

NEW DISTRIBUTION/ INDUSTRIAL FACILITY

Available Now

86,755 Sq Ft (8,060 Sq M)

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



FLEXIBLE CONNECTIONS

Strategically located between the M1 and A1(M), Workshop Link 86 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.



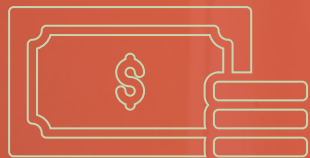
203,107 PEOPLE WITH
LEVEL 4 QUALIFICATIONS
OR ABOVE



37,935 WORK IN
THE MANUFACTURING
INDUSTRY



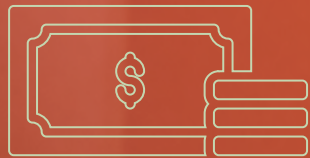
18,876 WORK IN THE
TRANSPORT &
STORAGE INDUSTRY



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

New distribution / industrial facility featuring high quality specification & forward thinking ESG features.

WorkopLink⁸⁶



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



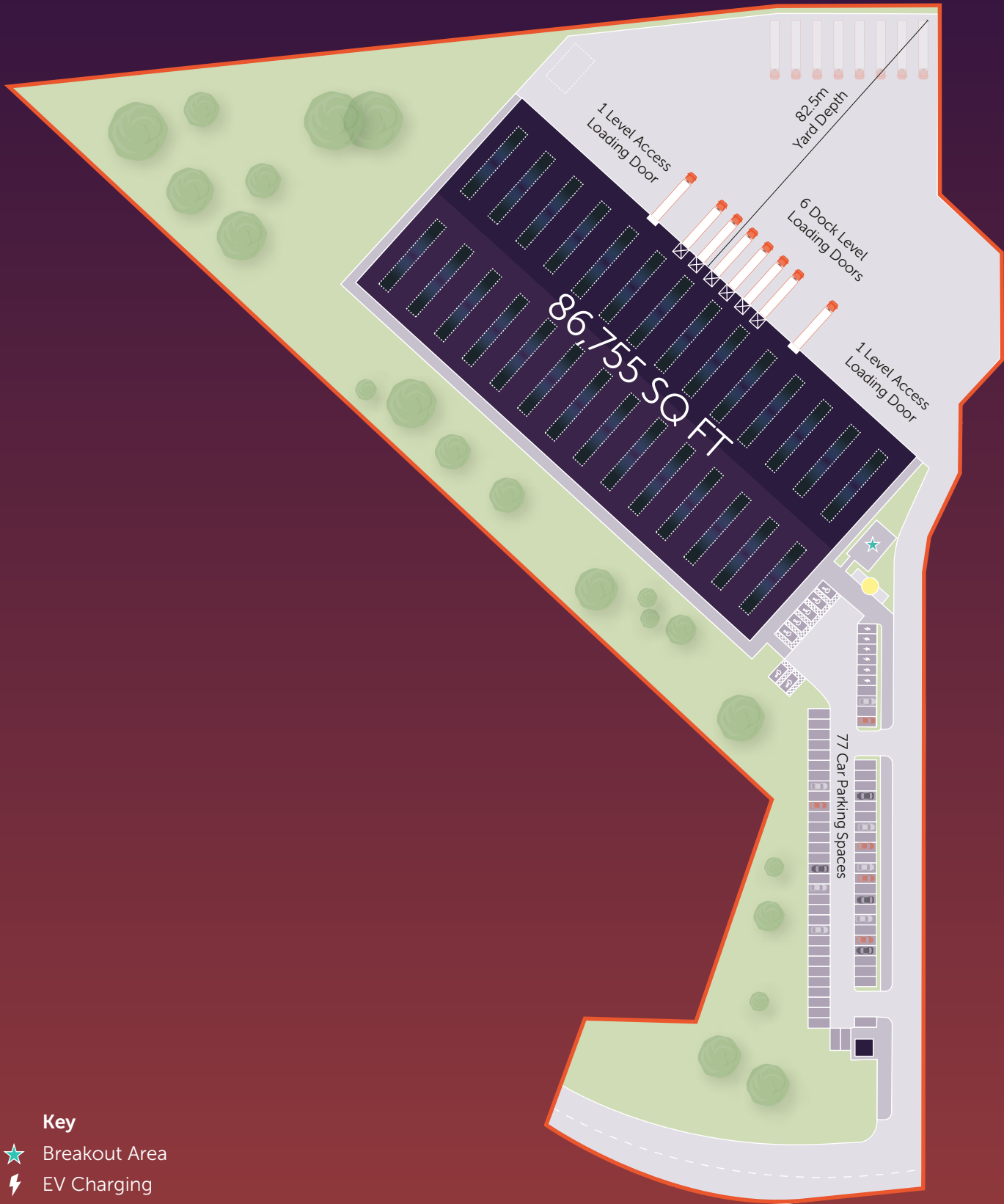
Breakout Area



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

SPACE TO GROW

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



Key

- ★ Breakout Area
- ⚡ EV Charging
- Cycle Space

ENVIRONMENTAL SUSTAINABILITY



BREEAM EXCELLENT
CERTIFICATION



EPC
RATING A+



OUTDOOR
BREAKOUT AREA



ELECTRIC VEHICLE
CHARGING POINTS



BIKE
STORAGE



PROFESSIONAL
LANDSCAPING



ENDLESS LINKS

Workop Link 86 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

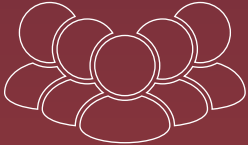
what3words
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POPULATION



