



iQ_@
GATEWAYEAST

EXCLUSIVE
DEVELOPMENT
OPPORTUNITY



STRICTLY PRIVATE AND CONFIDENTIAL

An opportunity
like no other...



*The largest consented B1, B2
& B8 site available in the UK.*

**EXCLUSIVE PRIME
DEVELOPMENT OPPORTUNITY**

Totalling **198 acres** with outline planning
consent for 3,500,000 sq ft / 325,161 sq m



Outline planning permission granted, May 2020 (Planning ref:18/02759/OUTA)

Signed Section 106 Agreement

Fully designed and tendered infrastructure package

Up to 30MVA power supply available to serve the site

Building heights up to 32m to ridge

WHAT3WORDS | parked.record.wand

ADDRESS | North of High Common Lane
Austerfield | Doncaster

GRID REF | E:464998, N:397210

A premier OPENING



DEVELOPMENT OVERVIEW

- This unique opportunity to deliver iQ at GatewayEast offers a natural extension and the next large scale industrial and logistics development opportunity within the established and successful Doncaster market.
- The site has an outline planning consent (ref:18/02759/OUTA) for B1c, B2 & B8 accommodation, including up to 32m building ridge heights, and is located adjacent to the former Doncaster Sheffield Airport. The EIA and other technical reports supporting the application assessed the impacts of up to 3.5m sq ft of floorspace.
- Excellent road access is provided from Junction 3 M18 Motorway, approximately 6 miles to the East, via the recently constructed Great Yorkshire Way link road. The M18 provides links to the A1(M), M1 and M62.
- The location benefits from superb multi-modal links, situated within 6 minutes of the rail facilities at iPort Rail Doncaster, while the sea ports of Immingham and Hull are both approximately 50 miles from the site.
- All mains services available including up to 30 MVA power supply.
- Site wide infrastructure and development platform formation works have been fully designed and tendered.
- A comprehensive technical pack and site surveys will be made available in the data room, subject to NDA receipt.
- Offers are invited for the whole site on an exclusive basis.

Strategic LOCATION

WELL CONNECTED

GatewayEast is positioned central to the UK and located within 20 minutes of five major motorways integral to the UK logistics network – the M1, M18, M180, M62 and A1(M). 91% of the UK population is reachable within 4 hours.

The site also has fantastic access to Immingham port, the UK's largest port by tonnage (46m tonnes of cargo per annum) along with the iPort Rail, a high-volume inland port offering sustainable logistics solutions with connections to regional, national and international supply chains.

SUITABLE SKILLS AND SECTORS IN SOUTH YORKSHIRE

59,000

MANUFACTURING WORKERS

(across South Yorkshire)
10.1% VS. 7.6% UK



Source: NOMIS 2022

40,000

TRANSPORT & STORAGE WORKERS

6.8% VS. 5% UK

COMPETITIVE WAGES

DONCASTER	£608.30
SOUTH YORKSHIRE	£622.33
YORKSHIRE & HUMBER	£630.80
EAST MIDLANDS	£623.60
UK	£682.60

Gross weekly full time pay by place of work.
Source: NOMIS 2023

READY TO WORK



7,800

WANT A JOB IN DONCASTER

44,000

WANT A JOB IN SOUTH YORKSHIRE

Source: ONS Annual Population Survey (2023)



