

FOR SALE / TO LET



**MANTON
WOOD**

FROM 200,000 - 1,000,000 SQ FT

A 63 ACRE DESIGN & BUILD INDUSTRIAL / DISTRIBUTION DEVELOPMENT

**A1 MOTORWAY ▪ A57 ▪ M1 MOTORWAY
MANTON WOOD ▪ WORKSOP ▪ S80 3EG**

www.mantonwood.co.uk

A DEVELOPMENT BY

network
space 

A NEW
DESIGN & BUILD
DEVELOPMENT
PROVIDING
**200,000 TO
1,000,000 SQ FT**
OF FLEXIBLE
DISTRIBUTION
SPACE





Wellington
Employment
Park South,
Liverpool



Mercury,
Wolverhampton



Alchemy,
Knowsley



Vector 31,
Rotherham

GRADE A LOGISTICS / INDUSTRIAL FACILITIES - PURPOSE BUILT TO SUIT OCCUPIERS' REQUIREMENTS

network
space



www.networkspace.co.uk



Investment portfolio of over
3 million sq ft of modern
industrial & office developments



Across 60 locations the
majority of which has
been self-developed



Combined value
of over
£130 million



Over 2 million sq ft
in development



STRATEGIC POSITION WITH DIRECT ACCESS TO THE A1

Manton Wood is situated in an excellent location within 2 minutes of the A1 and 15 minutes of J31 M1.



