

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



COMPETITIVE
RENTS

LOWER LABOUR
COSTS

NATIONWIDE
REACH

FLEXIBLE CONNECTIONS

Strategically located between the M1 and A1(M), Workshop 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



Proposed Dukeries Park

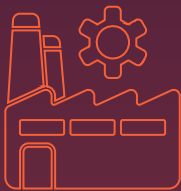
To include: M&S Foodhall, Starbucks coffee shop & drive-thru, EG petrol station with a convenience store and 12 rapid EV chargers and a padel court centre. STP.

COST-EFFECTIVE LOGISTICS

Located within the East Midlands’ established logistics corridor, Workshop Link offers a highly competitive cost base backed by a strong, readily accessible local workforce. With quoting rents of £8.75 per sq ft, the site provides exceptional value compared to alternative distribution hubs across the region and wider UK market.



C.15–17% LOWER LABOUR COSTS COMPARED TO THE UK AVERAGE



300,000+ LOCAL PEOPLE WORKING IN MANUFACTURING AND LOGISTICS



OVER 600,000 ECONOMICALLY ACTIVE PEOPLE WITHIN THE WIDER CATCHMENT



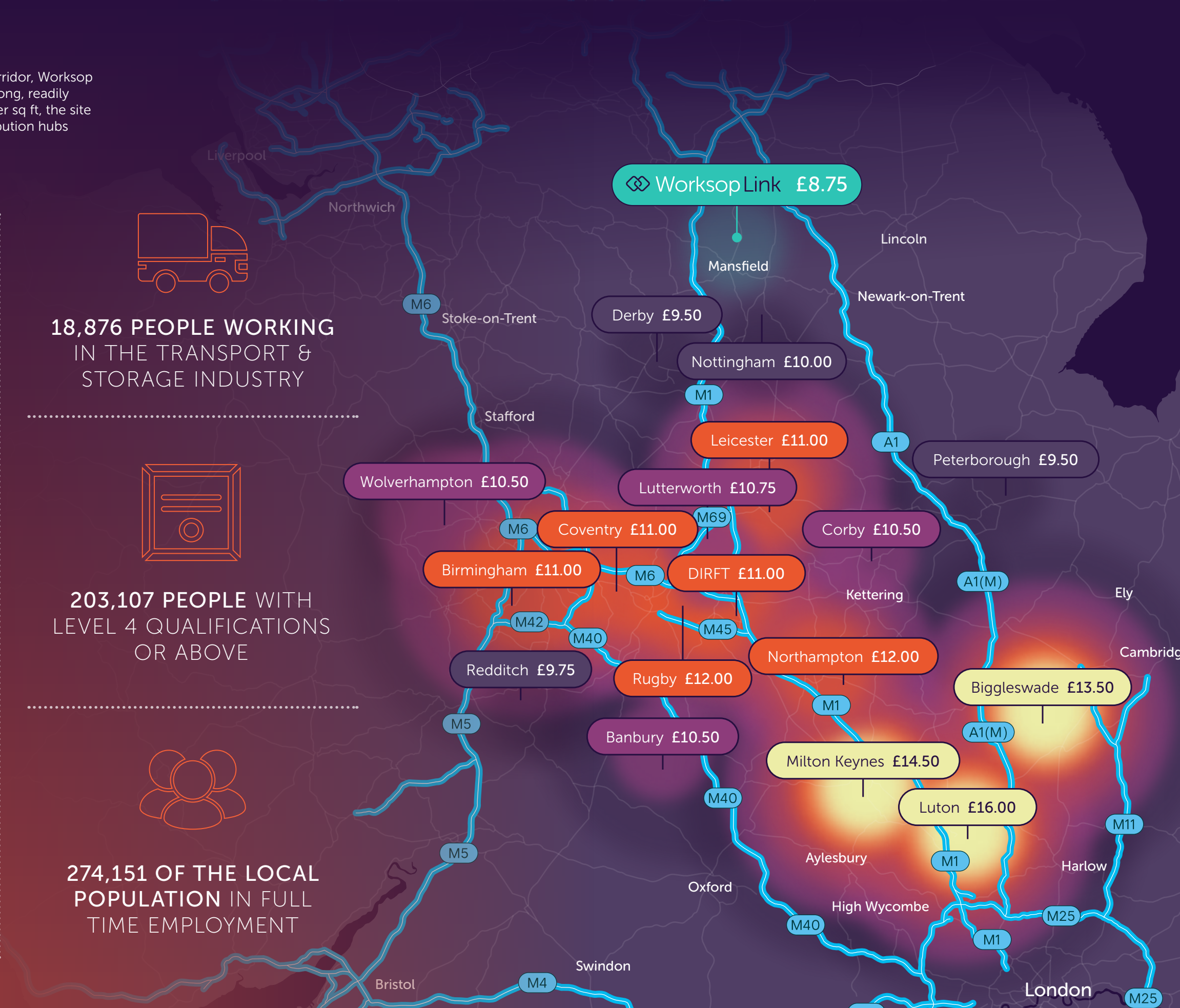
18,876 PEOPLE WORKING IN THE TRANSPORT & STORAGE INDUSTRY



