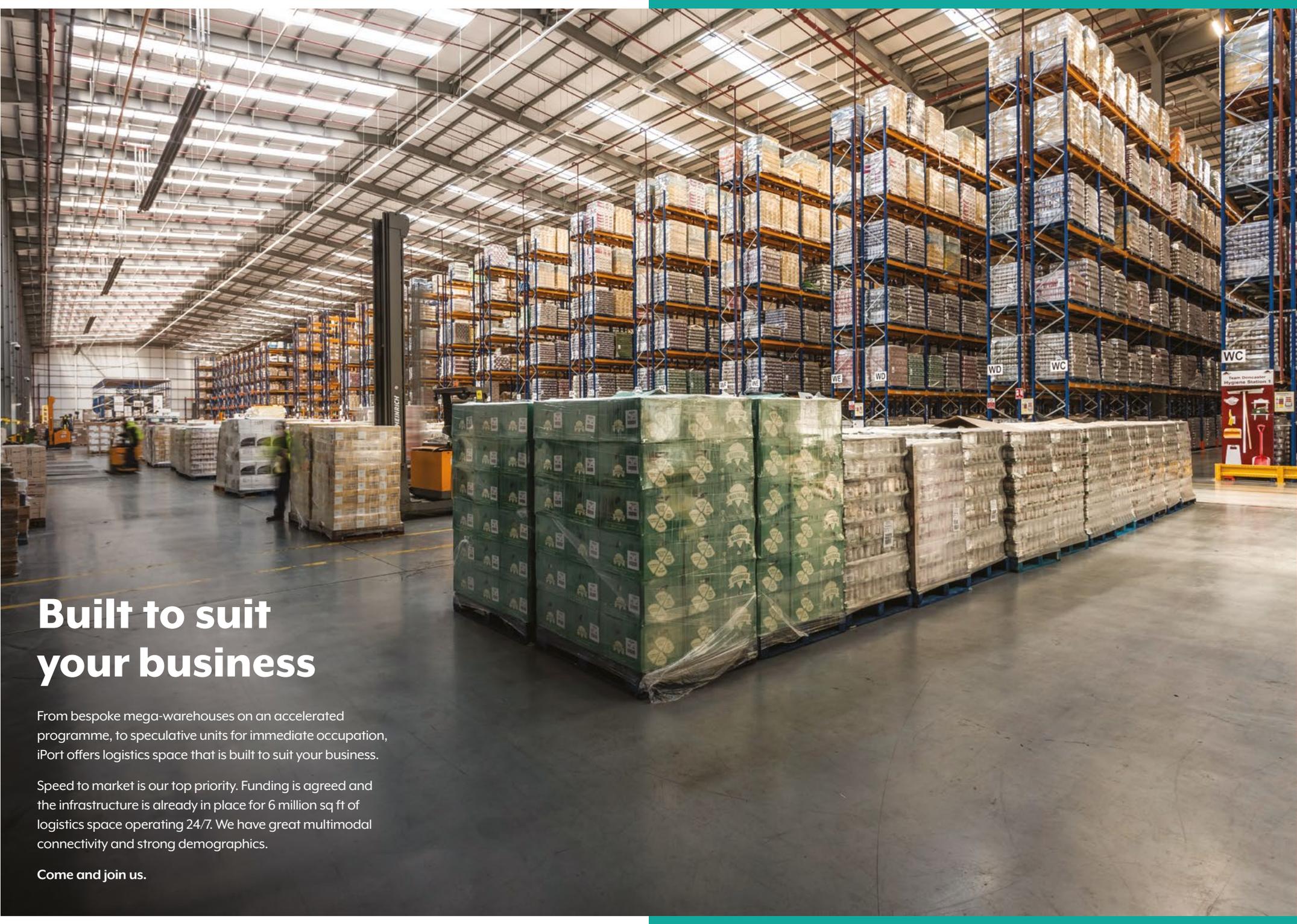




The UK's most advanced multimodal  
**logistics park**





# Built to suit your business

From bespoke mega-warehouses on an accelerated programme, to speculative units for immediate occupation, iPort offers logistics space that is built to suit your business.

