PANATTONI

A New East Midlands
Industrial / Logistics Site

462,000 Sq Ft
On Site Now
Available Q1 2027

Manton Wood Distribution Park,
www.panattoni.co.uk/worksop

S80 3FY

worksop four-sixty

///something.manhole.mixing

worksop

panattoni unveils next generation logistics hub in worksop

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A1 (APLEYHEAD INTERCHANGE)
3 MINUTES / 2 MILES

A1

A1

A57

A57

Additional
Five Acres
Available

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A1 (APLEYHEAD INTERCHANGE)
3 MINUTES / 2 MILES

A57

SITE ENTRANCE

A57

B6040

A57

M1 (J30) - 11 MILES/20 MINS

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

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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 now underway, with completion anticipated for Q1 2027. The scheme will be delivered to Panattoni's highest sustainability standards, targeting BREEAM Outstanding and EPC A ratings, while achieving net zero carbon in construction. The development will incorporate a range of ESG features, including roof-mounted PV solar, EV charging infrastructure, rainwater harvesting, and energy-efficient lighting.

- Full Roof PV Enabled
- Car EV Charging Points
- EPC Rating 'A'
- Targeting BREEAM 'Outstanding'
- Net Zero Carbon Development

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A1 (APLEYHEAD INTERCHANGE)
3 MINUTES / 2 MILES

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M1 (J30)
11 MILES/20 MINS

A57

A57

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35 Dock Leveller Doors

4 Level Access Doors to Warehouse

8 Euro Dock Leveller Doors

Clear Internal Height
Warehouse 18m
Main Office Ground to First Floor 7.2m
Main Office First to Second Floor 4.2m