203,107 PEOPLE WITH LEVEL 4 QUALIFICATIONS OR ABOVE



274,151 OF THE LOCAL POPULATION IN FULL TIME EMPLOYMENT



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

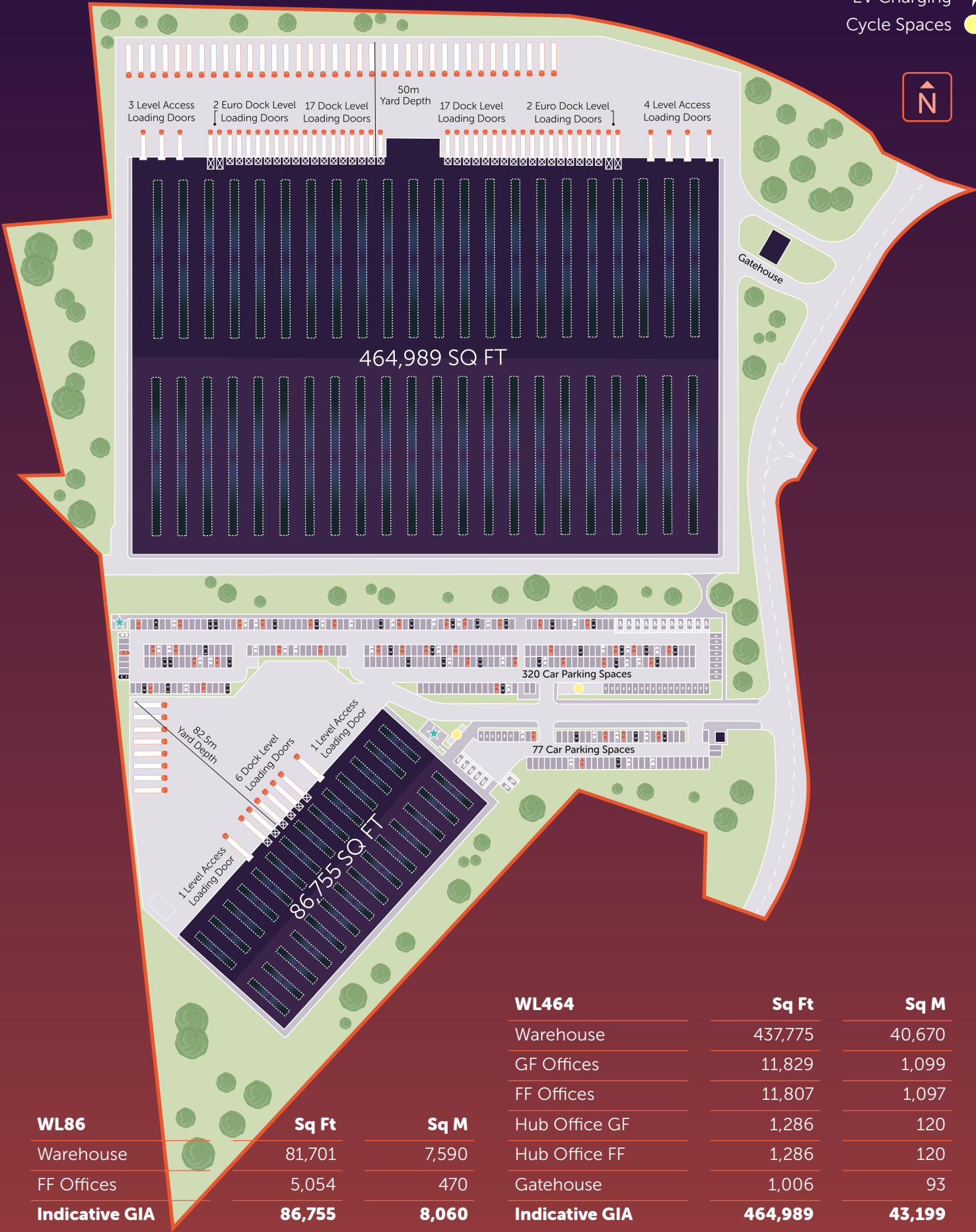


10% PV Solar Panels Per Unit Ability to increase to 100%



Key

- Breakout Areas
- EV Charging
- Cycle Spaces



ENVIRONMENTAL SUSTAINABILITY



BREEAM EXCELLENT
CERTIFICATION



EPC
RATING A+



OUTDOOR BREAKOUT
AREA AND TRIM TRAIL



ELECTRIC VEHICLE
CHARGING POINTS



BIKE
STORAGE



PROFESSIONAL
LANDSCAPING



WORKSOP LINK IS AVAILABLE NOW AND COMPETITIVELY PRICED.

Availability of prime Grade A space, in excess of 450,000 sq ft is rapidly reducing across the Midlands, with the majority of remaining options comprising second-hand or refurbished buildings.

Workshop Link represents an increasingly rare opportunity to secure immediately available, newly built Grade A distribution and industrial space, offering high-specification accommodation in a prime, well connected location.



