



To Let

A New East Midlands  
Logistics/Manufacturing Site  
462,000 Sq Ft - Coming Soon

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

S80 3FY

worksop  
four-sixty

# panattoni unveils next generation logistics hub in worksop

 PANATTONI  
worksop four-sixty



# worksop

## four-sixty



# worksop four-sixty

## a premier logistics destination

Worksop 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'



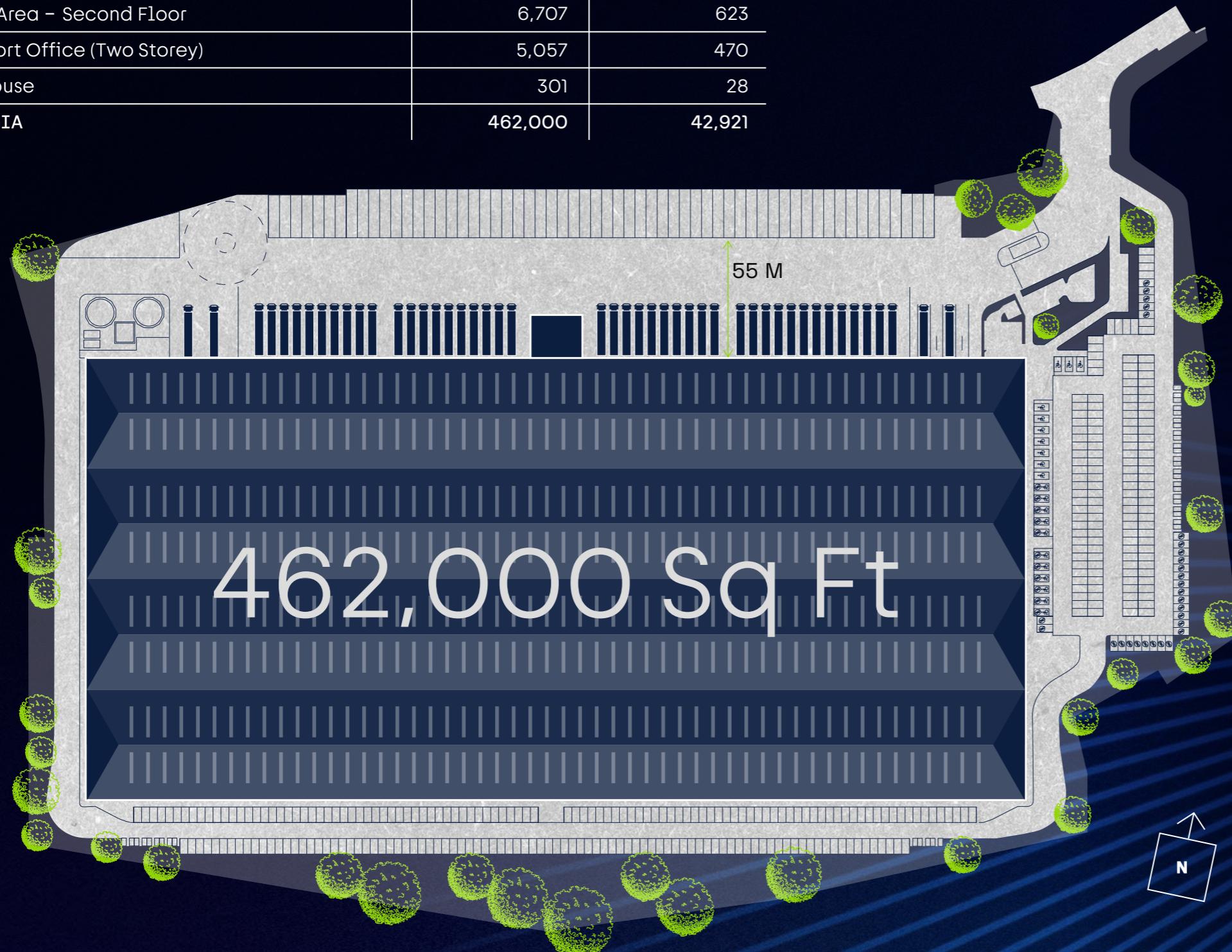
Targeting BREEAM 'Outstanding'



Net Zero Carbon Development



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
<b>Total GIA</b>	<b>462,000</b>	<b>42,921</b>