55m Yard Depth

386 Car Parking Spaces

49 Car EV Charging Points

2 MVA Power / Potential to increase to 6MVa

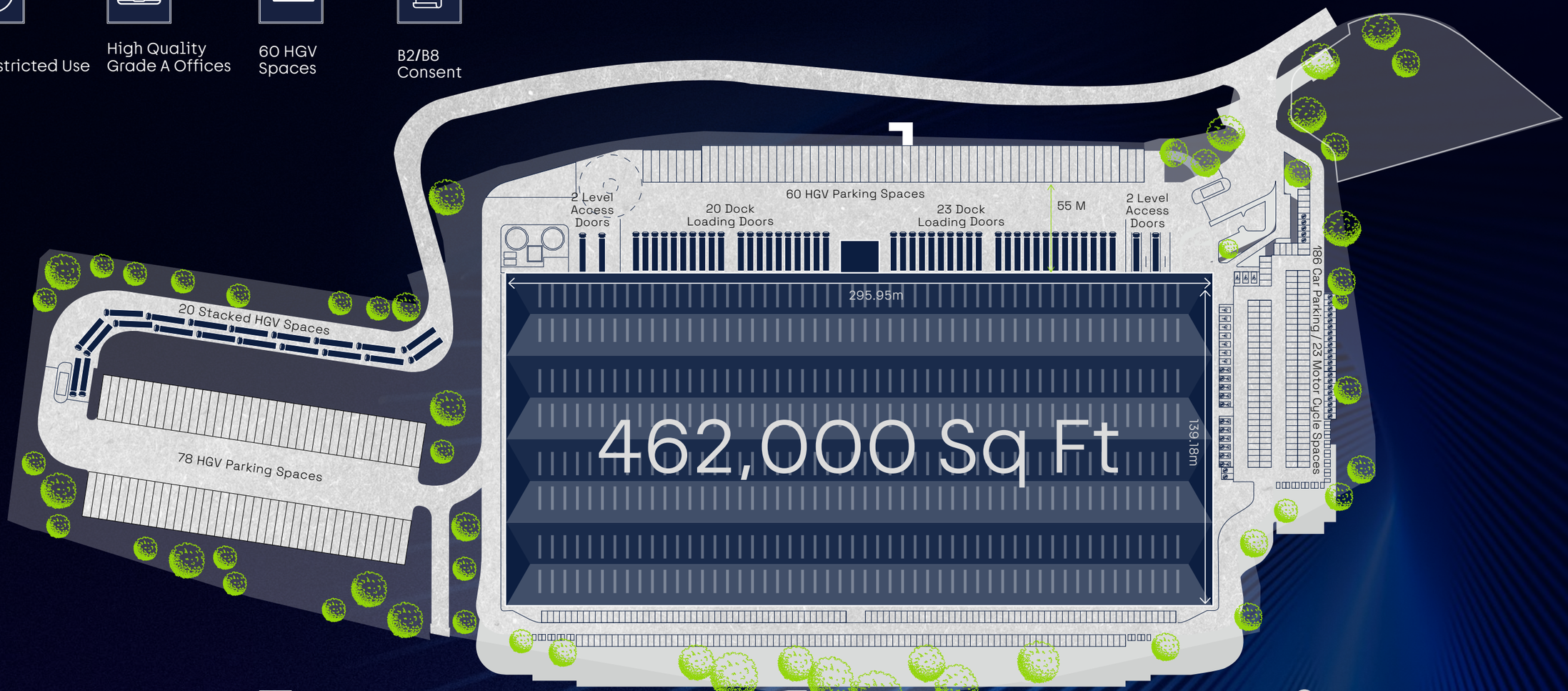
24/7 Unrestricted Use

High Quality Grade A Offices

60 HGV Spaces

B2/B8 Consent

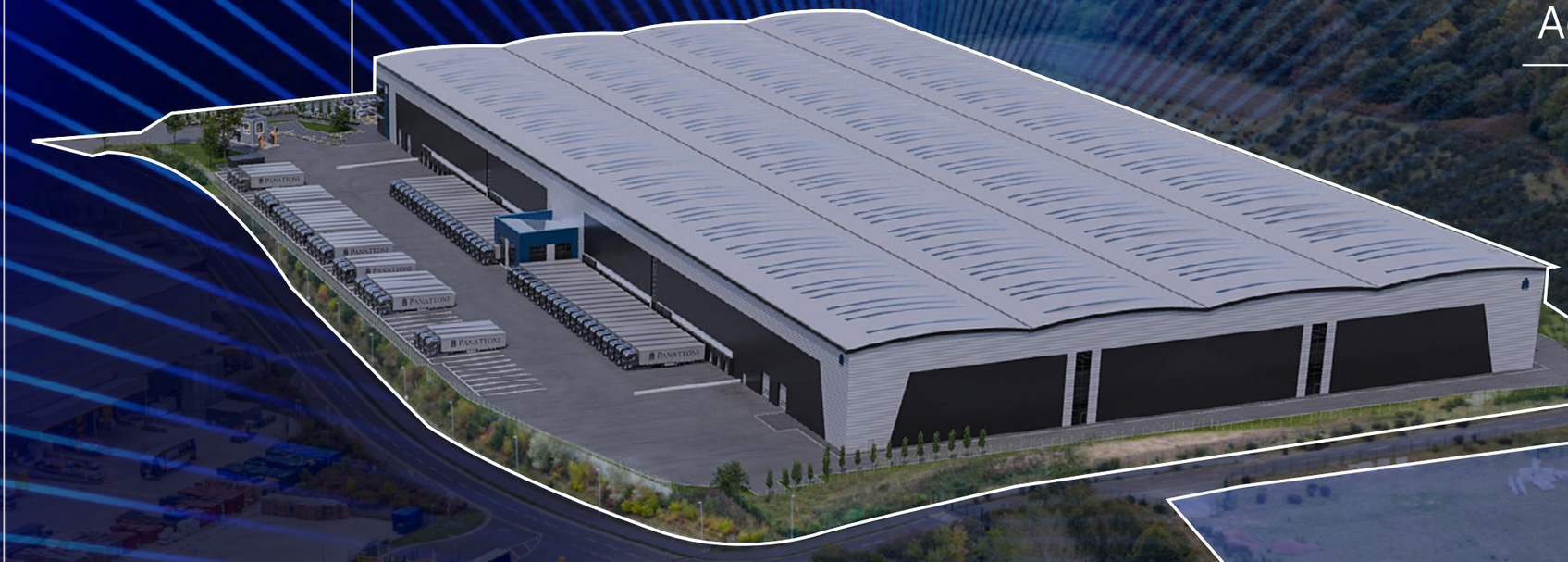
Accommodation	SQ FT	SQ M
Warehouse	441,699	41,035
Office Core	1,217	113
Office Core Stair	312	29
Office Area – First Floor	6,707	623
Office Area – Second Floor	6,707	623
Transport Office (Two Storey)	5,056	470
Gatehouse	301	28
Total GIA	**462,000**	**42,921**



