

vesuviusworksop.co.uk

 **vesuvius**

Vesuvius Way
Worksop
S80 3HA

Flexible Design & Build Opportunities
From 20,000 – 150,000 sq ft
Available For Sale & To Let

Welcome to Worksop

Design and build opportunities of
20,000 - 150,000 sq ft.

With excellent amenities on site including a new Asda, Asda petrol fuelling station and Burger King, the site is supported by ample parking and well-designed landscaping. Additionally Pre-Lets to Travis Perkins and Nottinghamshire Fire & Rescue station will drive activity to Worksop.



Design & Build Opportunities

20,000 sq ft – 150,000 sq ft

16 acres with outline planning consent granted for Design & Build opportunities up to 150,000 sq ft.

Units can be delivered to meet occupier’s specific requirements and will be finished to a high level specification.





Sustainable Specification



Bike Storage
Communal covered cycle parking to be provided.



EPC Rating A
(EPC)
Energy performance certificate.



Electric Vehicle Charging Points



BREEAM Outstanding



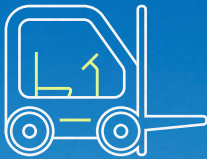
1,073,677
People are reachable within a 30 minute drive from Vesuvius Worksop.



£525
The gross weekly pay of the local area is £117 less than the UK average.



18.2%
Of the local workforce are employed in manufacturing 10.6% above the UK average .



6.8%
Of the local workforce are employed in logistics roles, 1.8% above the UK average.

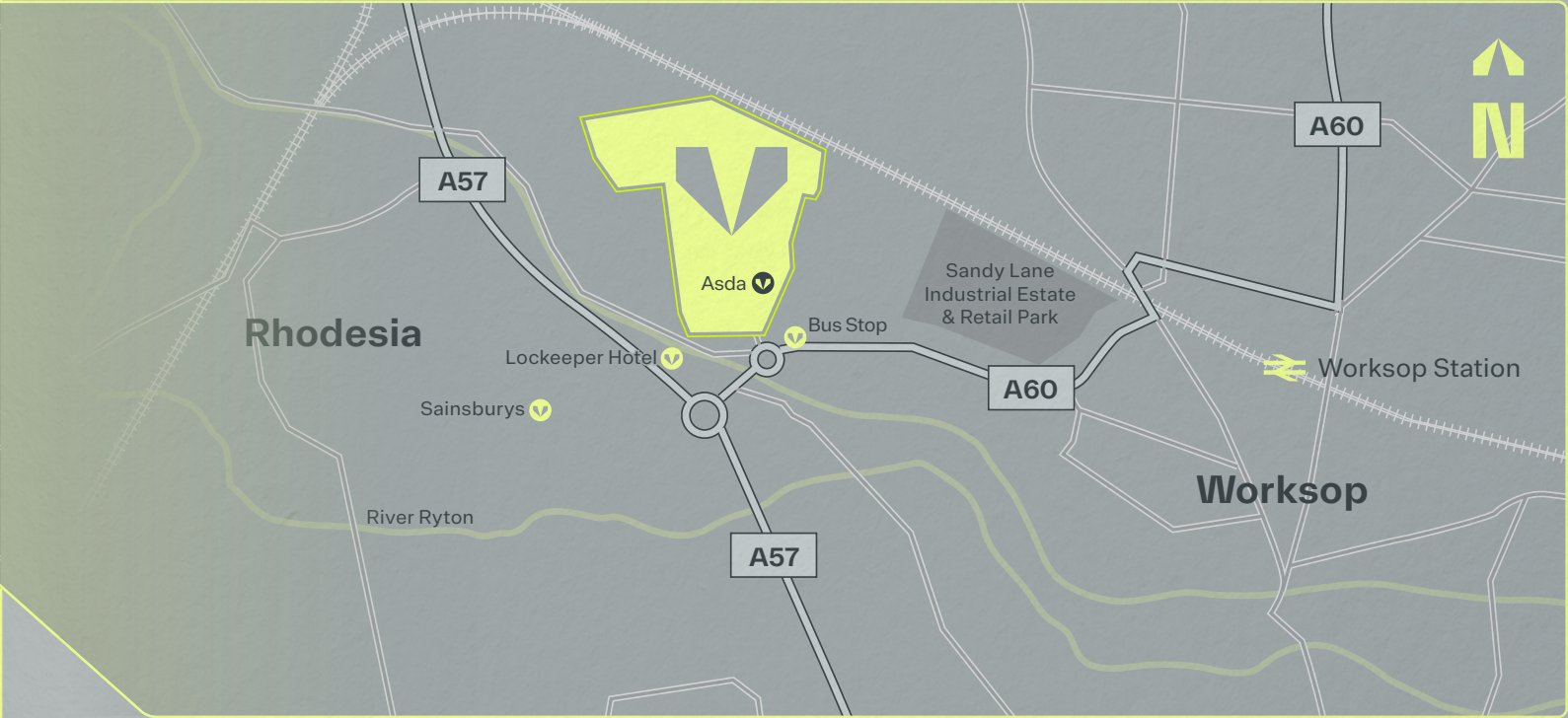


Indicative image



Superb Connections to the A57, M1, & A1.

Your business will benefit from being located on the A57 and A60 with easy access to the centre of Worksop. Excellent connections to the rest of the region and the UK are provided by fast access to the M1 (8 miles) and A1 (6 miles).



Mansfield	Doncaster	Chesterfield	Sheffield	Lincoln	Nottingham	Leeds
22 Mins 13.6 Miles	30 Mins 19.4 Miles	26 Mins 16.1 Miles	30 Mins 19.7 Miles	40 Mins 28.7 Miles	45 Mins 35 Miles	55 Mins 48.7 Miles



A57	A1	M1	A46	A18	M42	M6
1 Mins 0.2 Miles	9 Mins 6 Miles	14 Mins 8 Miles	30 Mins 25.4 Miles	28 Mins 18.3 Miles	55 Mins 58.1 Miles	75 Mins 76.1 Miles

Designed to Connect Your Business.



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John Proctor
07887 787 880
johnp@fhp.co.uk

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

Anthony Barrowcliffe
07557 972 008
Anthony@fhp.co.uk



Rob Kos
07709 846 930
rob.kos@dtre.com

Tom Fairlie
07747 441 858
tom.fairlie@dtre.com

