



ALTITUDE PHASE 1

Design & Build Industrial, Warehouse, Logistics,
Manufacturing Units from 12,000 sq.ft. – 130,000 sq.ft

Elkesley Business Park / Retford / DN22 0QL

TO LET FOR SALE

NORTH
JUNCTION

SOUTH
JUNCTION

A1

A1



A Development by



NEWSHOLME
DEVELOPMENTS



NEWARK

A46/A52/M1 – 17 miles

A1

ENTRY FROM
A1 JUNCTION

ENTRY FROM A1
JUNCTION

PHASE 1

**GAMSTON AIRPORT
AND THATCHAM RESEARCH**

PHASE 2

SDN PALLETS

WHITTAKER
COACH BUILDERS
INTERNATIONAL

PRO-CAM
FIELD CARE SOUTH

ELLDIS TRANSPORT LTD



A1

DONCASTER

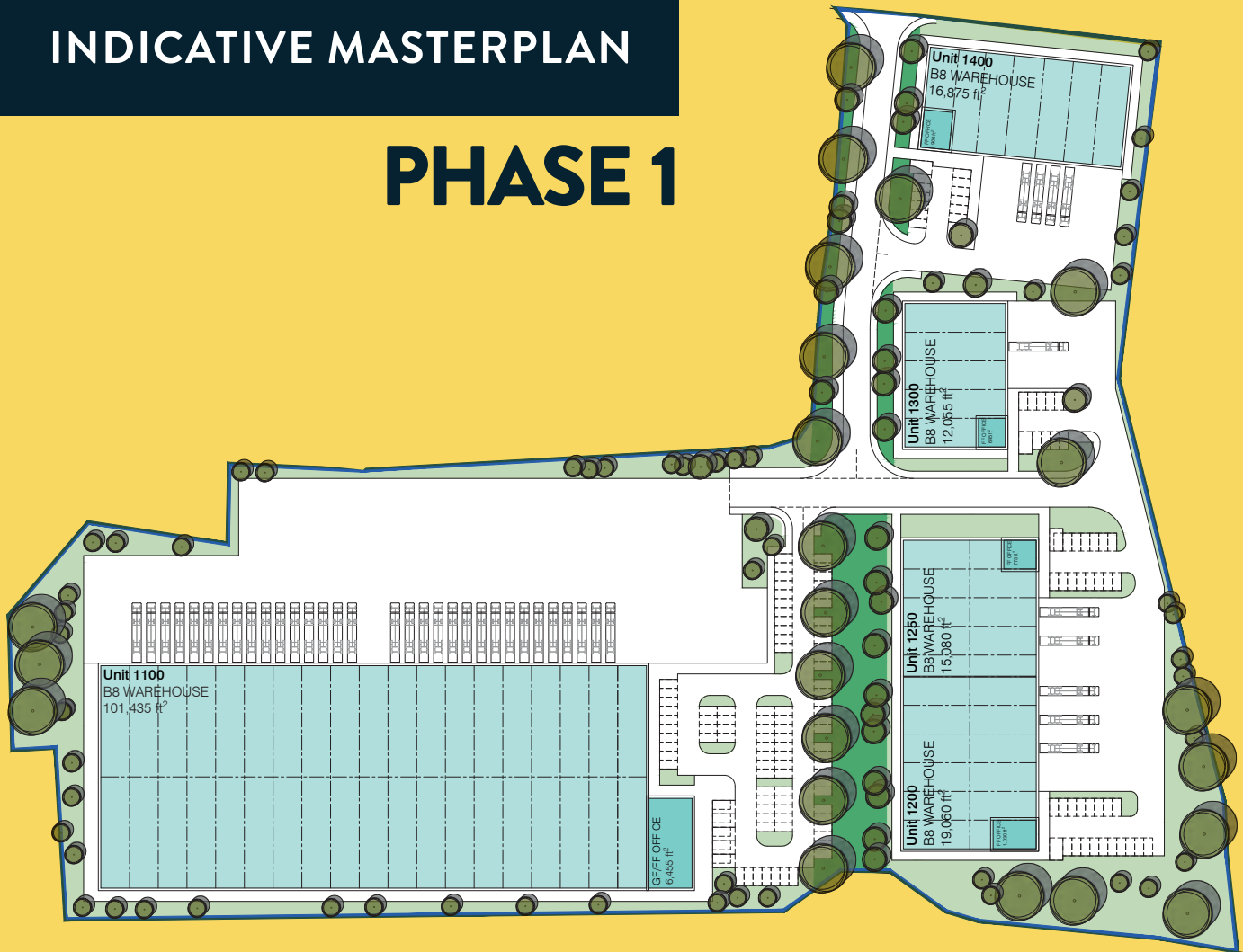
A57/M1/M18/M180 – 20 miles



**NEWSHOLME
DEVELOPMENTS**

INDICATIVE MASTERPLAN

PHASE 1



Altitude is available on a design and build basis. Buildings will be delivered to an Institutional specification incorporating high sustainability credentials and can be tailored to meet occupiers specific requirements. Altitude offers excellent occupier prominence to the A1 dual carriageway at Elkesley.