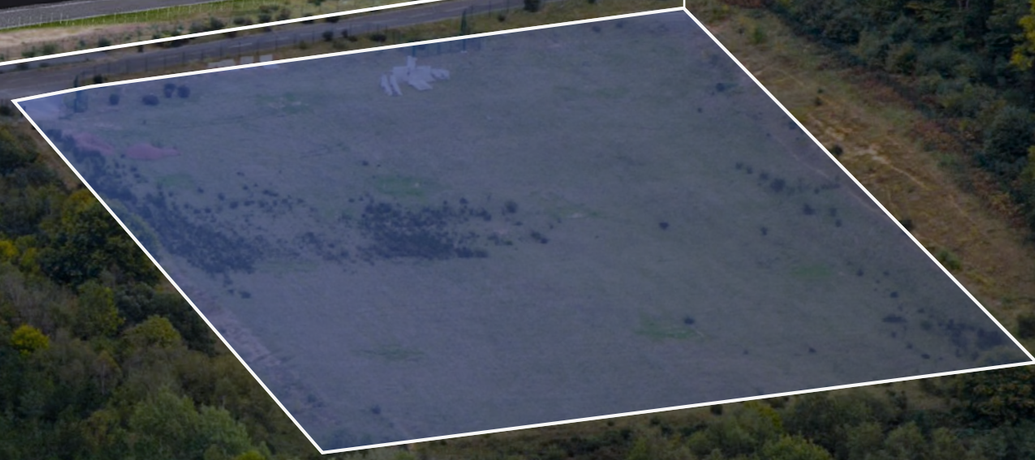
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Additional 5 acre plot



Additional 5 Acre Opportunity

An additional 5 acre plot is available alongside the main 460 unit, offering a highly flexible extension to the core operation. This land provides occupiers with a rare opportunity to create bespoke external space that directly supports and enhances the use of the main building.

Potential uses for occupiers:

- Open storage
- HGV & trailer parking
- Lorry washing facility
- EV charging 500kVA power available

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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