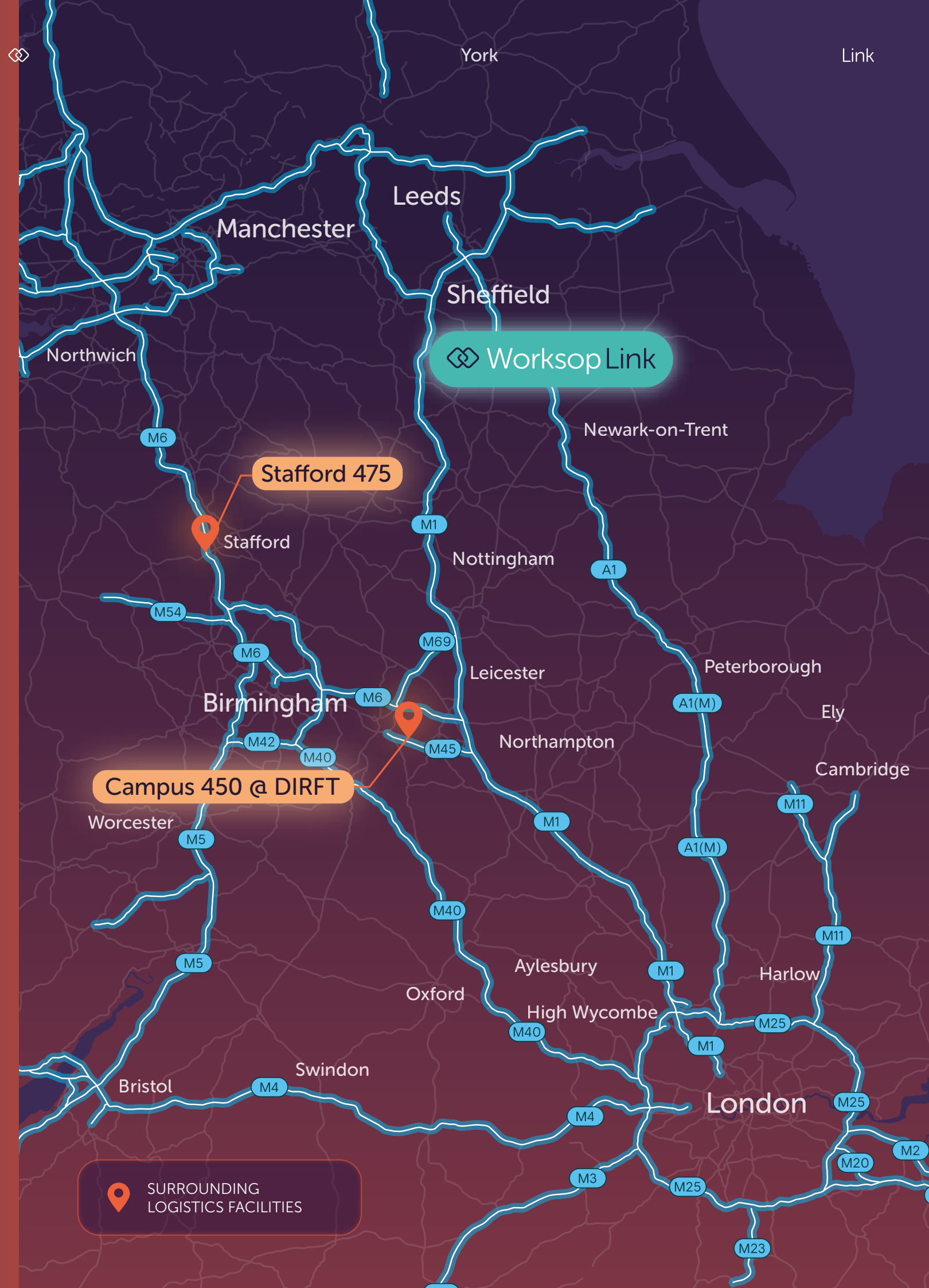
AVAILABLE NOW:
TO LET OR FOR SALE



TWO FACILITIES:
86,755 AND 464,989 SQ FT



CONNECTED:
TO THE M1 AND A1(M)



COLD CHAIN SOLUTIONS

Engineered with an advanced building envelope for superior thermal performance and air tightness, Workshop Link supports temperature-controlled storage from 0°C upwards-minimising heat gains, maximising energy efficiency, and eliminating the need for complex secondary internal builds.



0°C UPWARDS
INTERNAL
TEMPERATURES



UP TO 1.5MVA
POWER
AVAILABLE



ENHANCED
AIR
TIGHTNESS



EPC A+
ENERGY
RATING



MULTI-
TEMPERATURE
FLEXIBILITY



SUPERIOR
THERMAL
PERFORMANCE



CONNECTED FOR NATIONAL DISTRIBUTION

Workshop 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



Sheffield
18 Miles / 30 Mins



M1
6 Miles / 10 Mins



Doncaster / Sheffield
15 Miles / 30 Mins



Hull
64 Miles / 65 Mins

Doncaster
21 Miles / 38 Mins

A1
7 Miles / 12 Mins

East Midlands
48 Miles / 60 Mins

Immingham
66 Miles / 70 Mins

Nottingham
30 Miles / 50 Mins

M18
9 Miles / 14 Mins

Manchester
61 Miles / 88 Mins

Liverpool
112 Miles / 130 Mins

Derby
38 Miles / 54 Mins

M180
29 Miles / 30 Mins

Leeds
46 Miles / 60 Mins

M62
40 Miles / 40 Mins

Postcode
S81 8AE

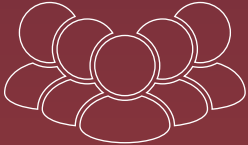
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POPULATION



