



To Let

A New East Midlands  
Logistics/Manufacturing Site

462,000 Sq Ft - Coming Soon

Manton Wood Distribution Park,  
[www.panattoni.co.uk/workshop](http://www.panattoni.co.uk/workshop)

S80 3FY

workshop  
four-sixty

///something.manhole.mixing

# panattoni unveils next generation logistics hub in worksop

 PANATTONI  
worksop four-sixty



# worksop four-sixty

DHL

HANCOCKS

SAMWORTH  
BROTHERS

Greencore

Cargill

Greencore

DHL

SITE  
ENTRANCE

A57

B6040

A57

< A1 - 3 MINUTES  
1/2 MILES

A57



M1 (J30) - 11 MILES/20 MINS



CONVENIENT ACCESS TO THE M1  
(J31) FOR DIRECT CONNECTIONS TO  
YORKSHIRE AND THE EAST MIDLANDS.



# workshop four-sixty a premier logistics destination

Workshop is a well-established logistics location, supported by a strong local labour pool, competitive rental levels, and consistent occupier demand. The area is home to major operators, including DHL and B&Q, both of which run substantial logistics and distribution facilities nearby.

Construction is scheduled to begin in Q2 2026, with completion anticipated for Q1 2027. The scheme will be delivered to Panattoni's highest sustainability standards, targeting BREEAM 'Outstanding' and EPC 'A' ratings, and achieving net zero carbon in construction. The development will also incorporate a range of ESG features, including PV solar systems, EV charging, rainwater harvesting, and energy-efficient lighting.

Full Roof PV Enabled



Car EV Charging Points



EPC Rating 'A'



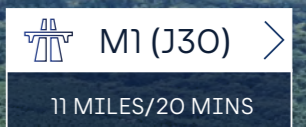
Targeting BREEAM 'Outstanding'