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

# worksop four-sixty



WATER LEAK  
DETECTION



HIGH STANDARDS  
OF INSULATION &  
AIR TIGHTNESS



NET ZERO CARBON  
IN CONSTRUCTION



WATER SAVING  
TAPS AND WCS



ELECTRIC VEHICLE  
CHARGING



EPC A  
RATING



FULL ROOF PV  
ENABLED



CYCLE  
PARKING



SUB-METERING OF  
ENERGY CONSUMPTION



RAINWATER  
HARVESTING



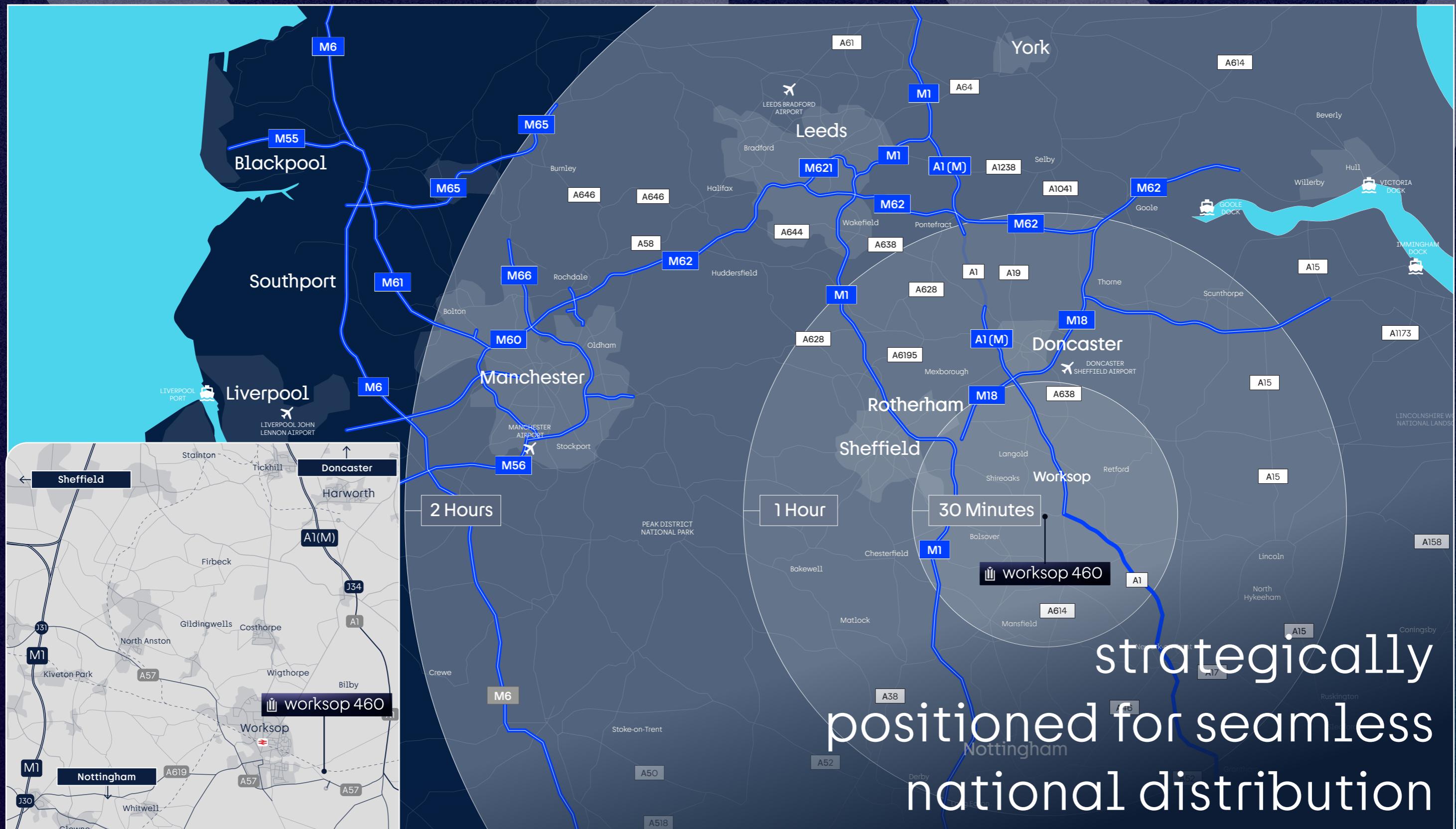
15% ROOFLIGHTS  
TO WAREHOUSE



TARGETTING BREEAM  
OUTSTANDING



reducing  
impact  
enhancing  
productivity



Location	Distance	By Car	Road	Distance	By Car	Airport	Distance	By Car	Port	Distance	By Car	Train Station	Distance	By Car
Doncaster	21 Miles	28 Mins	A1	2 Miles	3 Mins	Doncaster-Sheffield	17 Miles	26 Mins	Immingham	66 Miles	70 Mins	Worksop	4 Miles	12 Mins
Sheffield	24 Miles	35 Mins	M1	11 Miles	20 Mins	East Midlands	47 Miles	55 Mins	Hull	67 Miles	70 Mins	Newark	22 Miles	26 Mins
Nottingham	29 Miles	50 Mins	M18	14 Miles	20 Mins	Manchester	67 Miles	85 Mins	Liverpool	124 Miles	130 Mins	Doncaster	20 Miles	28 Mins
Derby	41 Miles	50 Mins	M180	28 Miles	30 Mins	Leeds Bradford	60 Miles	75 Mins						
Leeds	52 Miles	60 Mins	M62	34 Miles	35 Mins	Liverpool John Lennon	94 Miles	110 Mins						

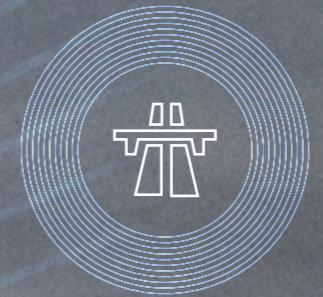
# worksop four-sixty at the centre of opportunity

Panattoni worksop 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).



# worksop 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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