

# 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), 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



# 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

## Worksop Link<sup>460</sup>



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/m<sup>2</sup>  
Floor Loading



1.5MVA  
Available



Gatehouse  
Entrance



Hub  
Office



Breakout  
Areas



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

## Worksop Link<sup>86</sup>



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/m<sup>2</sup>  
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



ELECTRIC VEHICLE CHARGING POINTS



BIKE STORAGE



PROFESSIONAL LANDSCAPING



Worksop

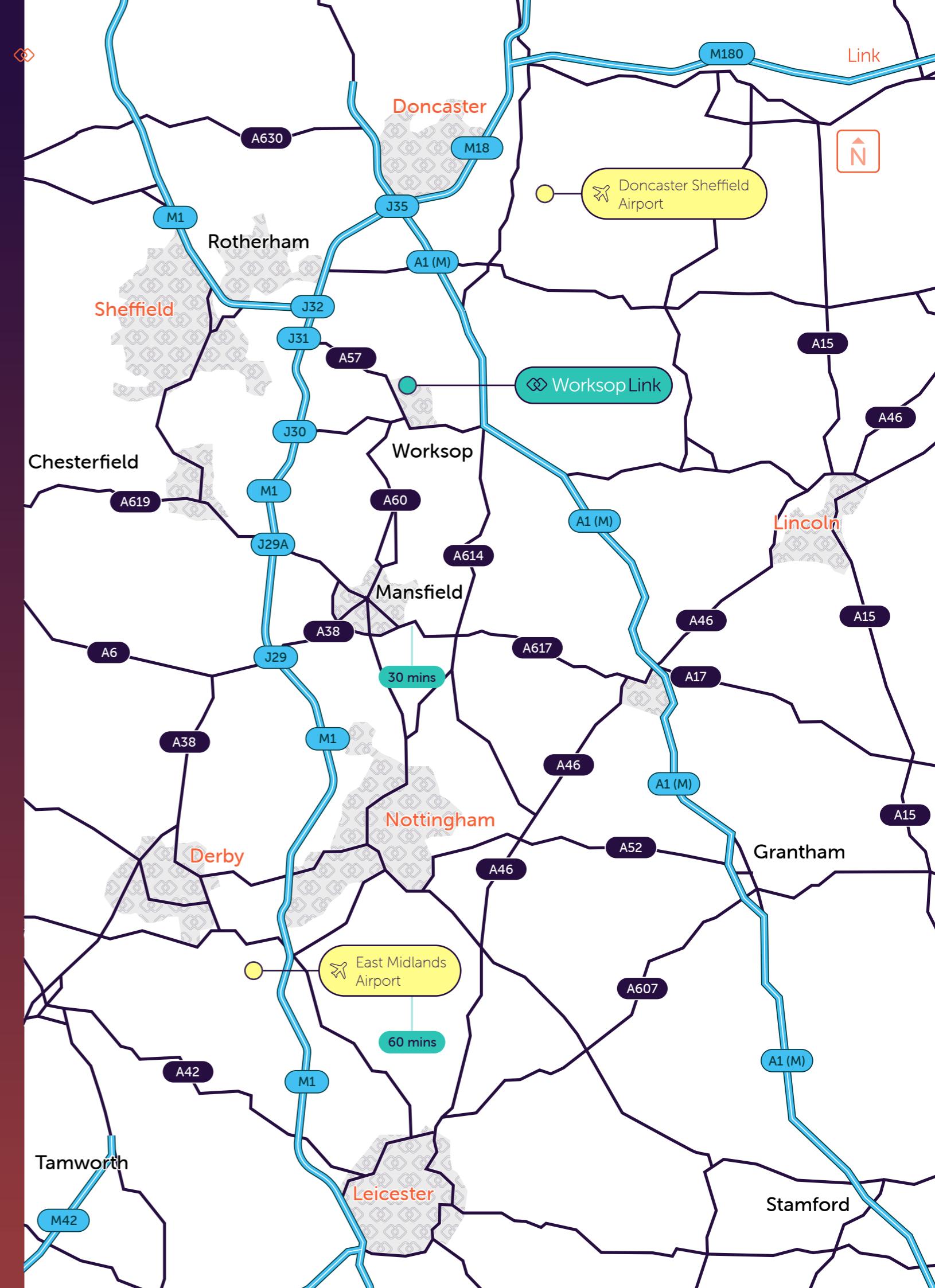
# ENDLESS LINKS

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>		<b>M1</b>		<b>Doncaster / Sheffield</b>
18 Miles / 30 Mins		6 Miles / 10 Mins		15 Miles / 30 Mins
<b>Doncaster</b>		<b>A1</b>		<b>East Midlands</b>
21 Miles / 38 Mins		7 Miles / 12 Mins		48 Miles / 60 Mins
<b>Nottingham</b>		<b>M18</b>		<b>Manchester</b>
30 Miles / 50 Mins		9 Miles / 14 Mins		61 Miles / 88 Mins
<b>Derby</b>		<b>M180</b>		<b>Liverpool</b>
38 Miles / 54 Mins		29 Miles / 30 Mins		112 Miles / 130 Mins
<b>Leeds</b>		<b>M62</b>		
46 Miles / 60 Mins		40 Miles / 40 Mins		
<b>Postcode</b>	<b>what3words</b>			
S81 8AE	//eagles.shield.gives			

## POPULATION



# MASSIVE POTENTIAL

This prime location offers excellent transport links, a skilled local workforce, and nearby amenities, making Worksop 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

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.



## 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.



## 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.





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