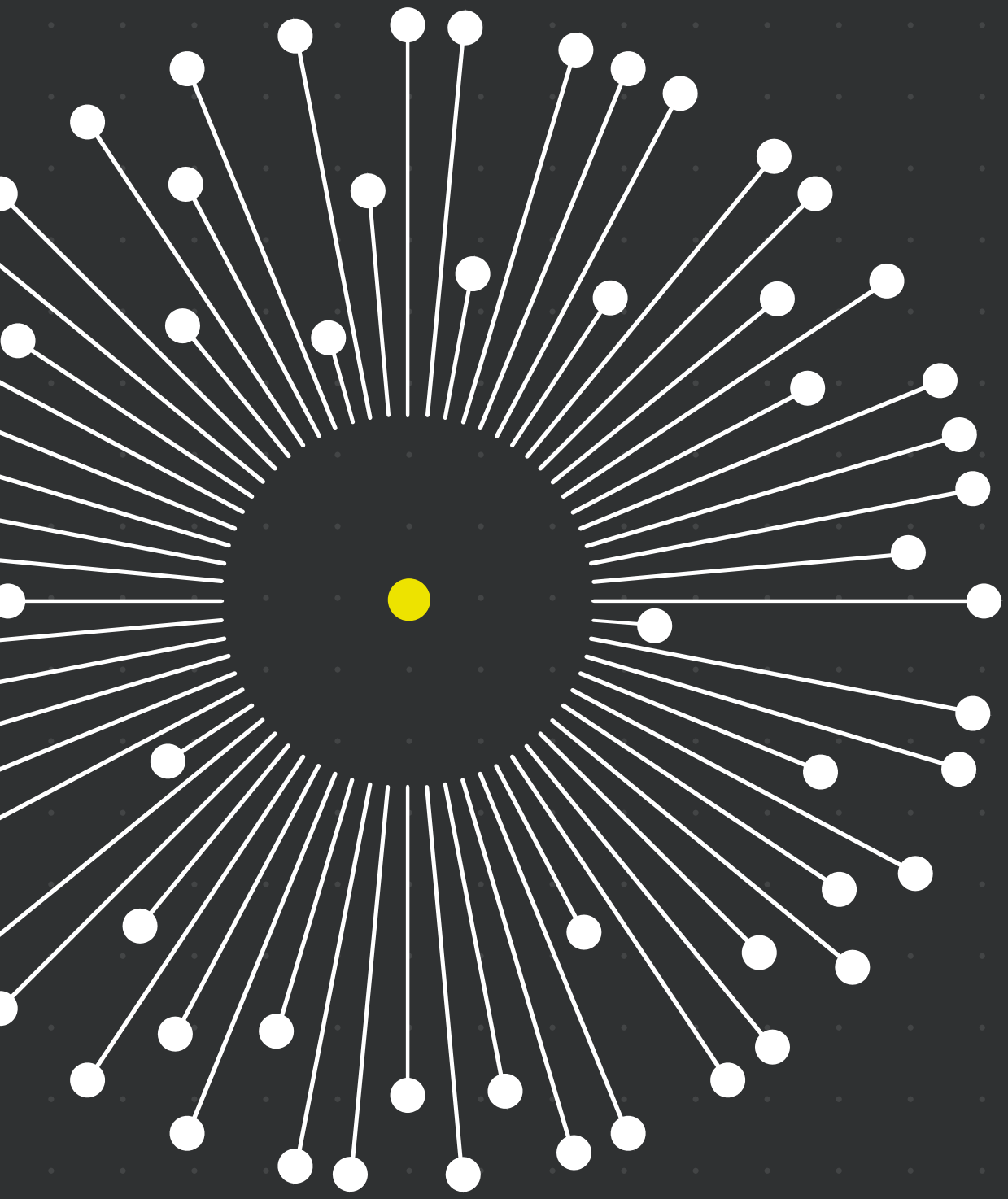


EM.EX

East Midlands Exchange. **Worksop.**

The Perfect Spot For Smart Logistics

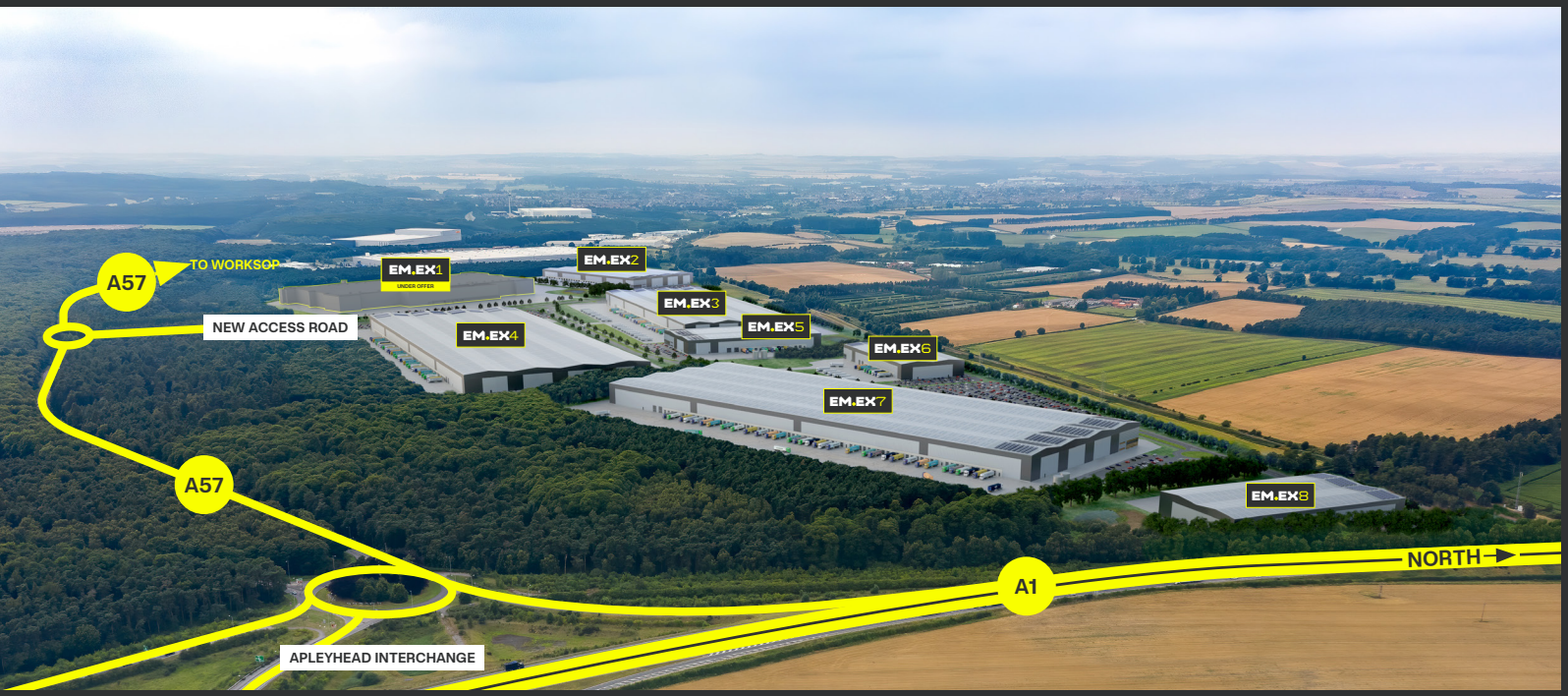
EMEXWORKSOP.CO.UK

Sat nav: S80 3EG
What3Words: haystack.patrolled.objective

4.5 MILLION SQ.FT OF FLEXIBLE, PREMIUM SPACE. UNITS FROM 100,000 SQ.FT TO 2,000,000 SQ.FT.

Strategically located next to the A1 in the heart of the UK, EM.EX Worksop offers unrivaled connectivity to Yorkshire and the East Midlands via the M1, A1, and M18.

Built to the highest standards, it provides a future ready, best-in-class facility with excellent rail and airport access.



