iport DONCASTER

iP6

DN11 0BF

83,777 sq ft (7,783 sq m)
Distribution facility to let

Available immediately

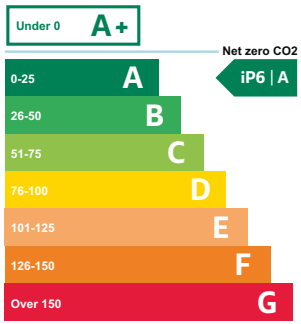
iportuk.com

Via Verdion

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

iP6 offers 83,777 sq ft (7,783 sq m) of high-quality warehouse and office space at iPort, Doncaster.

It provides energy-efficient accommodation targeting BREEAM Very Good and EPC A, with outstanding transport connections, an on-site rail freight terminal and access to a strong local workforce.



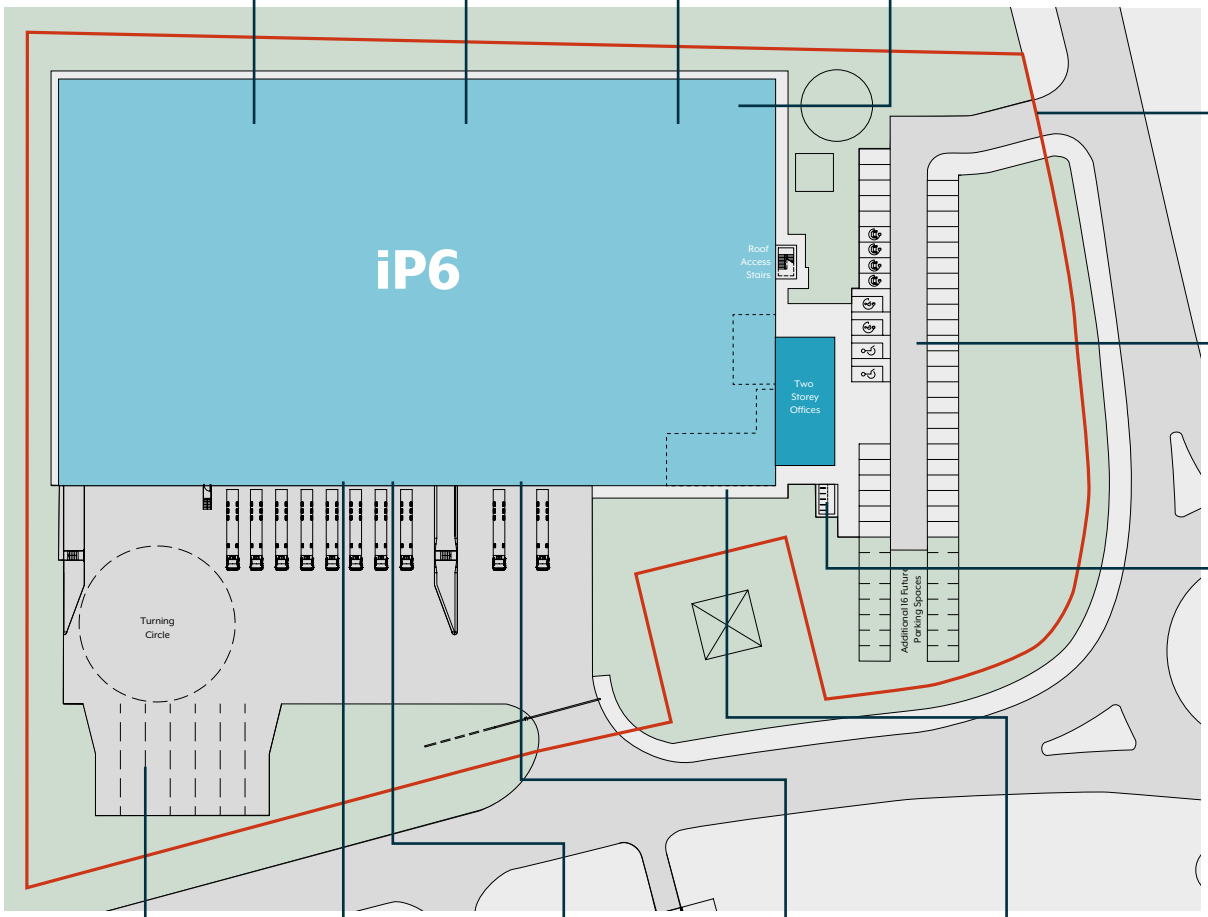
iP6

50kN/m² floor loading

92kN point load

12.5m clear headroom

160+kVA power



53m-deep fenced yard with automated sliding gate

42 car parking spaces including 6 EV charging points

Bicycle shelter with 6 cycle spaces

7 HGV parking bays

6 standard dock level doors

2 extra height dock level doors

2 level entry doors

2.4m concrete plinth around building

N

Warehouse

Offices

Site boundary

For indicative purposes only. Not to scale.

83,777 sq ft (7,783 sq m)

Available to lease

	sq ft	sq m
Offices and welfare	4,134	384
Distribution centre	79,643	7,399
Total	**83,777**	**7,783**

Highly energy efficient design targeting BREEAM Very Good and EPC A rating

High quality office and amenity areas

This is a steel portal framed warehouse unit. Elevations are insulated profile metal sheeting, with pitched insulated profile metal sheet roofs incorporating translucent rooflights.

Services

Mains services including three-phase electricity, mains water, and foul and surface water drainage are connected and available to the unit. Gas is prepared but not connected.

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

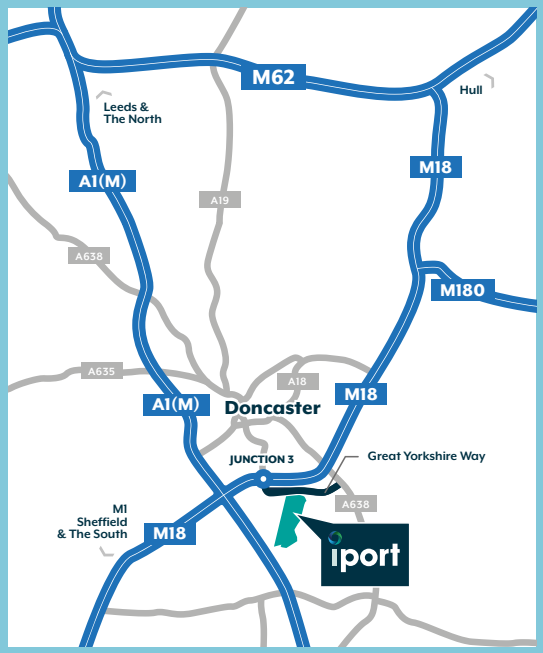
iPort Rail is our award-wining multimodal facility, offering rail freight services from container port to warehouse door that help reduce carbon emissions.

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.



iP6, iPort Avenue, Doncaster DN11 0BF

What Three Words: ///**locator.newspaper.laser**

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

Key

- Motorway Network
- Rail Network
- Airports
- Container Port

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
- Support from port of entry to warehouse door
- 8 reach stackers and 2 empty container handlers available to manage on site volume
- Eight daily rail services
- Dedicated vehicle fleet to support with first and final mile transport solutions

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 RAILWAY INDUSTRY INNOVATION AWARDS 2019 WINNER

NATIONAL RAIL AWARDS VIRTUAL 2020 WINNER

RFG Rail Freight Group BUSINESS OF THE YEAR 2020

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

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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MISREPRESENTATION ACT

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Verdion