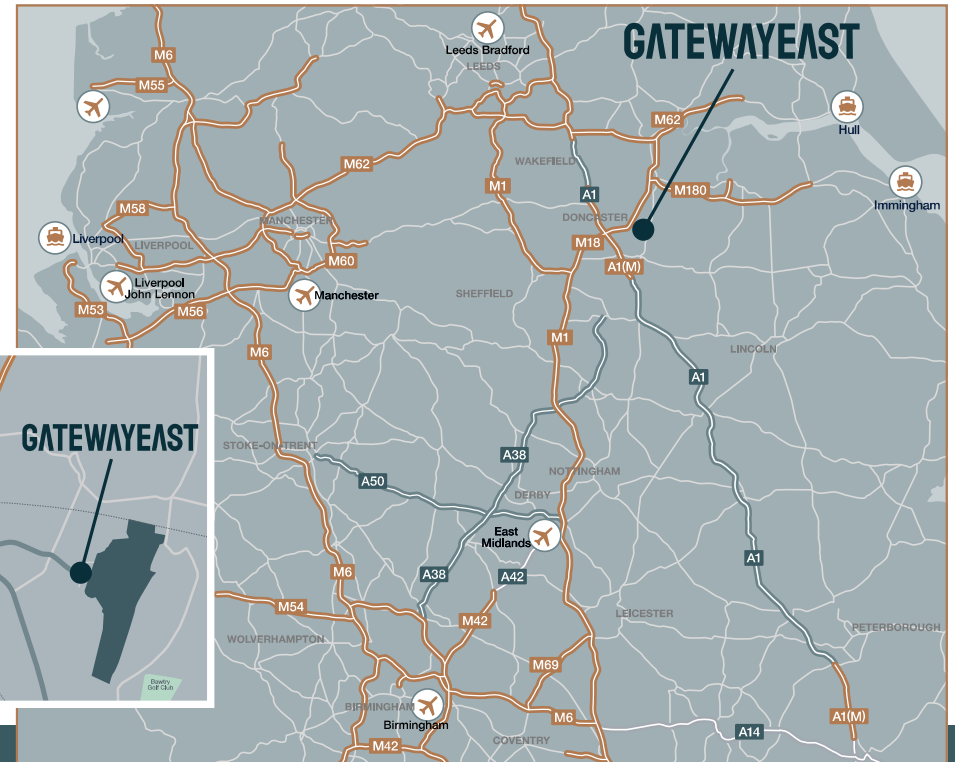
Local TO GLOBAL

FAST ACCESS

Situated within close proximity to global export markets, Immingham and Hull sea ports both fall within 90 minutes (50 miles), and Liverpool within 280 minutes. It is also only 6 minutes from rail freight facilities at iPort.

The major consumer and manufacturing centres of the North East, North West and West Midlands, plus central London, all fall within 4.5 hours by HGV.

Fast access to the M18, linking to the A1(M), M1 and M62.



	MILES	TIME
M18 J3	6	9 min
A1(M)/M18 Interchange	6	9 min
Doncaster	8	12 min
M18 J5 (M180)	10	15 min
M1 J32	17	26 min
Sheffield A57, J1	23	34 min
M62 J32a	25	37 min



	MILES	TIME
Leeds	41	1 hr 1 min
Manchester	62	1 hr 33 min
Birmingham	96	2 hr 24 min
Newcastle	124	3 hr 5 min
London	161	4 hr 1 min



	MILES	TIME
Hull	45	1 hr 1 min
Immingham	49	1 hr 13 min
Liverpool	113	2 hr 49 min
London Gateway	178	4 hr 27 min
Felixstowe	182	4 hr 33 min
Port of Southampton	217	5 hr 25 min



