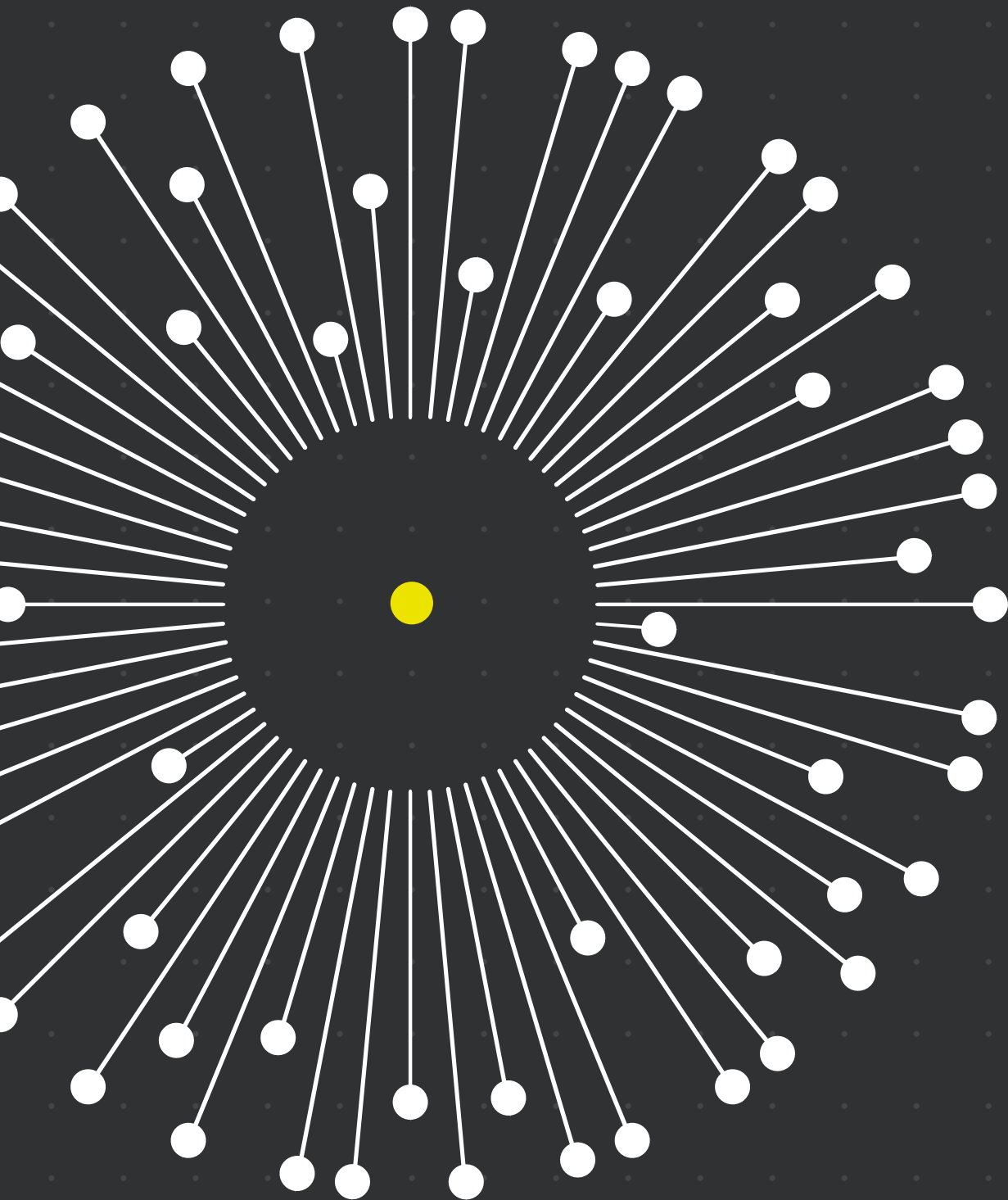




EM.EX

East Midlands Exchange. **Worksop.**

The Perfect Spot For Smart Logistics

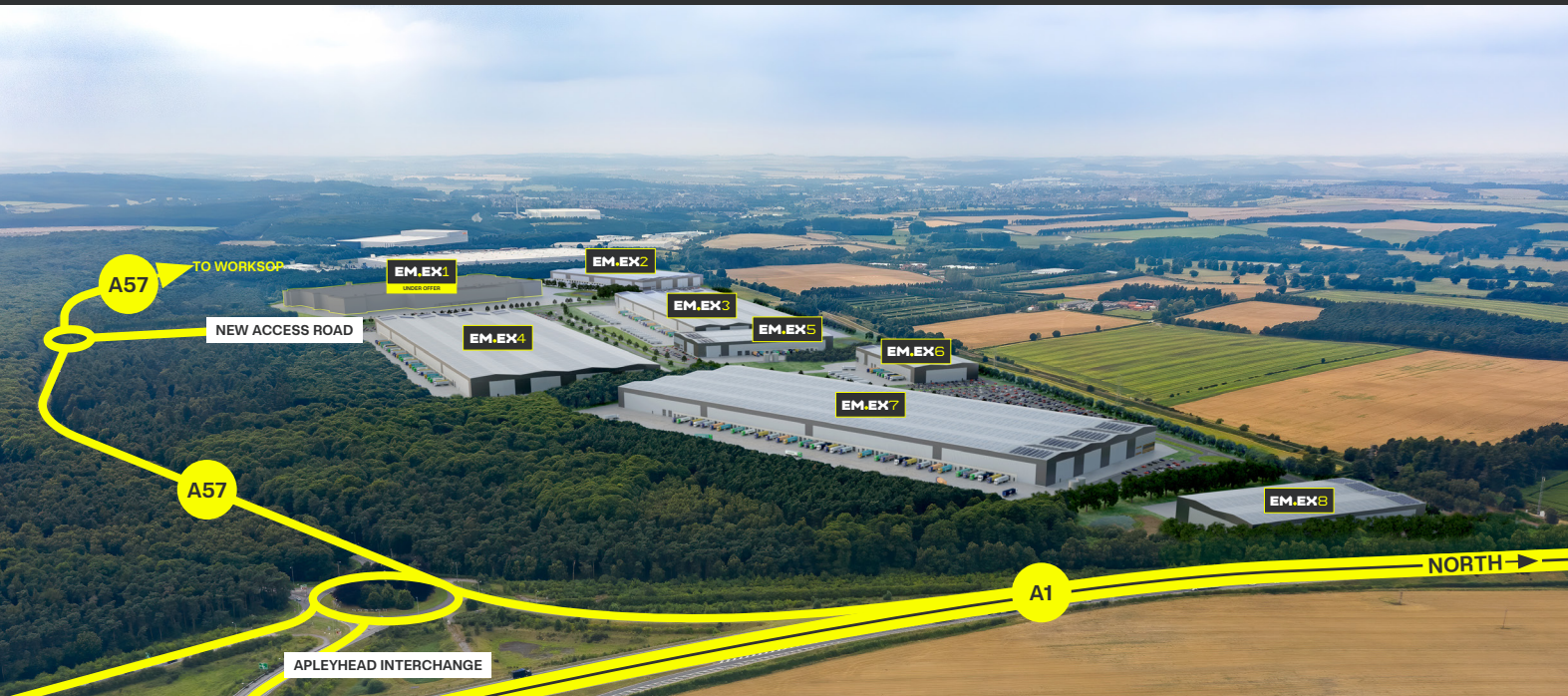
EMEXWORKSOP.CO.UK

