Worksop Link

UNITS 1 & 2 WORKSOP LINK,
AVELING WAY, WORKSOP S81 8AE

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), 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.



STRATEGICALLY POSITIONED

M1 J31

M1

M1 - 6 MILES - 10 MINS

Worksop Link

A57

Shireoaks

Proposed Dukeries Park

A57

B6041

A57

A1 - 7 MILES - 12 MINS

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, Worksop 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

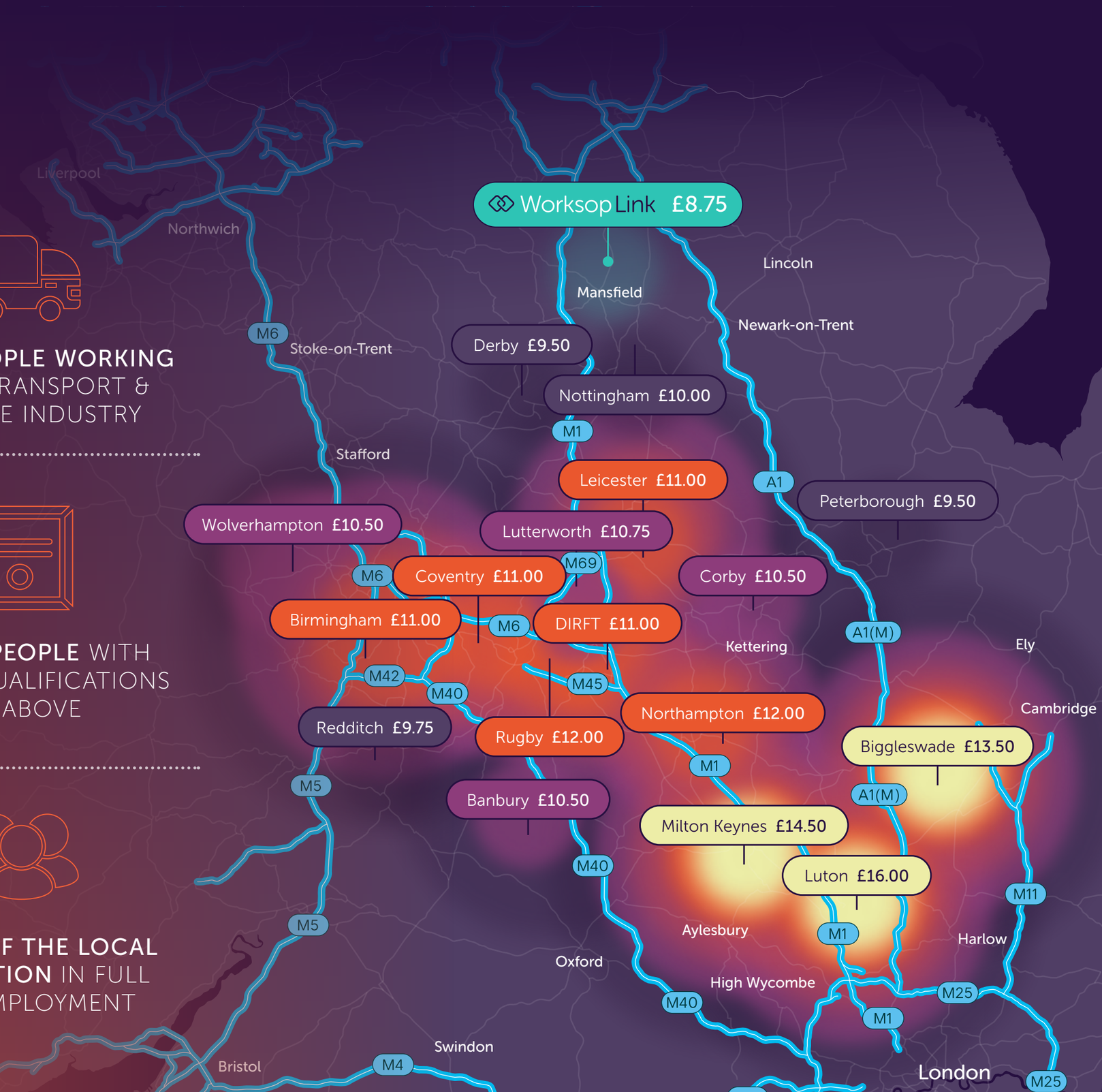
18,876 PEOPLE WORKING IN THE TRANSPORT & STORAGE INDUSTRY