INFRASTRUCTURE AND PHASE 1 WORKS UNDERWAY

OUTLINE PLANNING CONSENT APPROVED FOR B8

BESPOKE BUILD TO SUIT UNITS WITH FAST TURNAROUND

UP TO 30M BUILDING HEIGHTS

Spot on for size

EM.EX Worksop offers maximum flexibility with units from 100,000 to 2,000,000 sq ft that can be tailored to your specific requirements. This ensures every facility is custom designed and built to support your unique operational needs.

EM.EX 1

Under construction

EM.EX 2

Total	32,800 sq m	342,000 sq ft

EM.EX 3

Total	64,600 sq m	695,100 sq ft

EM.EX 4

Total	109,800 sq m	1,182,000 sq ft

EM.EX 5

Total	17,000 sq m	183,000 sq ft

EM.EX 6

Total	12,100 sq m	130,300 sq ft

EM.EX 7

Total	52,100 sq m	560,000 sq ft

EM.EX 8

Total	23,300 sq m	250,000 sq ft

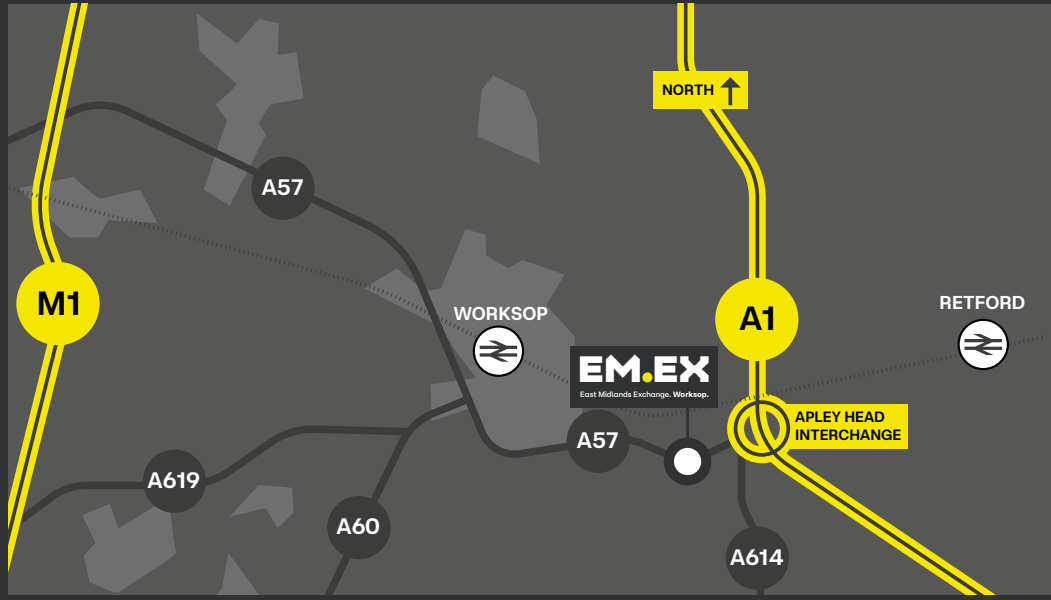
EM.EX 9

Total	9,400 sq m	101,000 sq ft

Spot The Opportunity, Gain The Advantage.

EM.EX Worksop acts as a high-velocity pivot point, placing 90% of the UK population within a four-hour HGV drive. Positioned at the nexus of the A1, M1, and M18, this site functions as a tactical launchpad that slashes transit times to major ports and national rail terminals.

SAT NAV: S80 3EG | WHAT3WORDS: HAYSTACK.PATROLLED.OBJECTIVE



Drive Times

Sheffield	35 mins
Nottingham	45 mins
Leeds	50mins
Birmingham	1 hr 25 mins
Newcastle	2 hrs 15 mins
London	2 hrs 45 mins

Train Travel Times *(from Retford)*

Worksop	11 mins
Sheffield	34 mins
Doncaster	14 mins
Rotherham *(via Sheffield)*	44 mins
Leeds	1hr 9mins
London KX	1hr 28mins
Birmingham *(via Sheffield)*	2hr 3mins

EM.EX

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EMEXWORKSOP.CO.UK

A Development By:

Caddick.

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DS.EMOTION.COM June 2026.