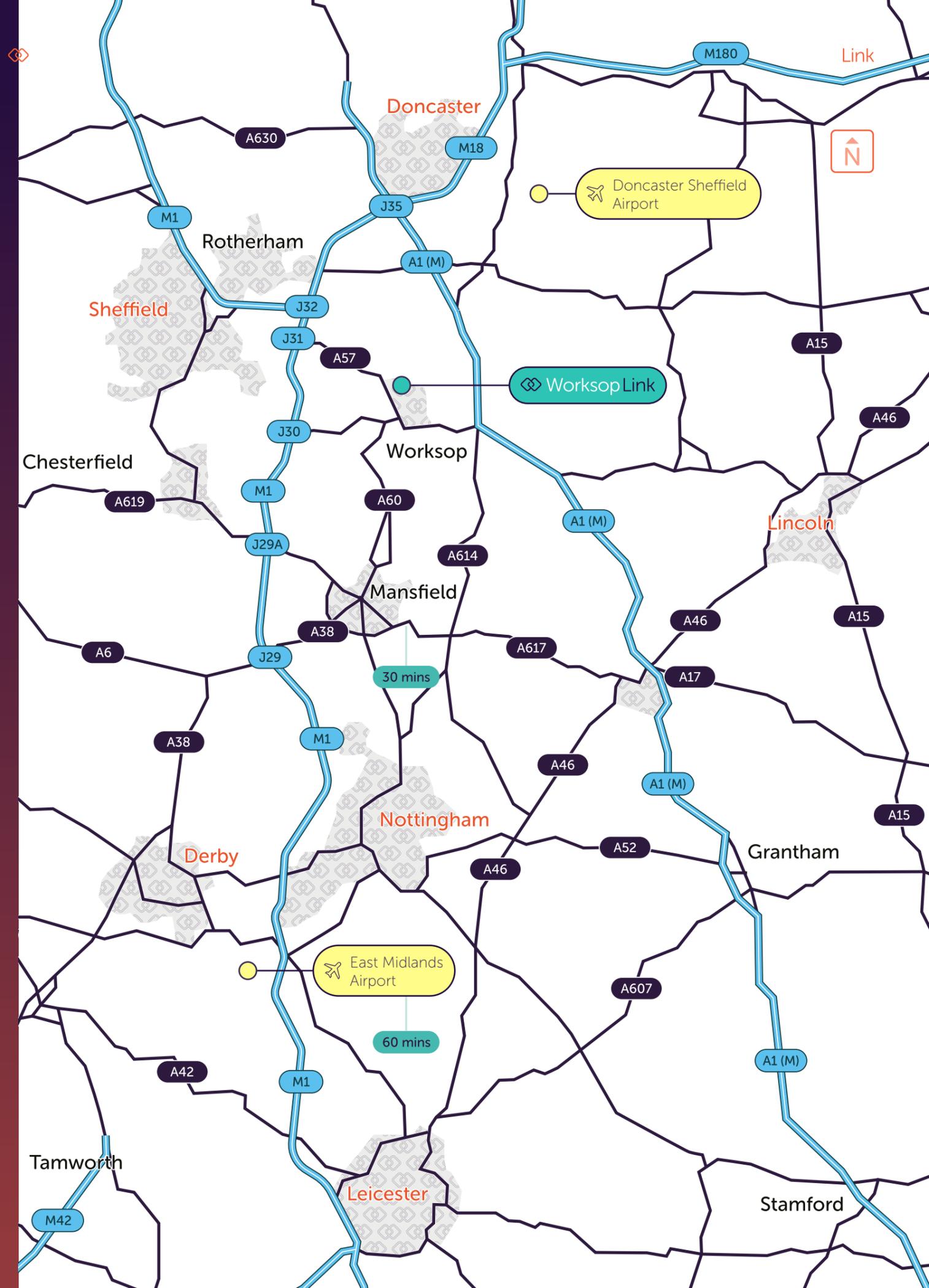
Worksop Link provides excellent connectivity via the A1(M) and M1 motorways for efficient nationwide distribution. Its proximity to regional hubs, ports, and airports supports multimodal transport, while the area accommodates modern warehousing facilities for streamlined operations.

## TRAVEL TIMES

			
<b>Sheffield</b> 18 Miles / 30 Mins	<b>M1</b> 6 Miles / 10 Mins	<b>Doncaster / Sheffield</b> 15 Miles / 30 Mins	<b>Hull</b> 64 Miles / 65 Mins
<b>Doncaster</b> 21 Miles / 38 Mins	<b>A1</b> 7 Miles / 12 Mins	<b>East Midlands</b> 48 Miles / 60 Mins	<b>Immingham</b> 66 Miles / 70 Mins
<b>Nottingham</b> 30 Miles / 50 Mins	<b>M18</b> 9 Miles / 14 Mins	<b>Manchester</b> 61 Miles / 88 Mins	<b>Liverpool</b> 112 Miles / 130 Mins
<b>Derby</b> 38 Miles / 54 Mins	<b>M180</b> 29 Miles / 30 Mins		
<b>Leeds</b> 46 Miles / 60 Mins	<b>M62</b> 40 Miles / 40 Mins		

**Postcode** S81 8AE  
**what3words** ///eagles.shield.gives

## POPULATION





# MASSIVE POTENTIAL

This prime location offers excellent transport links, a skilled local workforce, and nearby amenities, making Workshop Link ideal for logistics businesses.