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 Worktop 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**



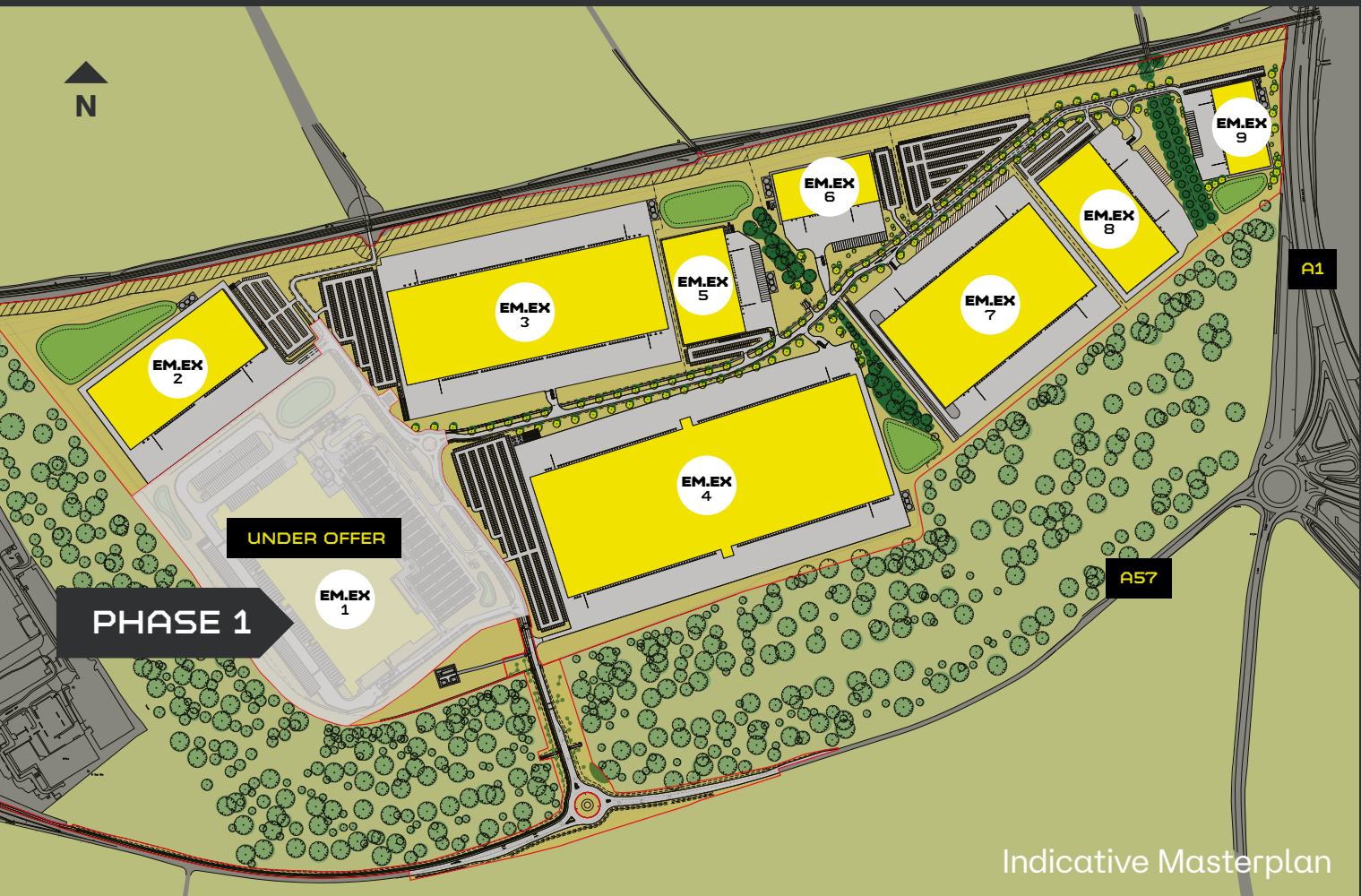
**BESPOKE BUILD
TO SUIT UNITS
WITH FAST
TURNAROUND**