300,000+ LOCAL PEOPLE WORKING IN MANUFACTURING AND LOGISTICS

203,107 PEOPLE WITH LEVEL 4 QUALIFICATIONS OR ABOVE

OVER 600,000 ECONOMICALLY ACTIVE PEOPLE WITHIN THE WIDER CATCHMENT

274,151 OF THE LOCAL POPULATION IN FULL TIME EMPLOYMENT



BEST IN CLASS DEVELOPMENT

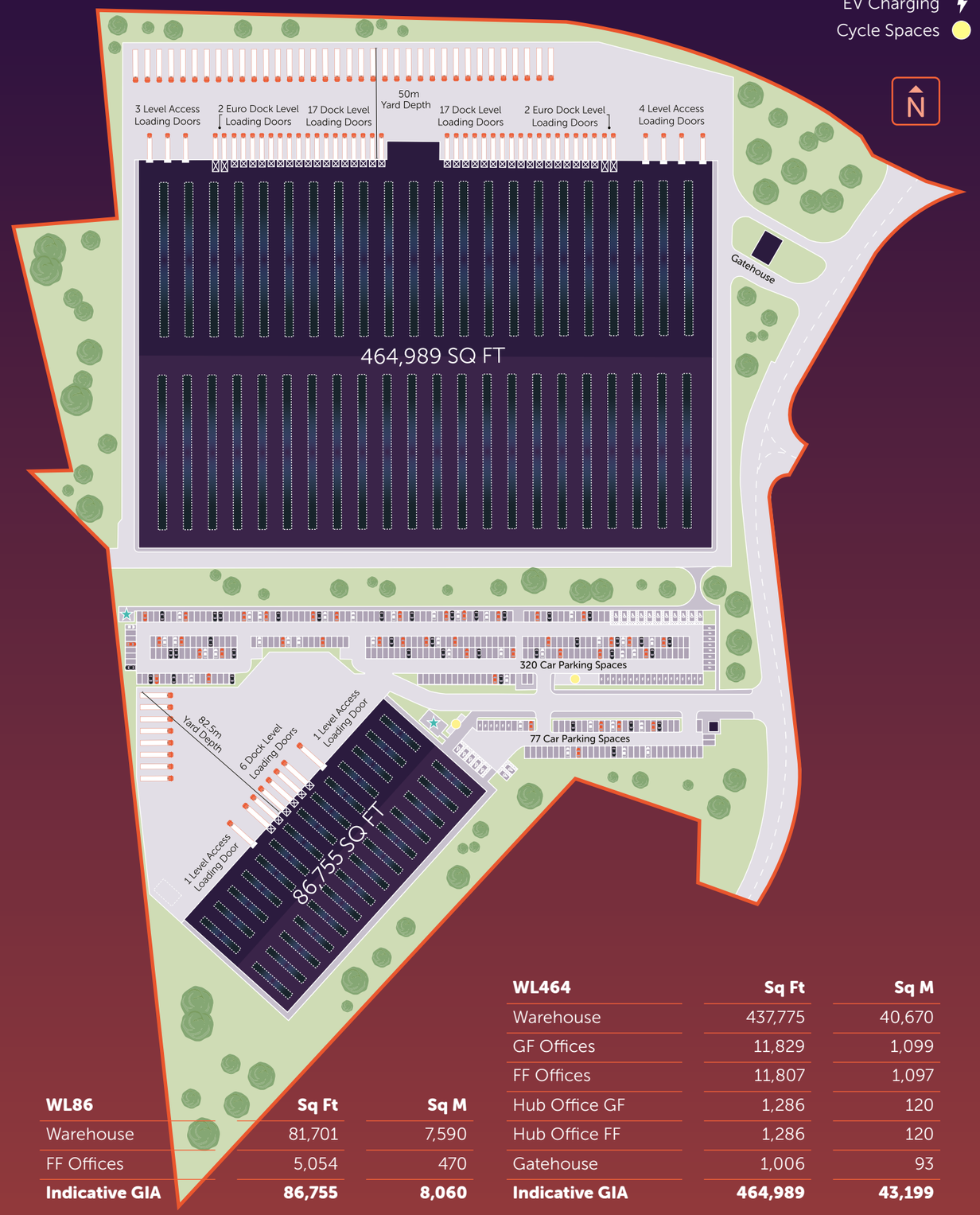
Two new distribution / industrial facilities featuring high quality specification and forward thinking ESG initiatives.

Worksop Link 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%

Worksop Link 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%



WL86	Sq Ft	Sq M
Warehouse	81,701	7,590
FF Offices	5,054	470
Indicative GIA	**86,755**	**8,060**

WL464	Sq Ft	Sq M
Warehouse	437,775	40,670
GF Offices	11,829	1,099
FF Offices	11,807	1,097
Hub Office GF	1,286	120
Hub Office FF	1,286	120
Gatehouse	1,006	93
Indicative GIA	**464,989**	**43,199**

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.