Net Zero Carbon Development



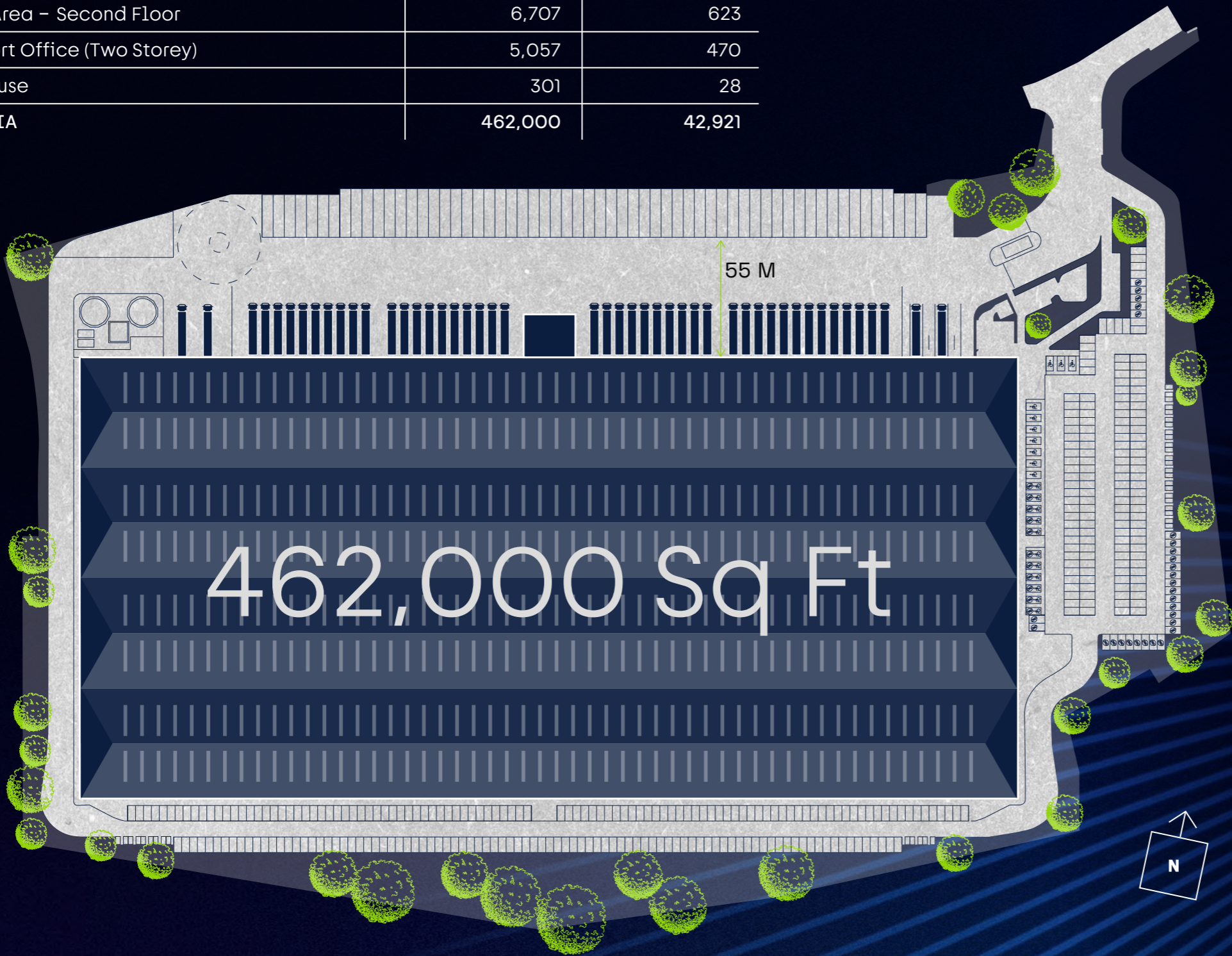
PANATTONI  
workshop four-sixty



A57

A57

| Accommodation                 | SQ FT   | SQ M   |
|-------------------------------|---------|--------|
| Warehouse                     | 441,699 | 41,035 |
| Office Core                   | 1,529   | 142    |
| Office Area – First Floor     | 6,707   | 623    |
| Office Area – Second Floor    | 6,707   | 623    |
| Transport Office (Two Storey) | 5,057   | 470    |
| Gatehouse                     | 301     | 28     |
| Total GIA                     | 462,000 | 42,921 |



4 Level Access  
Doors to  
Warehouse



Minimum Clear  
Internal  
Height 18m



35 Dock  
Leveller Doors



8 Euro Dock  
Leveller Doors



55m Yard  
Depth



2 MVA Power /  
Potential to  
increase to 6MVA



24/7  
Unrestricted  
Use



386 Car  
Parking Spaces



High Quality  
Grade A Offices



49 Car EV  
Charging Points



B2/B8  
Consent

# workshop four-sixty



WATER LEAK  
DETECTION



WATER SAVING  
TAPS AND WCS



FULL ROOF PV  
ENABLED



RAINWATER  
HARVESTING



HIGH STANDARDS  
OF INSULATION &  
AIR TIGHTNESS



ELECTRIC VEHICLE  
CHARGING



CYCLE  
PARKING



15% ROOFLIGHTS  
TO WAREHOUSE



NET ZERO CARBON  
IN CONSTRUCTION



EPC A  
RATING



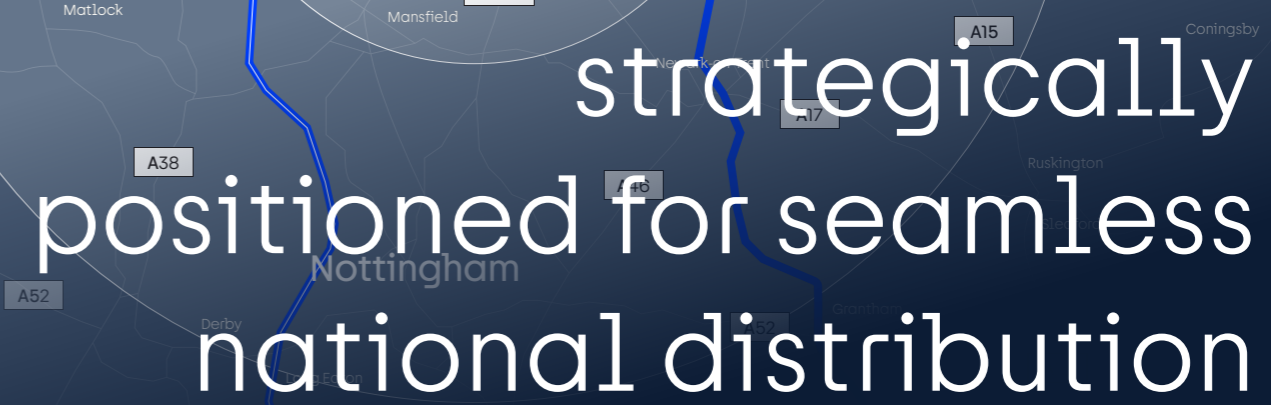
SUB-METERING OF  
ENERGY CONSUMPTION



TARGETING BREEAM  
OUTSTANDING



reducing  
impact  
enhancing  
productivity



| Train Station | Distance | By Car  |
|---------------|----------|---------|
| Workshop      | 4 Miles  | 12 Mins |
| Newark        | 22 Miles | 26 Mins |
| Doncaster     | 20 Miles | 28 Mins |

# workshop four-sixty at the centre of opportunity

Panattoni workshop four-sixty offers outstanding connectivity and accessibility for businesses seeking efficient nationwide distribution. Strategically positioned near both the A1 and M1 motorways, the location ensures fast and reliable access to major routes across the UK. Its close proximity to key regional hubs, Eastern Ports, and international airports also enables seamless multimodal transport options, supporting both domestic and international supply chains.

**Working age population**

75% of working age residents are available for work.

**Immediate motorway access**

A1/A1(M) - 2 miles via the A57  
M1 J31-11 miles (15-17 mins) via the A57  
M18 J32-13 miles (18-22 mins) via the A57.

**Manufacturing employment**

9,000 people employed in manufacturing in Bassetlaw.

**Median weekly pay**

£642 median gross weekly pay (fulltime, residents).  
(Great Britain benchmark: £730).

**UK connectivity**

90% of the UK population within a four hour drive (Midlands).



# workshop four-sixty



Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.



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