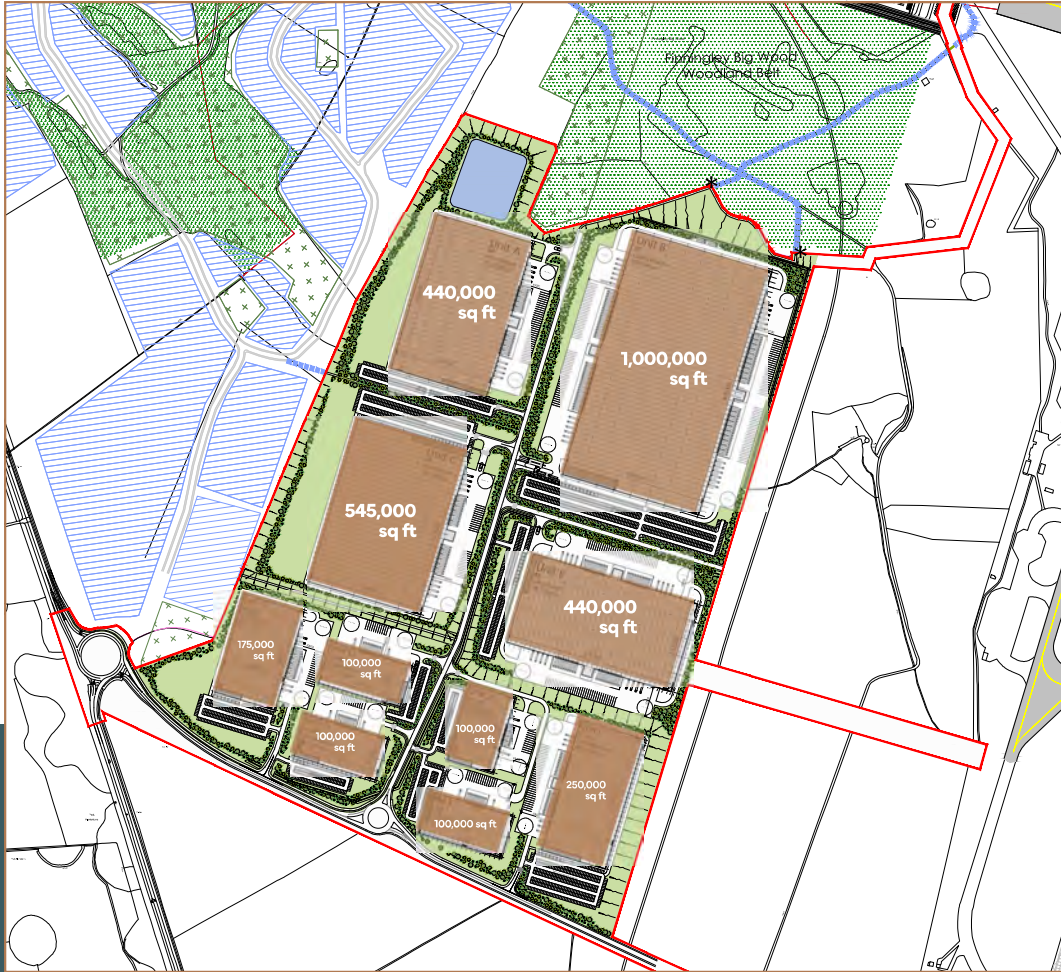
	MILES	TIME
Leeds Bradford	54	1 hr 20 min
East Midlands	59	1 hr 28 min
Manchester	68	1 hr 41 min



	MILES	TIME
iPort	4	6 min
Maritime Wakefield	30	44 min

HGV DRIVETIMES

Sources: Lorry Route Planner & drivetimemaps.co.uk; Royal Mail



Indicative LAYOUT

MASTERPLAN

Outline planning consent has been obtained for up to 3,500,000 sq ft B1C, B2 & B8, offering a large scale logistics platform. The attached masterplan shows an indicative layout of 3,250,000 sq ft, demonstrating the clear opportunity for single units up to 1,000,000 sq ft and above, wholly in accordance with approved parameters plans

Unit	Consented Use	Size (sq ft)	Offices (%)
A	B8	440,000	3
B	B8	1,000,000	3
C	B8	545,000	3
E	B8	440,000	3
F	B8	175,000	5
G	B2/B8	100,000	5
H	B2/B8	100,000	5
J	B2/B8	100,000	5
K	B2/B8	100,000	5
L	B2/B8	250,000	5

The OPPORTUNITY

Data Room & NDA – Interested parties will be required to sign a non-disclosure agreement and upon receipt will be provided with access to a data room.

Tenure – Freehold

AML – Purchasers will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

Proposals – Subject to Contract, offers for this unique opportunity to work in partnership with Peel at GatewayEast, are invited on the whole of the site.





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