Worksop 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, Worksop 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

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

Sheffield
18 Miles / 30 Mins

Doncaster
21 Miles / 38 Mins

Nottingham
30 Miles / 50 Mins

Derby
38 Miles / 54 Mins

Leeds
46 Miles / 60 Mins

M1
6 Miles / 10 Mins

A1
7 Miles / 12 Mins

M18
9 Miles / 14 Mins

M180
29 Miles / 30 Mins

M62
40 Miles / 40 Mins

Doncaster / Sheffield
15 Miles / 30 Mins

East Midlands
48 Miles / 60 Mins

Manchester
61 Miles / 88 Mins

Hull
64 Miles / 65 Mins

Immingham
66 Miles / 70 Mins

Liverpool
112 Miles / 130 Mins

Postcode
S81 8AE

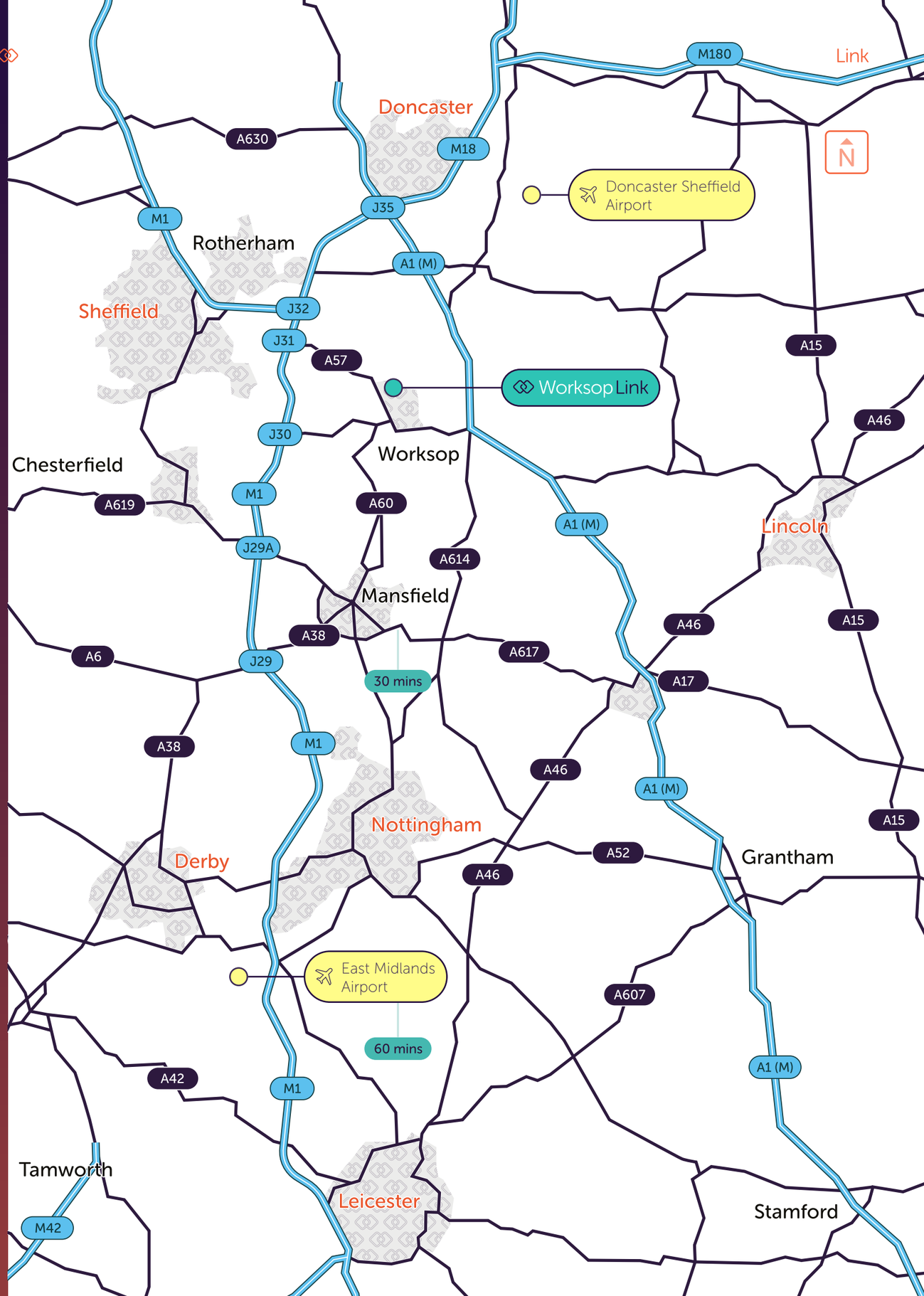
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POPULATION

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 Worksop 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.





