iport DONCASTER

iP4

DN11 0BF

Build to suit distribution opportunity

846,250 sq ft (78,619 sq m)

Detailed planning permission secured

iportuk.com

Via Verdion

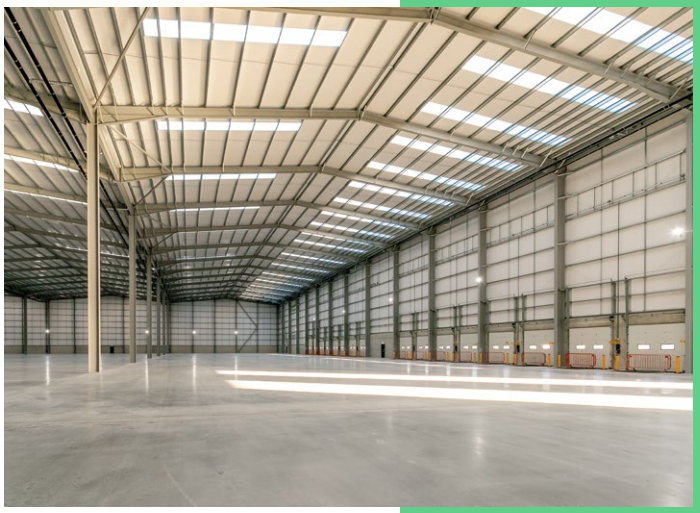
At the heart of iPort, the UK's most advanced multimodal logistics park

iP4 offers up to 846,250 sq ft (78,618 sq m) of distribution space on this 42.73-acre site.

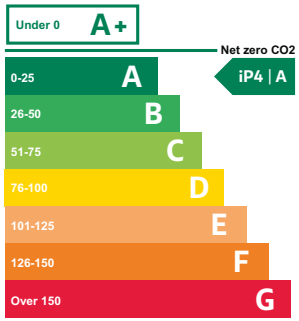
Available immediately on a built to suit basis, this outstanding opportunity benefits from detailed planning permission in place, with power and other utilities already secured.

The following pages set out an indicative layout and specification that can be delivered within 12 months of terms being agreed.

Other options for the site, including tailoring designs to meet specific occupier requirements, can also be accommodated.



Indicative EPC/BREEAM ratings



High-quality warehouse and office space tailored to your specification

- 2+MVA power
- Roof ready for PV panels
- Unit heating by heat pump
- High quality office and amenity areas
- Highly energy efficient design targeting BREEAM Excellent and EPC A rating

iP4

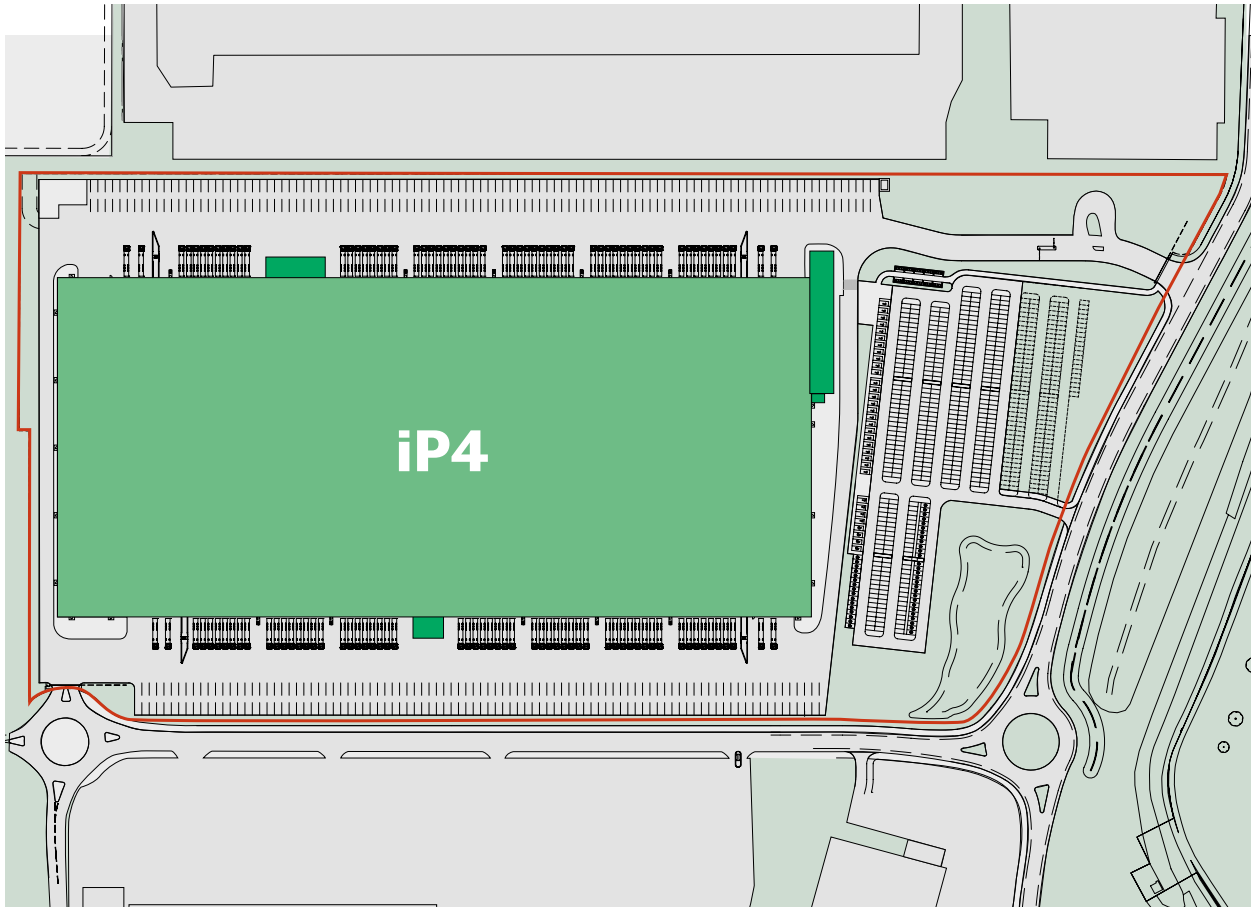
846,250 sq ft (78,619 sq m)
42.73 acres (17.29 ha)

Indicative layout and specification

This plan and specification set out one option for the site, providing up to 846,250 sq ft of distribution space in line with the current planning permission.

