



To Let

A New East Midlands
Logistics/Manufacturing Site

462,000 Sq Ft - Coming Soon

worksop four-sixty

Manton Wood Distribution Park,
Sherwood Drive, Worksop, S80 3FY
www.panattoni.co.uk

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A Premier Logistics Destination

Workshop is a well-established logistics hub, 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 of the unit is scheduled to begin in H1 2026, with completion targeted for H1 2027. It will be delivered to Panattoni's highest sustainability standards, Targeting BREEAM 'Outstanding', 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

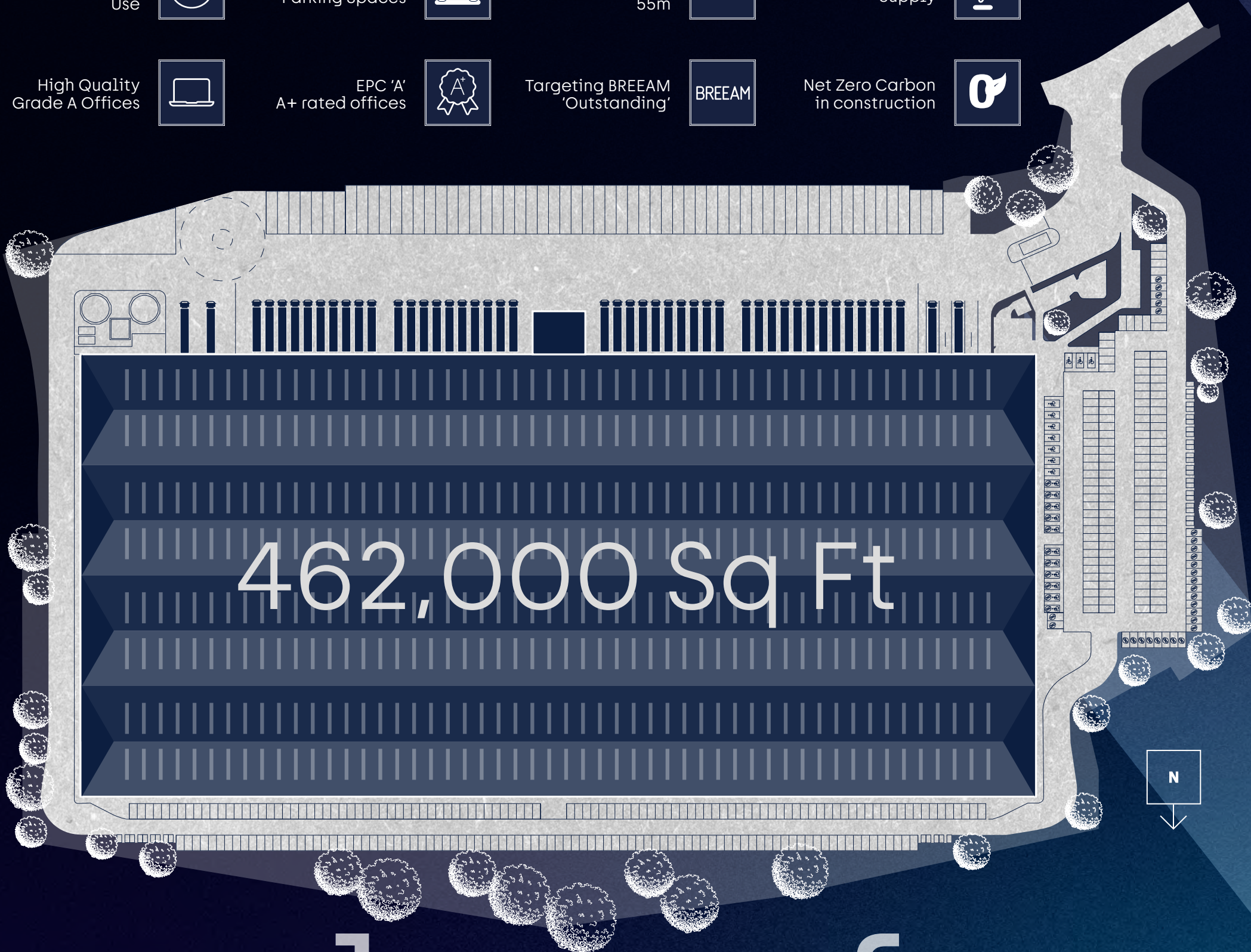


COMING SOON

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- 35 Dock
Leveller Doors
- 8 Euro Dock
Leveller Doors
- 4 Level Access
Doors to Warehouse
- Minimum Clear
Internal
Height 18m
- 24/7
Unrestricted
Use
- 386 Car
Parking Spaces
- Yard
Depth
55m
- 2 MVA Power
Supply
- High Quality
Grade A Offices
- EPC 'A'
A+ rated offices
- Targeting BREEAM
'Outstanding'
- Net Zero Carbon
in construction