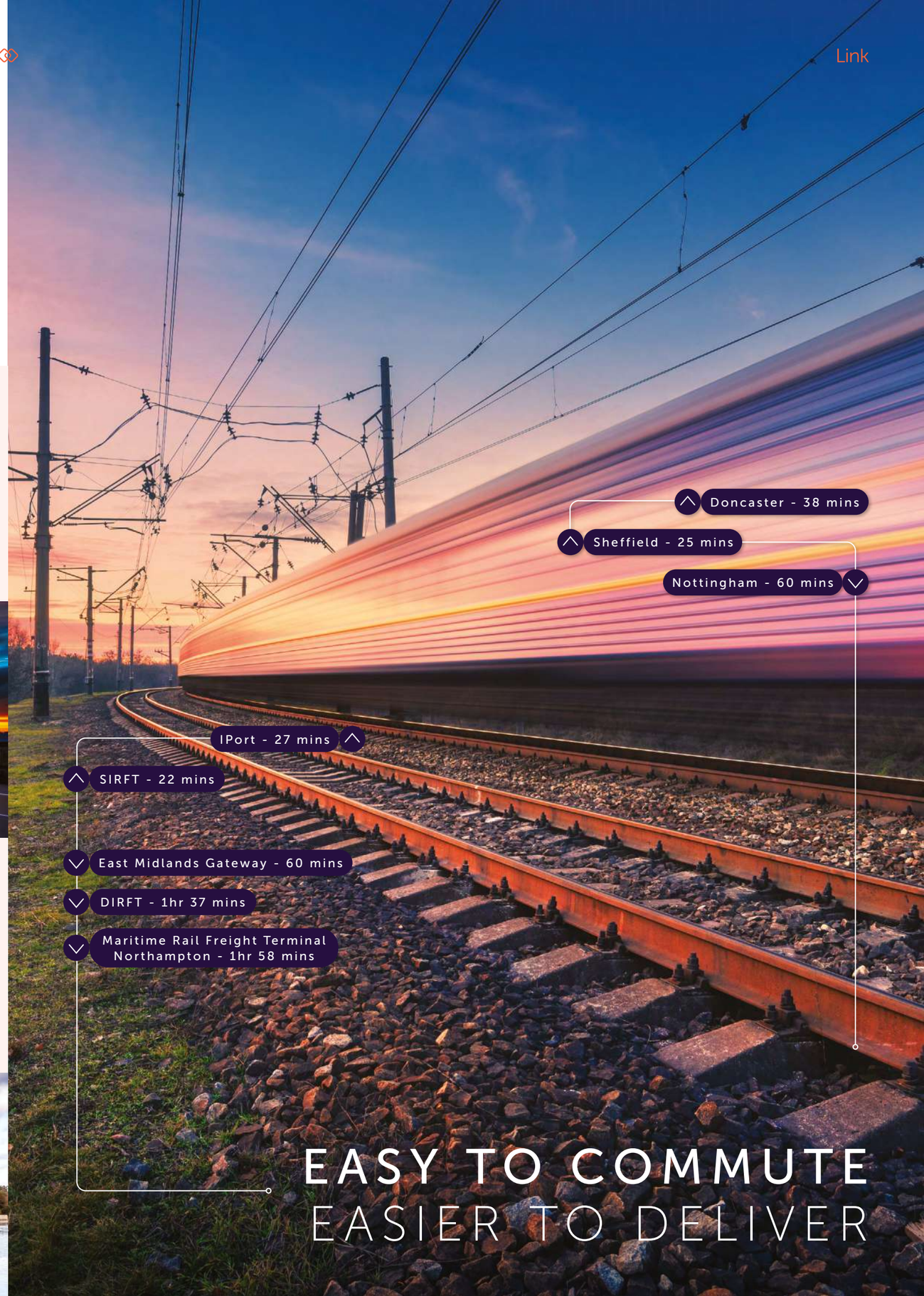
Local Workforce
The nearby residential areas of Worksop, Retford, Mansfield and Rotherham provide a substantial labour pool, including logistics, warehouse, and manufacturing professionals.

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
Worksop 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.





EASY TO COMMUTE
EASIER TO DELIVER

VAST
YARD DEPTH

VISIT
WEBSITE



Worksop Link

Postcode
S81 8AE

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MXW Real Estate Advisors

Nick Waddington
07496 774 724
nick@mxw-llp.com

CPP

Sean Bremner
07541 505 980
sean@cpp.uk

DTRE

Tom Fairlie
07747 441 858
tom.fairlie@dtre.com

A Development by:

GARBE Industrial Real Estate

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