- 86 standard dock level doors
- 20m clear headroom
- 26 double height doors
- 201 HGV parking bays
- 8 ground level entry doors
- 53m-deep fenced yards with automated sliding gate
- 80kN/m² floor loading
- 473 car parking spaces including 48 EV charging points
- 120kN point load
- Bicycle shelter with 60 cycle spaces
- 2.4m concrete plinth around building
- High quality offices and amenity areas
- Space for 185,710 pallets (narrow aisle) or 138,196 pallets (wide aisle)

	sq ft	sq m
Offices and welfare	38,000	3,530
Distribution centre	808,250	75,089
Total	**846,250**	**78,619**



Not to scale.

Warehouse
Offices
Site boundary

Why iPort?

91% of the UK living within 4 hours

iPort is an outstanding logistics location at the heart of the UK's road and rail networks. 91% of the UK can be reached within a four-hour drive.

Rail freight terminal on site

iPort Rail is our award-wining multimodal facility, offering rail freight services from container port to warehouse door that help reduce carbon emissions.

800,000+ people within 30 minutes

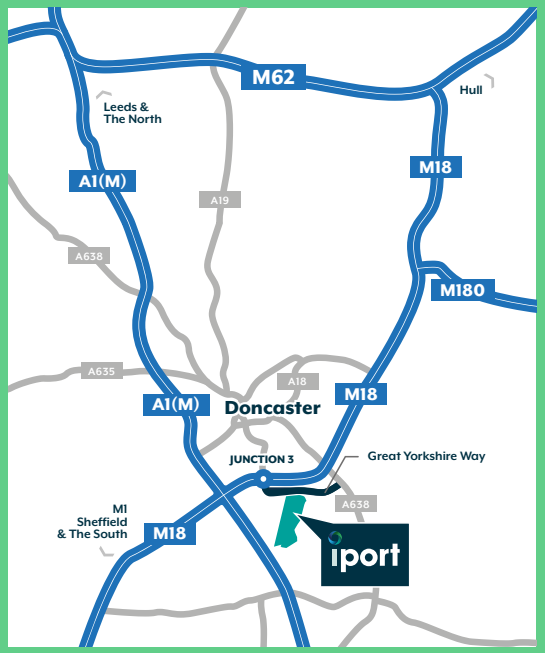
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

Local employment opportunities

We have a strong local workforce and co-fund the iPort Academy, which offers training and connects local jobseekers with businesses relocating or growing here.

Key

- Motorway Network
- Rail Network
- Airports
- Container Port



iP4, iPort Avenue, Doncaster DN11 0BF

What Three Words: ///**stacks.conducted.ivory**

Driving Distances

Location	Distance
Birmingham	102 miles
Bristol	192 miles
Edinburgh	240 miles
Glasgow	251 miles
Leeds	46 miles
London	179 miles
Manchester	83 miles
Newcastle	129 miles
Northampton	115 miles

source: Google

Greener logistics

All our buildings are being developed to high standards of sustainability, with a focus on energy and resource efficiency.

We work with market-leading delivery partners and use high quality materials to deliver durable facilities with reduced environmental impact.

Resource management

- Roofs ready for PV panels
- Minimum 15% rooflights to increase natural daylight
- Recycled and recyclable materials throughout
- Water-saving leak detection
- PIR sensors controlling water systems in welfare areas

Energy efficiency

- Target EPC A-rated space
- Air tightness a minimum of 1.0m3/hr/m² at 50Pa positive air pressure
- LED lighting to the offices
- Submetering of energy consumption
- Heat pump air con in offices

Greener transport

- EV charging points installed across all new buildings
- New bus link connecting the iPort with the city centre
- Established cycle routes to/from the site with cycle parking for each building
- State-of-the-art on-site rail freight terminal

Landscaped surroundings

400 acres of designated green space and nature reserve created for public use and given over to the Yorkshire Wildlife Trust.

Community support

Continuing support for the local community – from neonatal care and computers for schools to sponsoring Rossington FC and the Rossington Festival.

Photography by: Steph Simmons

On-site rail freight terminal

iPort Rail offers sustainable logistics solutions with connections to regional, national and international supply chains.

Now operated by Maritime Transport, it offers:

- State-of-the-art terminal
- 24/7 operations
- Capacity for the UK's longest trains
- Connections with UK deep sea ports and Channel Tunnel routes
- Support from port of entry to warehouse door
- On-site customs clearance offering an alternative to sea port border controls
- External Temporary Storage Facility (ETSF) approved and inventory-linked
- Authorised Economic Operator (AEO) status

Our experienced team works closely with iPort customers, from strategic advice to practical support, focussed decarbonising supply chains and the rapid movement of goods.

THE RAIL INDUSTRY INNOVATION AWARDS 2019 WINNER

NATIONAL RAIL AWARDS VIRTUAL 2020 WINNER

RFG Rail Freight Group BUSINESS OF THE YEAR 2020

Get in touch

www.iportuk.com

Viewings and commercial terms are available on request
For all enquiries please contact our joint agents

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Verdion