Speed to market is our top priority. Funding is agreed and the infrastructure is already in place for 6 million sq ft of logistics space operating 24/7. We have great multimodal connectivity and strong demographics.

**Come and join us.**

# Truly visionary



Targetting **BREEAM Excellent**

Planning consent for **24/7 B8 use**

Buildings up to **846,250 sq ft**

**1.7 million sq ft** remaining available

**52 MVA POWER**

iPort Academy for **skills & employment**

# 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-winning 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 support from the iPort Academy to connect businesses with new team members.

# At the heart of the UK

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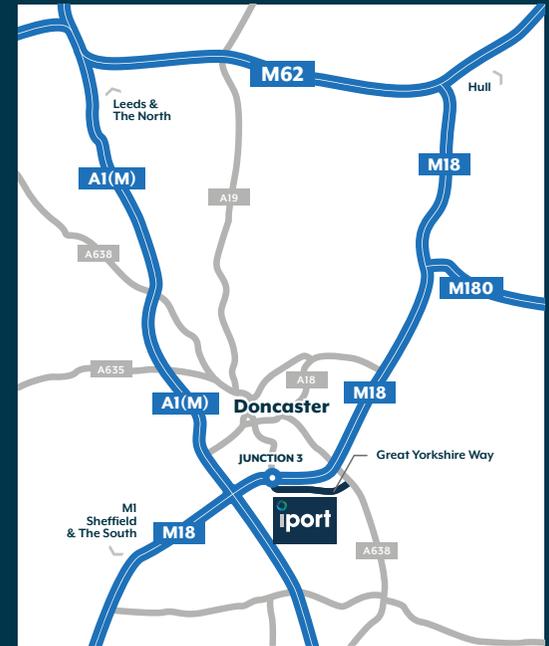
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### Key

-  Motorway Network
-  Rail Network
-  Airports
-  Container Port



iPort, Great Yorkshire Way, Doncaster DN11 0BF

### 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

# On-site rail freight terminal

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

Now operated by MSC-subsiary MEDLOG, 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.



**iportrail**  
iportrail.co.uk



AROUND

**2**  
HOURS

HUMBER  
PORTS

AROUND

**7**  
HOURS

FELIXSTOWE  
LONDON GATEWAY  
SOUTHAMPTON  
MOSSEND

# 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.



## 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.

## Local employment

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

## Community support

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

# Masterplan

## Occupiers and availability

UNIT		DISTRIBUTION	OFFICES	TOTAL	PARKING
iP1	AMAZON	1,019,308	61,484	1,080,792	776 cars
iP1a	EURO POOL SYSTEM	109,899	6,892	116,791	90 cars
iP1b	WOODLAND GROUP	124,183	7,436	131,691	95 cars
iP2a	AMAZON	204,600	10,000	214,600	166 cars
iP2b	FELLOWES	126,000	19,373	145,373	118 cars
iP2c	KINGSBURY PRESS	57,006	1,873	58,879	48 cars
iP2d	CEVA	205,800	10,000	215,800	118 cars
iP2e	WOODLAND GROUP	187,000	8,000	195,000	114 cars
iP2f	DUSK	169,317	5,064	174,381	60 cars
iP2g	DUSK	116,240	2,820	119,060	65 cars

UNIT		DISTRIBUTION	OFFICES	TOTAL	PARKING
iP2h	MARITIME GROUP	-	4,080	4,080	85 cars
iP3	LIDL	624,616	61,213	685,829	360 cars
iP4	TO LET	808,250	38,000	846,250	625 cars
iP5	TO LET	309,000	14,500	323,500	250 cars
iP6	TO LET	79,643	4,134	83,777	42 cars
iP7	TO LET	158,992	7,880	166,872	80 cars
iP8	TO LET	317,241	12,863	330,104	142 cars
iP9	AMAZON	686,549	47,555	734,104	835 cars
iP10	TO LET	247,957	11,329	259,286	160 cars
<b>Total</b>		<b>5,886,169 sq ft</b>			

All areas are gross internal and in sq ft



# Get in touch

[www.iportuk.com](http://www.iportuk.com)

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



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