**UP TO 30M
BUILDING HEIGHTS**

Spot on for size

EM.EX Workstop 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

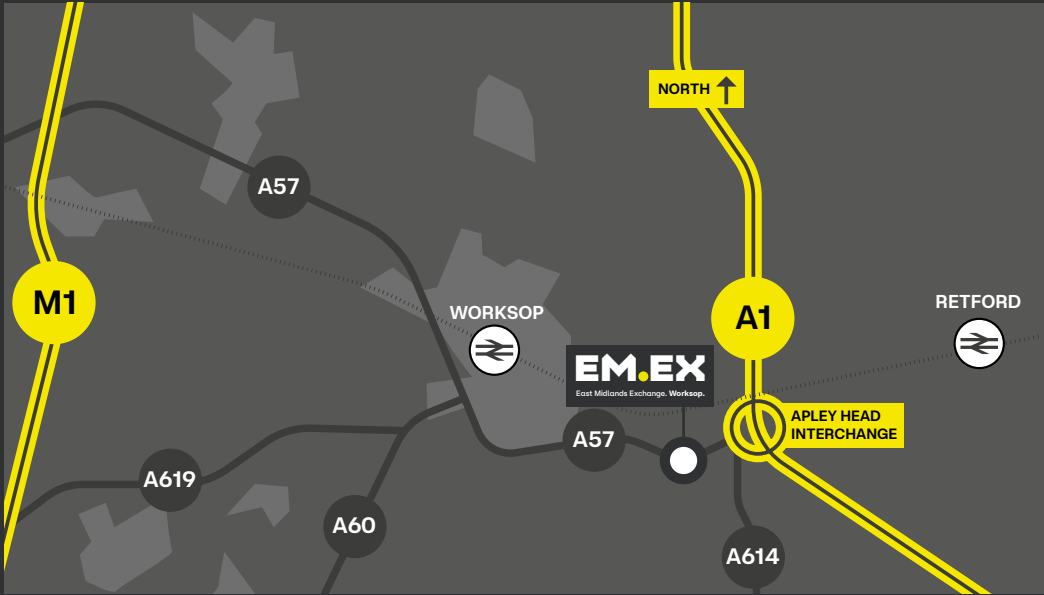
Total 23,300 sq m 250,000 sq ft

EM.EX 9

Total 9,400 sq m 101,000 sq ft

Spot The Opportunity, Gain The Advantage.

EM.EX Workstop 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.



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)

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



East Midlands Exchange. **Workshop.**

The Perfect Spot For Smart Logistics

CBRE

Mike Baugh
mike.baugh@cbre.com
07785 284994

Danielle Raunjak
danielle.raunjak@cbre.com
07714 145984



BNP PARIBAS

Ben Wiley
ben.wiley@realestate.bnpparibas
07771 662009

Iolo Morgan
iolo.morgan@realestate.bnpparibas
07471 227336

Guy Cooke
guy.cooke@realestate.bnpparibas
07876 217359

Bassetlaw District Council

Julie Beresford
Head of Growth and Economic Prosperity
julie.beresford@bassetlaw.gov.uk
07552 353897

EMEXWORKSOP.CO.UK

A Development By:

Caddick.

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