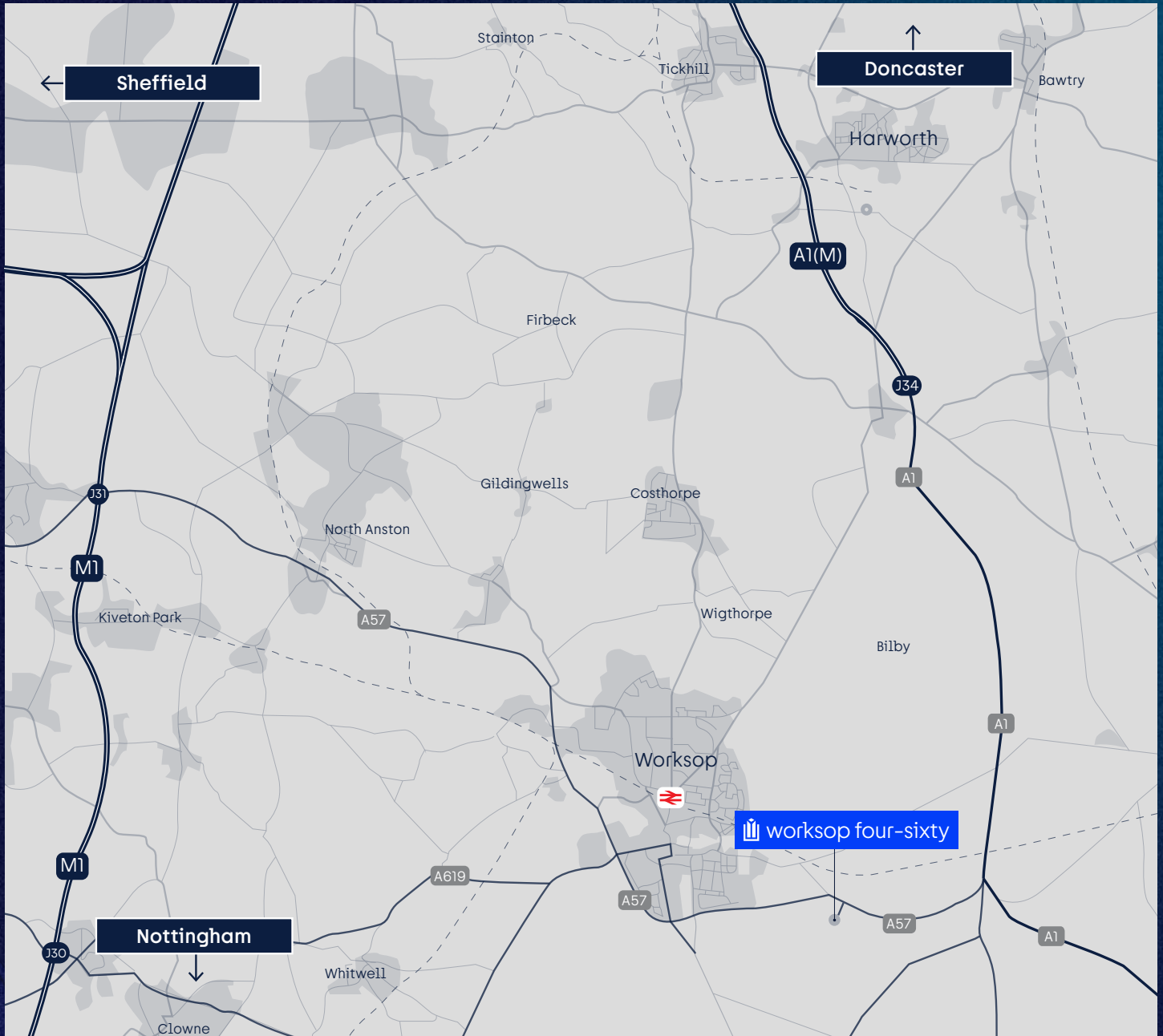
462,000 Sq Ft

Up to 5 Acres of
Additional Space for
Storage or Parking Available

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	462,000	42,921

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workshop four-sixty offers outstanding connectivity and accessibility for businesses seeking efficient nationwide distribution. Strategically positioned near both the A1(M) 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, deep-water terminals, and international airports also enables seamless multimodal transport options, supporting both domestic and international supply chains.

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