

TWO PRIME BEST IN CLASS DISTRIBUTION/INDUSTRIAL FACILITIES

Under Construction - Available August 2025
86,500 Sq Ft & 463,500 Sq Ft (8,037 - 43,060 Sq M)

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



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.



^ M1 - 6 MILES - 10 MINS

A57

< A1 - 7 MILES - 12 MINS

STRATEGICALLY POSITIONED



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



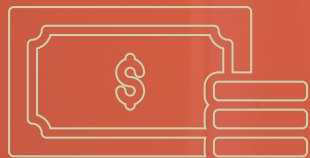
18,876 WORK IN THE
TRANSPORT &
STORAGE INDUSTRY



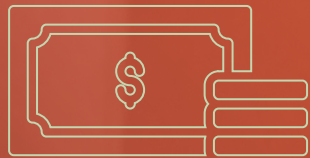
**274,151 OF THE LOCAL
POPULATION** IN FULL
TIME EMPLOYMENT



37,935 WORK IN THE
MANUFACTURING
INDUSTRY



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



**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 460



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

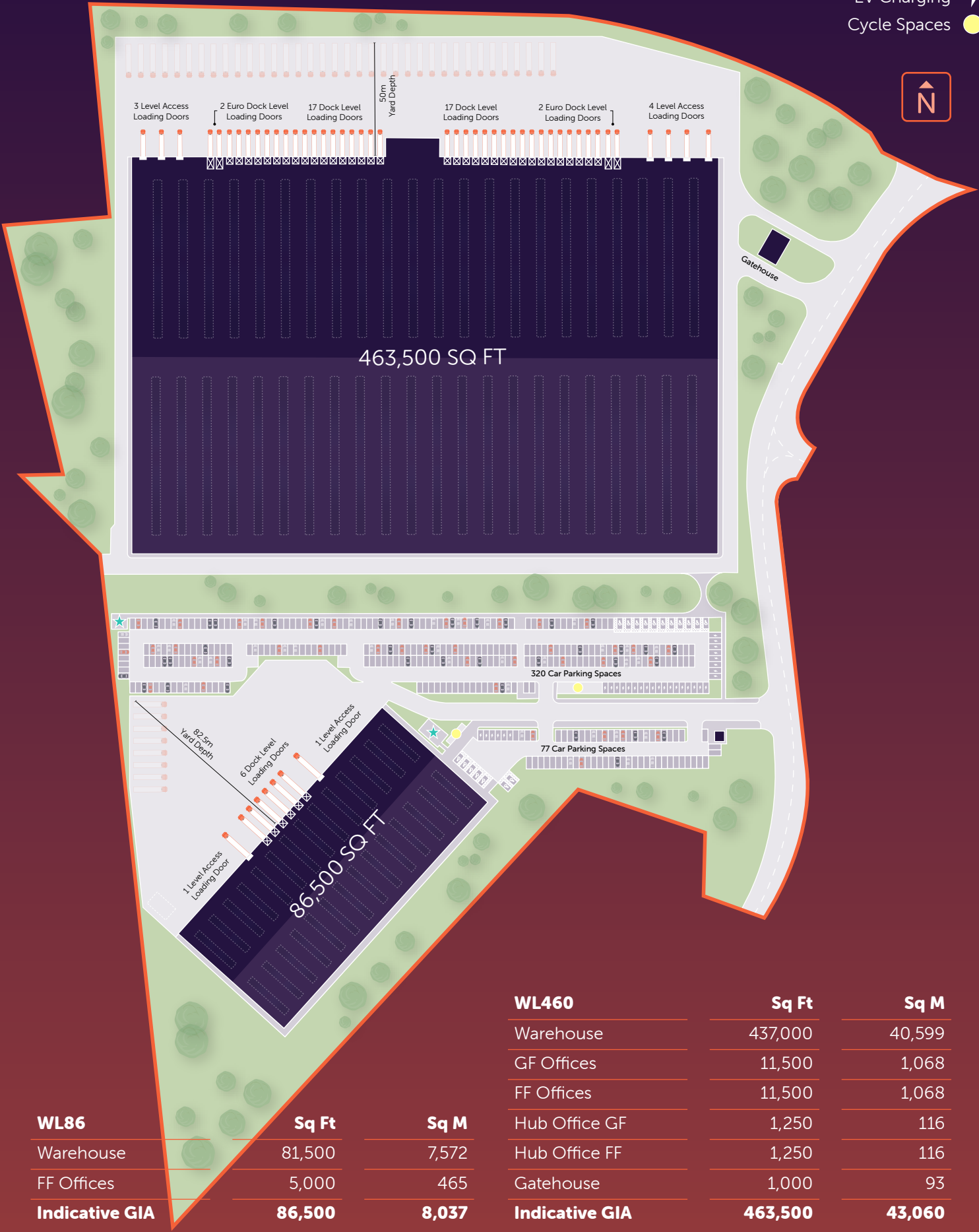


10% PV Solar Panels Per Unit Ability to increase to 100%



Key

- Breakout Areas
- EV Charging
- Cycle Spaces



WL86

Warehouse

FF Offices

Indicative GIA

Sq Ft

81,500

5,000

86,500

Sq M

7,572

465

8,037

WL460

Warehouse

GF Offices

FF Offices

Hub Office GF

Hub Office FF

Gatehouse

Indicative GIA

Sq Ft

437,000

11,500

11,500

1,250

1,250

1,000

463,500

Sq M

40,599

1,068

1,068

116

116

93

43,060

ENVIRONMENTAL SUSTAINABILITY



BREEAM EXCELLENT
CERTIFICATION



EPC
RATING A



OUTDOOR
BREAKOUT AREA



ELECTRIC VEHICLE
CHARGING POINTS



BIKE
STORAGE







PROFESSIONAL
LANDSCAPING



ENDLESS LINKS

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.