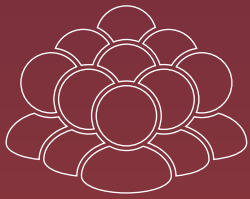
1,103,129

30 MIN DRIVE



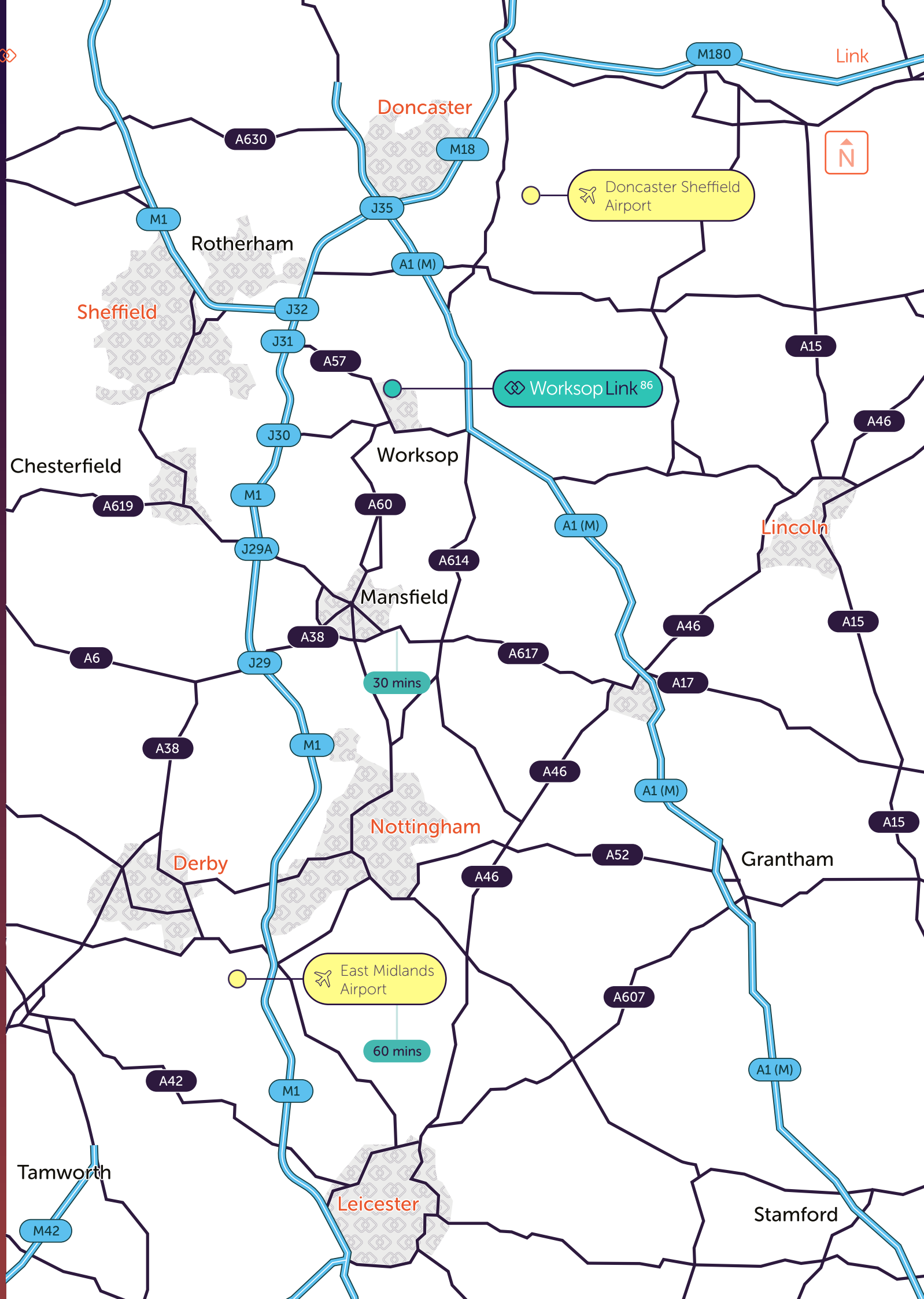
11,523,356

1.5 HOUR DRIVE



18,351,790

3 HOUR DRIVE





MASSIVE POTENTIAL

This prime location offers excellent transport links, a skilled local workforce, and nearby amenities, making Worksop Link 86 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.



- 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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A Development by:

GARBE ■
Industrial Real Estate