### Railfreight Terminals

Strategically positioned to capitalise on exceptional rail freight connectivity to leading hubs including; IPort, SIRFT, East Midlands Gateway, DIRFT and Maritime Rail Freight Terminal Northampton.

### Direct Access to Key Roads

Directly fronting the A57, providing a straight route to the A1(M) at Blyth (approximately 12 mins) and the M1 at Junction 30 (around 10 mins), ideal for rapid regional and national distribution.

The site is within 60 mins of East Midlands Airport for air freight. The airport hosts the UK's largest air cargo operation, handling over 440,000 tonnes annually.



### Local Workforce

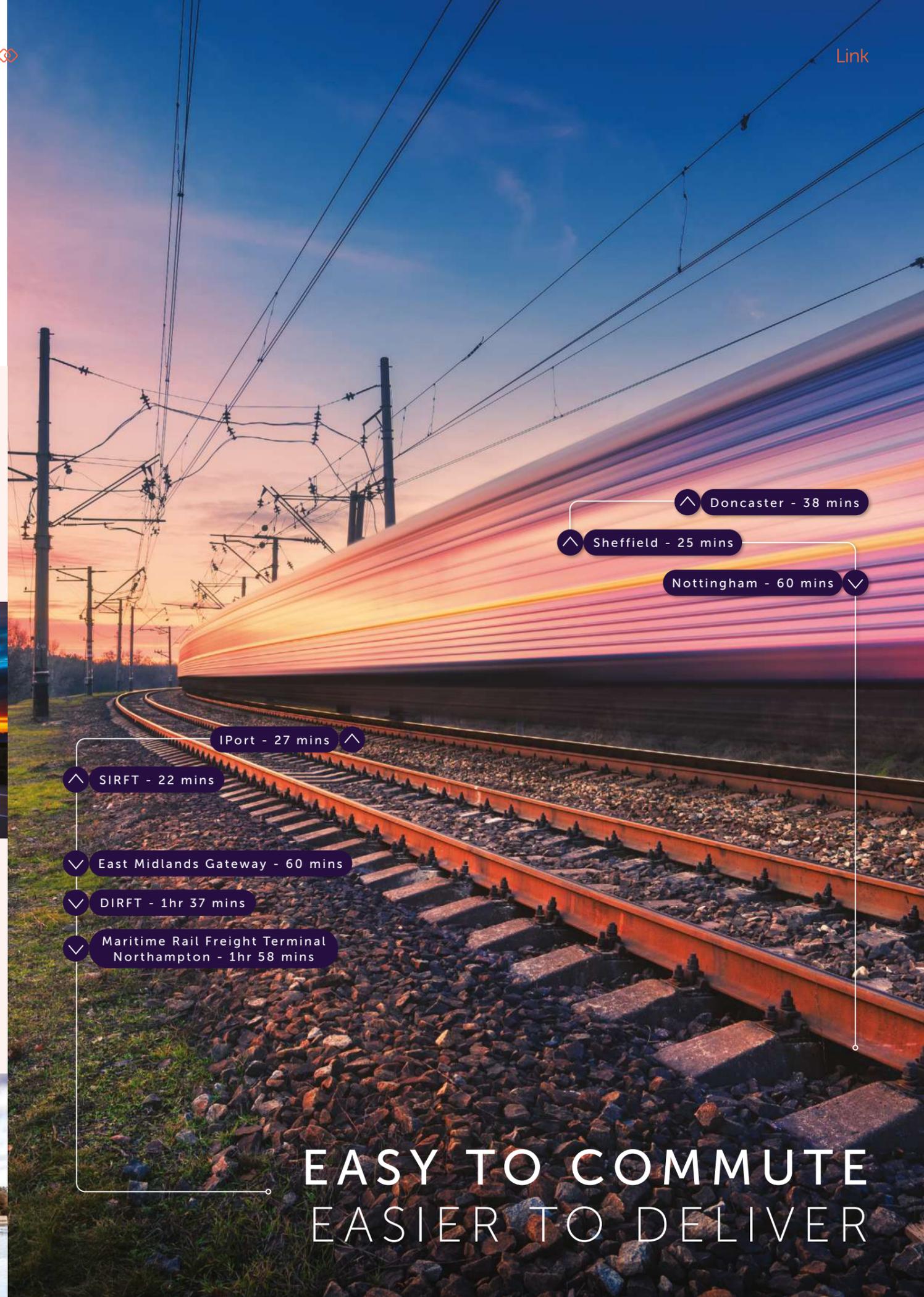
The nearby residential areas of Workshop, Retford, Mansfield and Rotherham provide a substantial labour pool, including logistics, warehouse, and manufacturing professionals.

Shireoaks station is located 2.5 miles away, with regular services to Sheffield (35 mins) and Lincoln (40 mins), making commuting straightforward for employees.

### Local Area

Workshop provides employees with convenient access to supermarkets, dining, and fitness facilities within a 5-minute drive.

For relaxation, the scenic Clumber Park offers 3,800 acres of woodlands, lakes, and trails, with on-site bike rentals for easy exploration.



Doncaster - 38 mins  
Sheffield - 25 mins  
Nottingham - 60 mins

IPort - 27 mins  
SIRFT - 22 mins  
East Midlands Gateway - 60 mins  
DIRFT - 1hr 37 mins  
Maritime Rail Freight Terminal Northampton - 1hr 58 mins

# EASY TO COMMUTE EASIER TO DELIVER

# VAST YARD DEPTH





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Industrial Real Estate