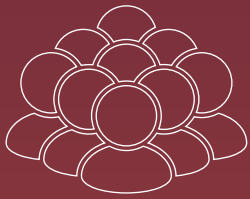
1,103,129

30 MIN DRIVE



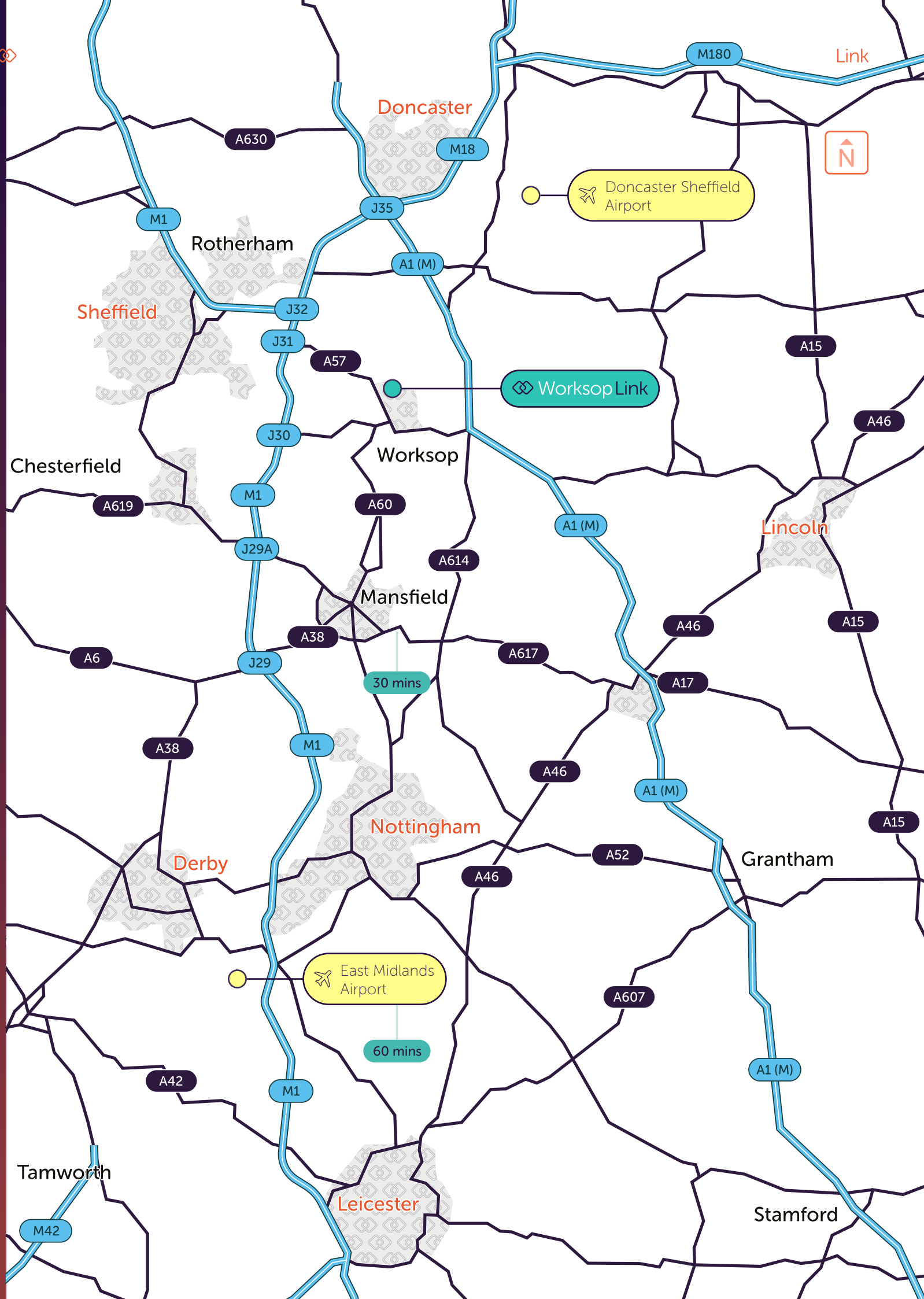
11,523,356

1.5 HOUR DRIVE



18,351,790

3 HOUR DRIVE





DIRECT FREIGHT ACCESS FOR YOUR WORKFORCE

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.

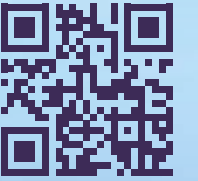
For relaxation, the scenic Clumber Park offers 3,800 acres of woodlands, lakes, and trails, with on-site bike rentals for easy exploration.



- 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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A Development by:

GARBE ■
Industrial Real Estate