PANATTONI

Doncaster 420

THE LARGEST GRADE A UNIT AVAILABLE IN YORKSHIRE



NEW BUILD INDUSTRIAL/LOGISTICS UNIT

418,276 SQ FT // AVAILABLE NOW

Junction 3 M18 | Great Yorkshire Way
Doncaster | DN9 3RH

/// truck.rinse.videos

panattoni.co.uk/doncaster

Doncaster 420

Bubble Max

YORKSHIRE ROSE MOTORHOMES LTD. Your Dream Journey awaits

SCS

GXO

skanwear SAVING LIVES

YORKSHIRE'S LARGEST IMMEDIATELY AVAILABLE GRADE A UNIT

At 418,276 sq ft, Panattoni Doncaster 420 is one of the largest spec-built units in the North. With direct access to the national motorway network, Doncaster Sheffield Airport and easy access to iPort's multi-modal rail freight terminal, it offers unrivalled connectivity to UK and global markets.

Doncaster Sheffield Airport

UP TO 85M YARD DEPTH

Sources: placeyorkshire.co.uk / doncaster.gov.uk

BUILT FOR SCALE

34 DOCK DOORS

3 LEVEL ACCESS DOORS

15M CLEAR INTERNAL HEIGHT

FM1 FLOORING

UP TO 1.5 MVA POWER SUPPLY

UP TO 85M YARD DEPTH

74 HGV PARKING SPACES

358 CAR PARKING SPACES

50KN/M2 FLOOR LOADING

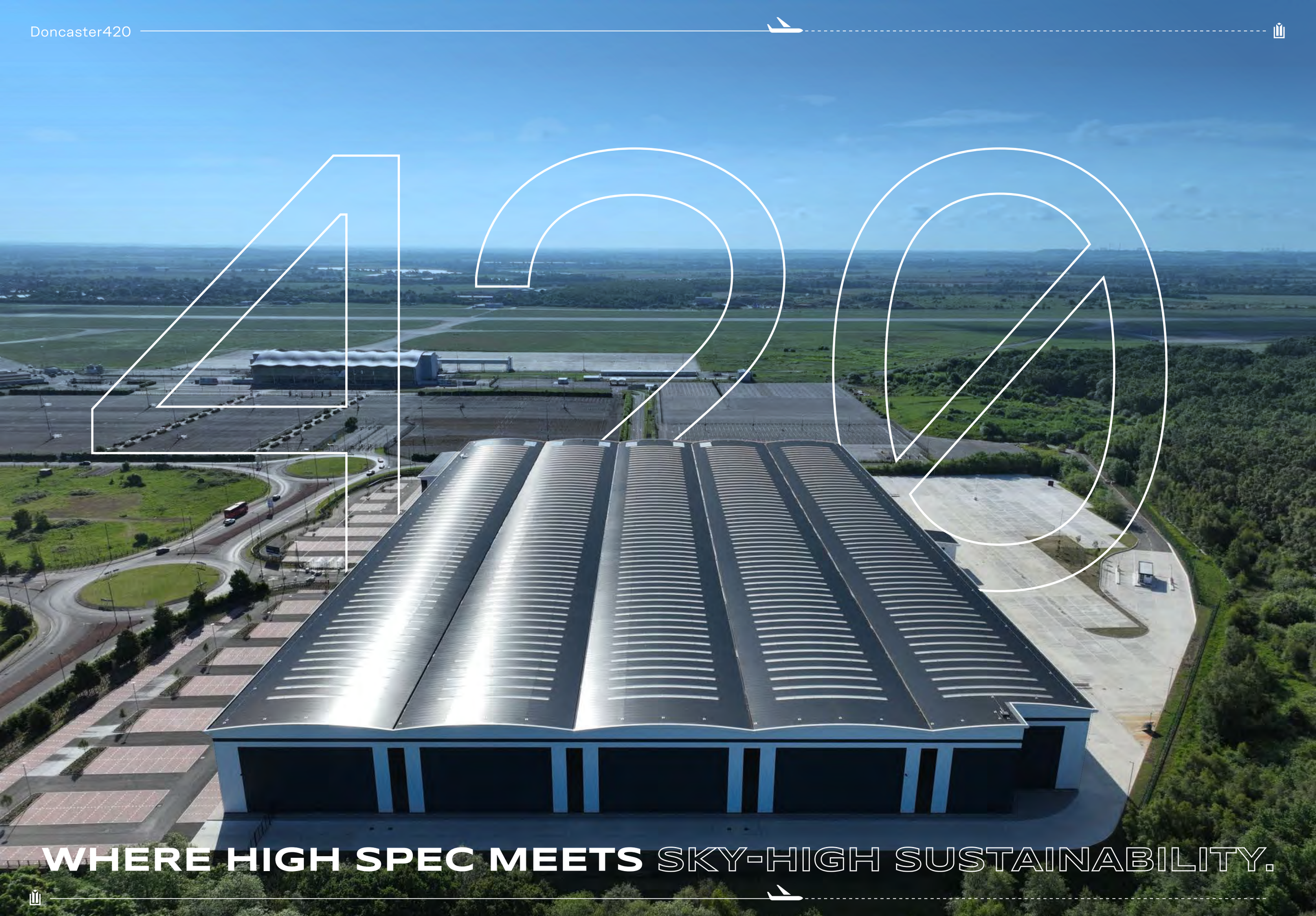
15% ROOF LIGHTS

CYCLE PARKING SPACES

20% EV CHARGING POINTS



Doncaster420	Sq Ft	Sq M
Warehouse	397,759	36,953
Hub Office	4,137	385
Ground 1st & 2nd Floor Offices	16,069	1,493
Gatehouse	311	38
Total	**418,276**	**38,860**



WHERE HIGH SPEC MEETS SKY-HIGH SUSTAINABILITY.