A1 JUNCTION
1.5 MILES



ROBIN HOOD AIRPORT
17 MILES



DONCASTER RAIL TERMINAL
20 MILES



BESPOKE
BUILDING DESIGN



SKILLED
WORKFORCE



GRADE A
SPECIFICATION



MANTON WOOD IS A PROVEN LOGISTICS LOCATION

**A SINGLE UNIT
PROVIDING UP TO
1,000,000 SQ FT
(92,902 SQ M)**



**DESIGN
& BUILD**

OPTION 1

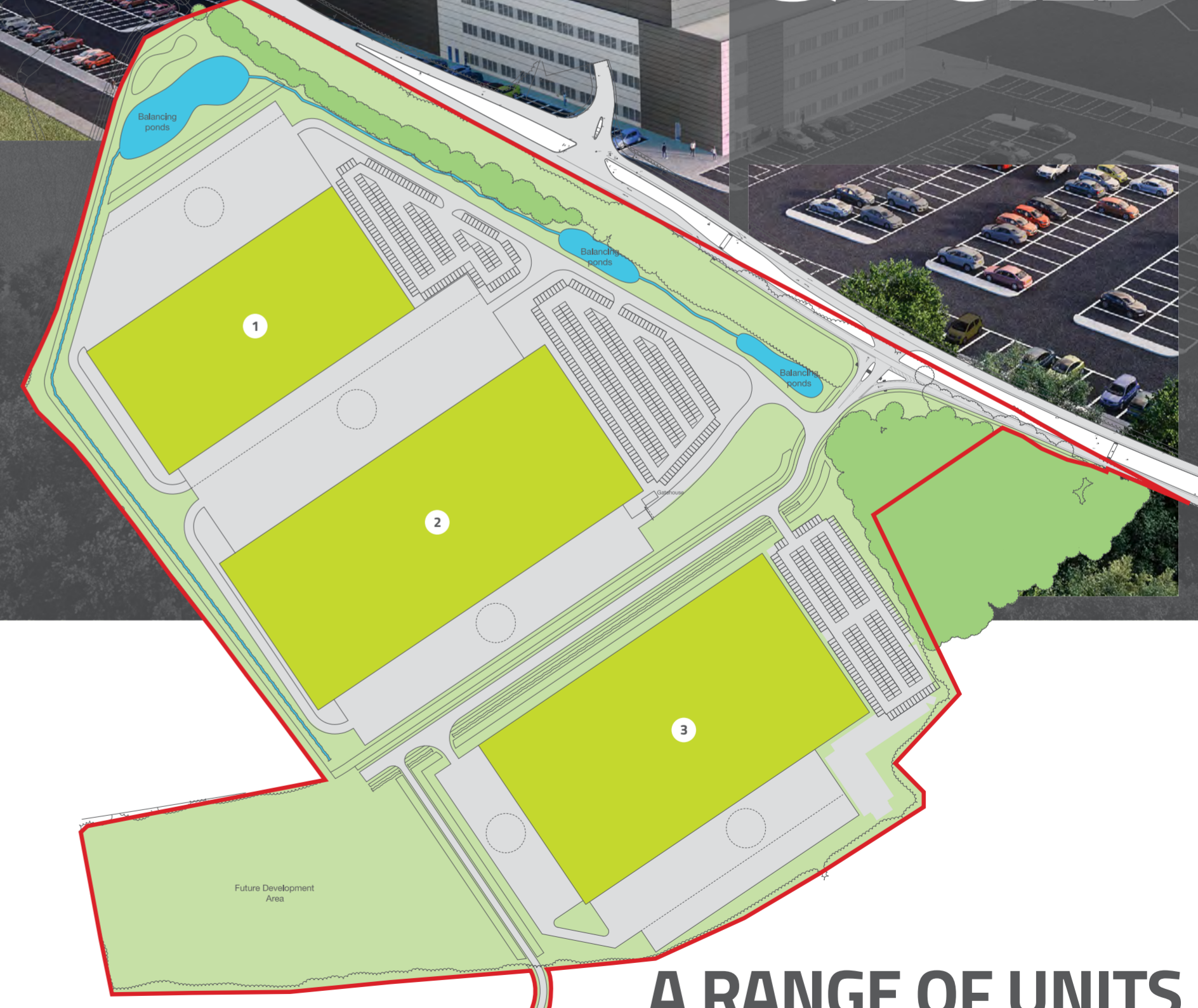


SCHEDULE OF AVAILABILITY

| BUILDING | AREA (SQ FT) | AREA (SQ M) |
|--------------|----------------|---------------|
| 1 | 200,000 | 18,580 |
| 2 | 335,000 | 31,122 |
| 3 | 300,000 | 27,870 |
| TOTAL | 835,000 | 77,573 |

OPTION 2

**DESIGN
& BUILD**



**A RANGE OF UNITS
PROVIDING SIZES
FROM 200,000 SQ FT+**



DEMOGRAPHICS



Worksop is in a **central location** which is **within an easy commute** of **Sheffield, Doncaster, Chesterfield and Mansfield**



Worksop sits within the **Sheffield City Region** which has a total population of **1.8 million people**



Worksop is situated in the **County of Bassetlaw** which has a population of **114,500 people**



The average salary for a warehouse operative in Worksop is **£16,186 per year or £8.00 per hour**. This is **15% lower** than the national average
(Source: Neuvoo)



Average gross weekly pay in Worksop is **19% below the national average for the UK**

| Gross Weekly Pay | Bassetlaw | GB |
|--------------------------|-----------|---------|
| Full-Time Workers | £427.00 | £529.00 |
| Male Full-Time Workers | £487.30 | £569.90 |
| Female Full-Time Workers | £387.10 | £471.50 |

Source: Nomis

DISTRIBUTING TO THE POPULATION

Situated in the heart of the UK, nearly 3 million people can reach **Manton Wood** within a 45 minute drive time



With a population of **1.34 million**, the South Yorkshire region has the **largest resident and working population in the UK**, outside London and the South East.



WORKING AGE POPULATION (16-74)

| | within 3 miles | within 6 miles | within 12 miles | within 24 miles |
|------------------------|----------------|----------------|-----------------|-----------------|
| Working Age Population | 23,277 | 49,699 | 303,197 | 1,445,719 |

(Source: ONS Census 2011)



HGV DRIVE TIMES

| Location | Distance (miles) | Drive Time (Hrs & Mins) |
|---------------------------------|------------------|-------------------------|
| Manchester | 58 | 2 hrs 10 m |
| Liverpool | 114 | 2 hrs 38 m |
| Leeds | 48 | 1 hr 10 m |
| Birmingham | 82 | 1 hr 47 m |
| Hull | 62 | 1 hr 32 m |
| Immingham | 65 | 1 hr 38 m |
| Doncaster Rail Freight Terminal | 20 | 25 m |
| Northampton | 98 | 2 hr 10 m |
| Milton Keynes | 115 | 2 hrs 26 m |
| Newcastle upon Tyne | 130 | 2 hrs 30 m |
| Bristol | 174 | 3 hrs 40 m |
| Glasgow | 258 | 4 hrs 39 m |
| Central London | 157 | 3 hrs 25 m |





MANTON WOOD

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FURTHER INFORMATION

For further information please contact the joint letting agents.

ALL ENQUIRIES

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0115 896 6611
www.cpppartners.co.uk

Colliers
INTERNATIONAL
0113 200 1800
www.colliers.com/uk/industrial

Robert.Whatmuff@colliers.com

FINANCIAL ASSISTANCE

Manton Wood sits within the District of Bassetlaw and also forms part of the Sheffield City Region LEP. A number of funding sources are available to support inward investment. Further information is available via the following website;
<http://sheffieldcityregion.org.uk>

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