THRIVING LABOUR POOL

Altitude attracts a workforce that is heavily focused towards manufacturing and logistics skills. Local wages are extremely competitive by regional and UK averages

Bassetlaw	- £549.40
Doncaster	- £608.30
Yorkshire & NE	£630.80
North West	£646.30
UK	£682.60

Reference - Gross weekly full time pay by place of work.
Source: NOMIS June 2025

SUITABLE SKILLS AND SECTORS

324,000 manufacturing workers
185,000 transport and storage workers

READY TO WORK

8,500 want a job in Worksop/North Nottingham/South
Doncaster area
163,000 want a job region wide

Reference - Region includes Yorkshire and the
Humber and Nottinghamshire Source: NOMIS 2025

LOCATION

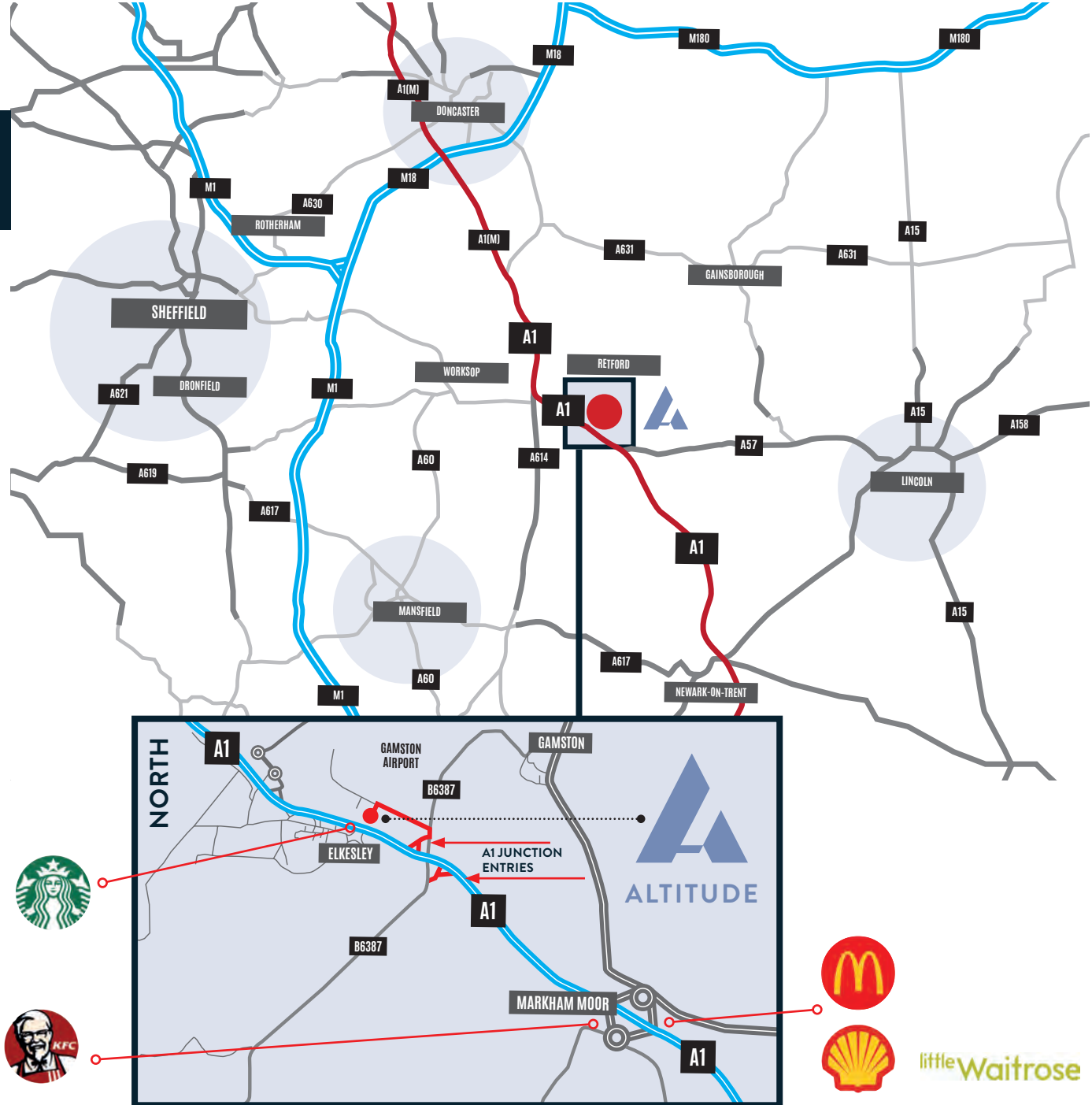
Altitude is located immediately off the A1 dual carriageway at Elkesley offering both direct north and southbound access.

The central location of Altitude offers excellent drive time demographics with the majority of England and commercial ports and airports within a 4 hour drive time.

Altitude is strategically located on the A1 at Gamston/Elkesley with fast dual carrigaway access to the Midlands strategic road links including the A46, A17, A52, A57, M1, M18 and M180. Combined these provide excellent connectivity to the A50,M6, A14 and M25.

DRIVE TIMES

Newark	A46/A17 – 17 miles
Worksop	A57/M1 – 9 miles
Doncaster	20 miles
Grantham	A52 – 30 miles
Nottingham	38 miles
Retford	4 miles
Sheffield	38 miles
Doncaster Airport	20 miles





ALTITUDE

All enquiries



0115 896 0461
M1AGENCY.CO.UK

James Keeton
07812 250857
james.keeton@m1agency.co.uk



Paul White
01777 712942
pdwhite@Brown-co.com

A Development by



**NEWSHOLME
DEVELOPMENTS**

TERMS

Building(s) are available for sale or to let on terms to be agreed

PLANNING

Phase One is allocated with a planning submission in progress

MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. M1 Agency LLP nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. August 2025.