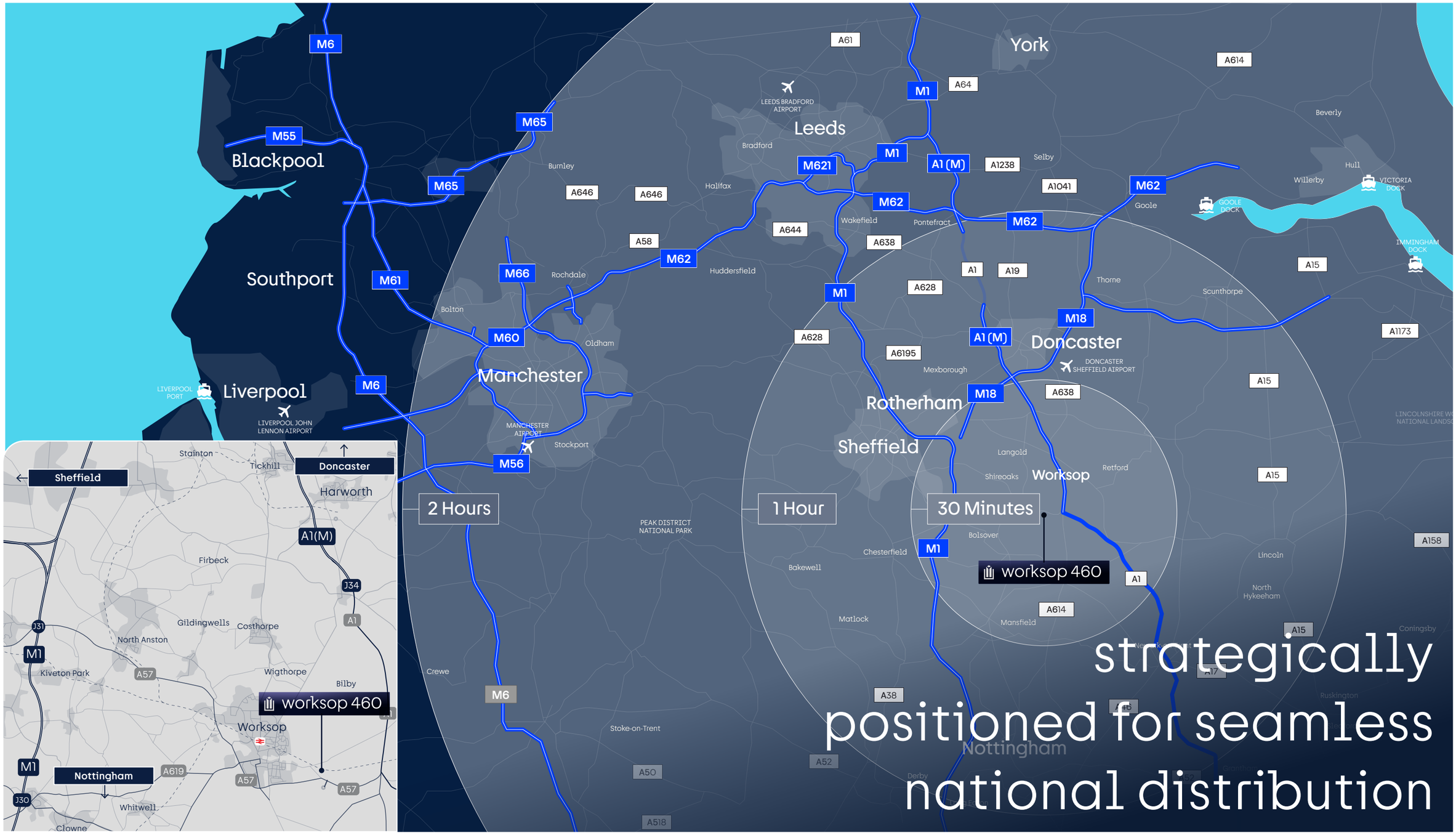
SUB-METERING OF ENERGY CONSUMPTION

TARGETING BREEAM OUTSTANDING

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reducing impact enhancing productivity

worksop



strategically positioned for seamless national distribution

worksop

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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).

Sources:
Nomis / ONS / Bassetlaw.Gov

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PANATTONI

Panattoni is the world's largest privately owned industrial real estate developer, operating across 22 countries in Europe, Asia, and North America. Across Europe and India alone, the company has delivered over 270 million sq ft of logistics, industrial, and manufacturing space, with a further 28 million sq ft currently under construction.

Panattoni operates from 69 offices globally and works with multinational occupiers, third-party logistics providers, manufacturers, and technology-led businesses. Its developments are designed as high-specification, future-ready facilities capable of supporting automation, advanced power requirements, digital operations, and evolving supply chain needs.

Panattoni's speculative development model allows it to invest through market cycles, delivering Grade A buildings in supply-constrained locations. By combining global capital strength with local expertise, Panattoni continues to provide critical industrial and logistics infrastructure that underpins trade, manufacturing, digital activity, and long-term economic growth.

To learn more about Panattoni, watch our latest video: www.panattoni.co.uk/economy

CapitaLand Ascendas REIT

CapitaLand Ascendas REIT (CLAR) is Singapore's first and largest listed business space and industrial real estate investment trust. It was listed on the Singapore Exchange Securities Trading Limited (SGX-ST) in November 2002. CLAR has since grown to be a global REIT anchored in Singapore, with a strong focus on technology and logistics properties in developed markets. As at 31 December 2025, its investment properties under management stood at S$18.2 billion. It owns a total of 226 properties across three segments, namely Business Space & Life Sciences; Industrial & Data Centres; and Logistics. These properties are in the developed markets of Singapore, Australia, the US, and the UK/Europe.

CLAR is managed by CapitaLand Ascendas REIT Management Limited, a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

For more information on CLAR, please visit www.capitaland-ascendasreit.com

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In partnership with

CapitaLand Ascendas REIT

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Knight Frank

CUSHMAN & WAKEFIELD

Rebecca Schofield
M: +44 (0) 7776 172 123
E: rebecca.schofield@knightfrank.com

Charles Binks
M: +44 (0) 7793 441 911
E: charles.binks@knightfrank.com

Nick Spencer
M: +44 (0) 7867 203 610
E: nick.spencer@cushwake.com

Jake Pygall
M: +44 (0) 7795 237 286
E: jake.pygall@cushwake.com

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