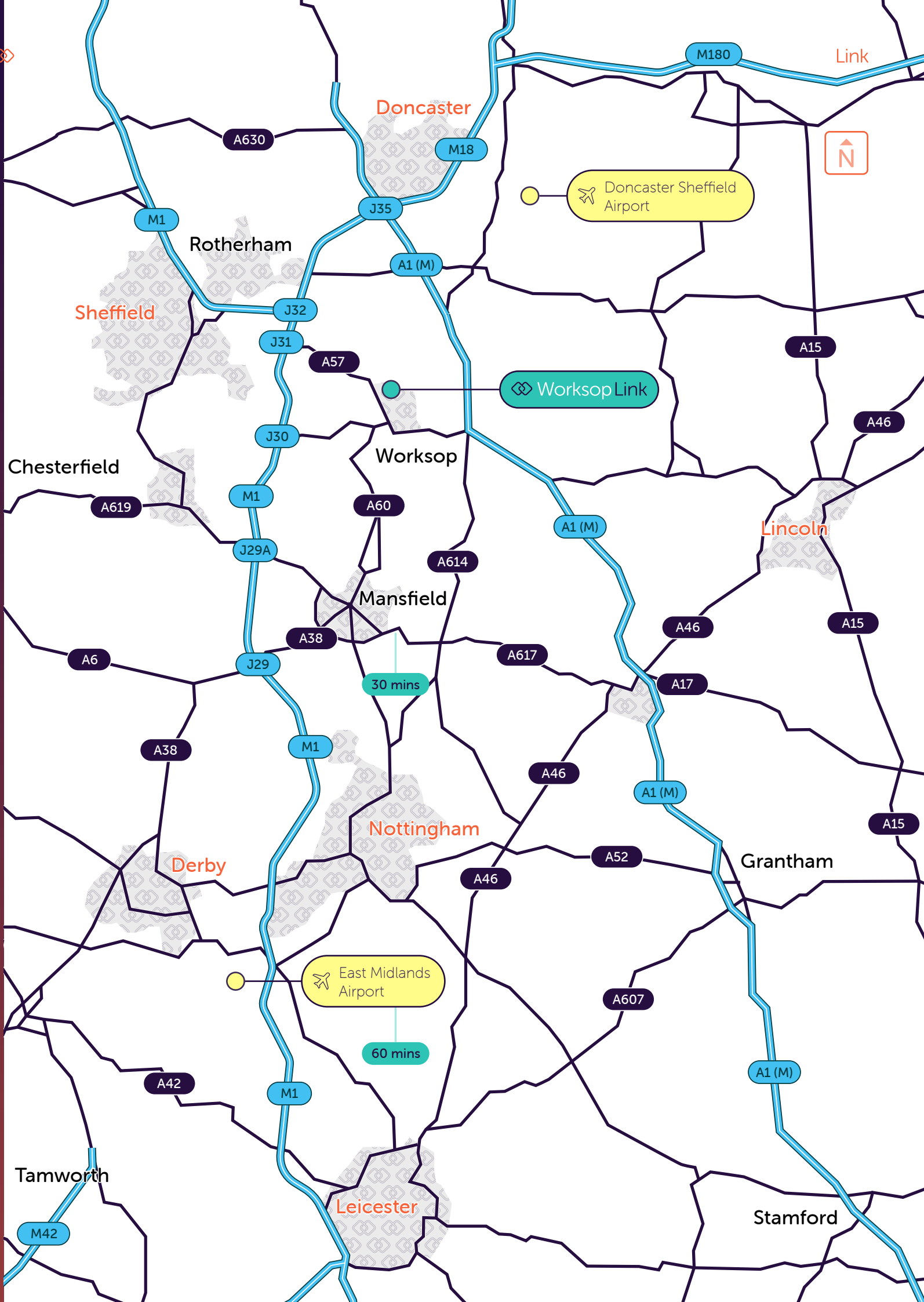
TRAVEL TIMES

			
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

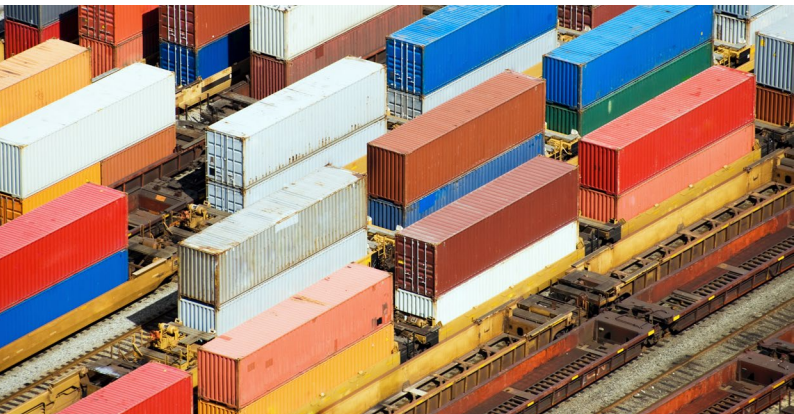
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POPULATION



MASSIVE POTENTIAL

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



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 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.



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.



- 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



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