Doncaster 420

LIFTS OFF WITH A+ SUSTAINABILITY.

Panattoni Doncaster 420 benefits from a high standard specification of BREEAM ‘Excellent’ to prioritise energy efficiency and reduce operating costs.

BREEAM® EXCELLENT

★★★★

NET ZERO CARBON DEVELOPMENT

A 0-25

EPC ‘A’ (11) – WAREHOUSE
EPC ‘A+’ (-2) – OFFICES

- BUILDING FABRIC DESIGNED AND CONSTRUCTED TO VERY HIGH STANDARDS OF INSULATION AND AIR TIGHTNESS
- ROOF-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM*
- RAINWATER HARVESTING
- WATER SAVING TAPS AND WCS
- ELECTRIC VEHICLE CHARGING POINTS IN THE CAR PARK
- CYCLE PARKING
- SUB-METERING OF ENERGY CONSUMPTION
- ROOF DESIGNED TO SUPPORT UP TO 100% PV COVERAGE

*300m² of installed PV to the office roof. The warehouse roof loading has been designed for 100% of the roof to have PV installed if the Occupier is a high energy user.

LANDING THE PERFECT LOCATION.

Panattoni Doncaster 420 offers unrivalled access to local, regional, and global markets via road, rail, and air.

Strategically located just off Junction 3 of the M18, the site provides easy access to the A1(M), M1, and M62 offering last-mile access to the major conurbations of Yorkshire and Humberside. The site also provides access to the key consumer and manufacturing hubs across the North East, North West, West Midlands, and central London, all within a 4.5-hour HGV drive time.

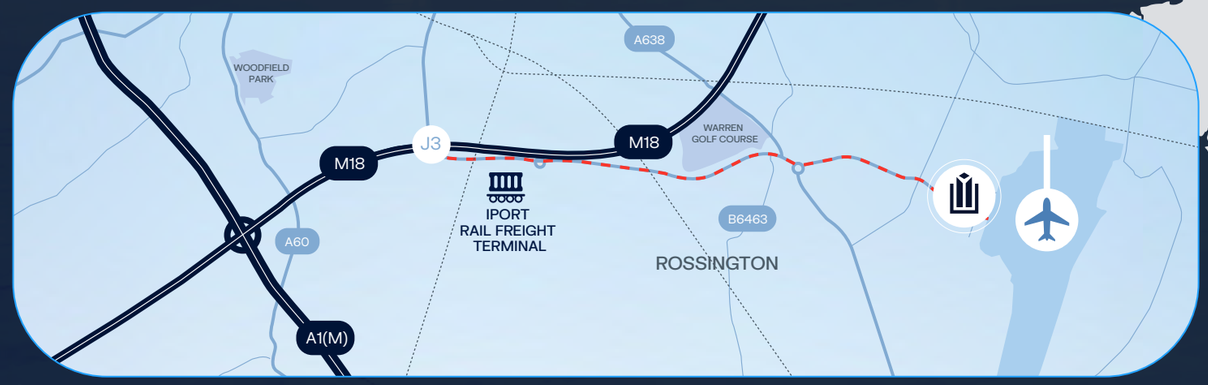
Immediately adjacent to Doncaster Sheffield Airport which is set to reopen in Q1 2026 under new operator Munich Airport International GmbH (MAI) further enhancing the international connectivity.

The location benefits from being just six minutes away from the multi-modal iPort Rail Terminal, offering access to the UK National Rail Network and direct freight services to Europe via the Channel Tunnel.

	Miles	Time
M18 J3	4	7 mins
A1(M)/M18 Interchange	6	8 mins
Doncaster	6.5	15 mins
M18 J5 (M180)	10	15 mins
M1 J32	14	16 mins
Sheffield A57, J1	23	34 mins
M62 J32a	25	37 mins
Leeds	41	1 hr 1 min
London	161	4 hrs 1 min

	Miles	Time
Immingham	45	58 mins
Hull	49	1 hr
The Port of Liverpool	113	2 hrs
Felixstowe	183	3 hrs 19 mins

	Miles	Time
Doncaster Sheffield Airport	0.2	1 min
East Midlands Airport	59	1 hr 5 mins
Leeds Bradford Airport	54	1 hr 12 mins
Manchester Airport	68	1 hr 41 mins



Hull and Immingham ports are both within 50 miles and accessible in under an hour, while the Port of Liverpool is only two hours away. Together, they provide efficient links to international export markets.

Public transport is also well served, with the X4 bus linking the site to Doncaster

Interchange every hour from 5am, with a journey time of just 20 minutes.

4 Million
POPULATION WITHIN 1.5 HOURS

20.1 Million
POPULATION WITHIN 3 HOURS

36.8 Million
POPULATION WITHIN 4.5 HOURS

READY TO WORK LABOUR POOL

51,300
WANT A JOB IN SOUTH YORKSHIRE

8,100
WANT A JOB IN DONCASTER

35,000
TRANSPORT AND STORAGE WORKERS
(6.3% VS. 5.1% UK)

59,000
MANUFACTURING WORKERS
(10.6% VS. 7.9% UK)

DONCASTER
(COMPETITIVE WAGES)
£536.60

SOUTH YORKSHIRE
(COMPETITIVE WAGES)
£551.80

EAST MIDLANDS
(COMPETITIVE WAGES)
£559.80

UK
(COMPETITIVE WAGES)
£612.80

Panattoni Doncaster 420 draws upon a labour pool with skills suited to manufacturing and logistics. Wages in Doncaster and South Yorkshire are highly cost effective when compared to distribution hubs with similar reach, and to the UK average.

Panattoni Doncaster 420 provides last-mile access to the major conurbations of Yorkshire and Humberside. Connecting to J3 of the M18, the M1, A1(M) and M62 are all close by. 2.43 million consumers live within a 45 minute drive by van, while nearly 4.5 million unique addresses are accessible within 50 miles.

159,167
PEOPLE WITHIN 15 MINS

770,469
PEOPLE WITHIN 30 MINS

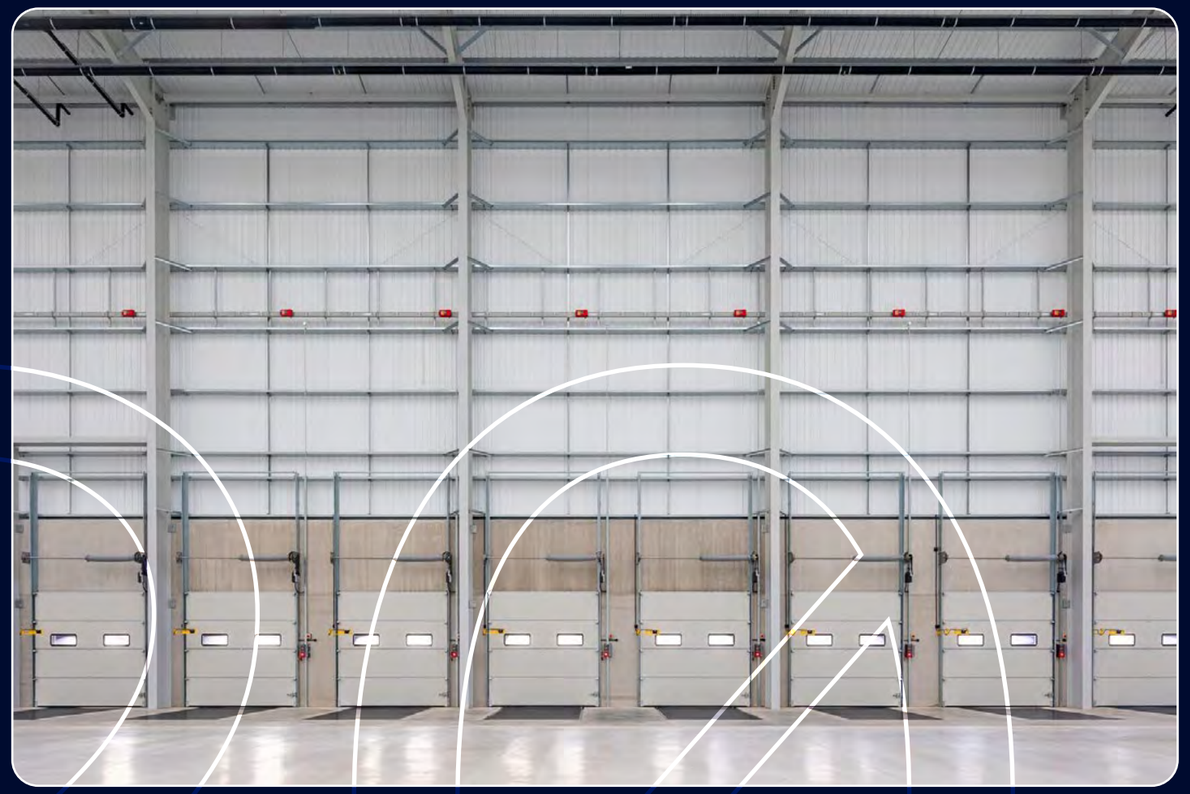
2.43M
PEOPLE WITHIN 45 MINS

BUSINESS DONCASTER

The Local Authority offers a range of incentives to eligible occupiers.
To discuss the support Business Doncaster can provide, please email Ian.Guy@doncaster.gov.uk











PANATTONI

Doncaster420

Scan for Website

Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customers' expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the-art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.

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