DONCASTERNORTH.COM

Freehold or Leasehold

MILLI+

1.15m sq ft

IN A SINGLE BUILDING

at Doncaster North J6/M18

RESERVED MATTERS AND HIGHWAYS CONSENTS IN PLACE



J6 M18 & J35 M62 | THORNE

DONCASTER NORTH INDUSTRIAL & LOGISTICS PARK

A DEVELOPMENT BY

developments WILTON

MILLI+ HURDLES CLEARED



SAVING YOU UP TO 18 MONTHS ON YOUR BUILD TIMELINE

RESERVED MATTERS + HIGHWAYS CONSENTS

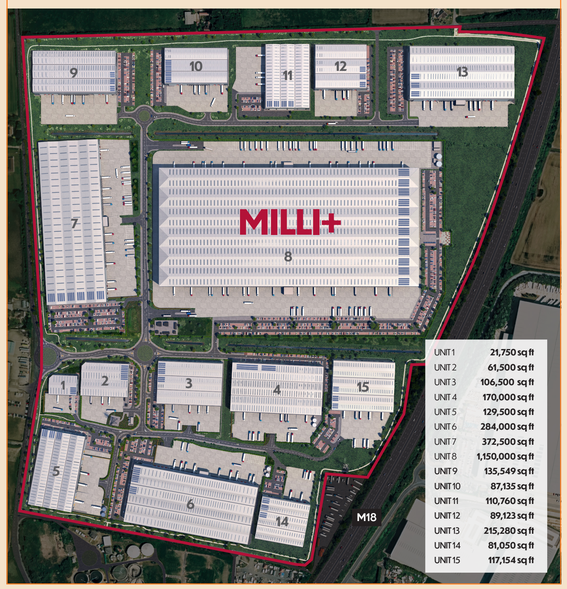
MILLI+ at Doncaster North is a 49 acre plot, with full planning permission for a single building of 1.15million sq ft and can be tailored to align with an individual occupier's needs.

Ready to go with reserved matters and highways consents in place, **MILLI+** hits the mark for seamless, high-performance logistics operations, and delivers an advantage of reducing your delivery timeline by up to 18-months.

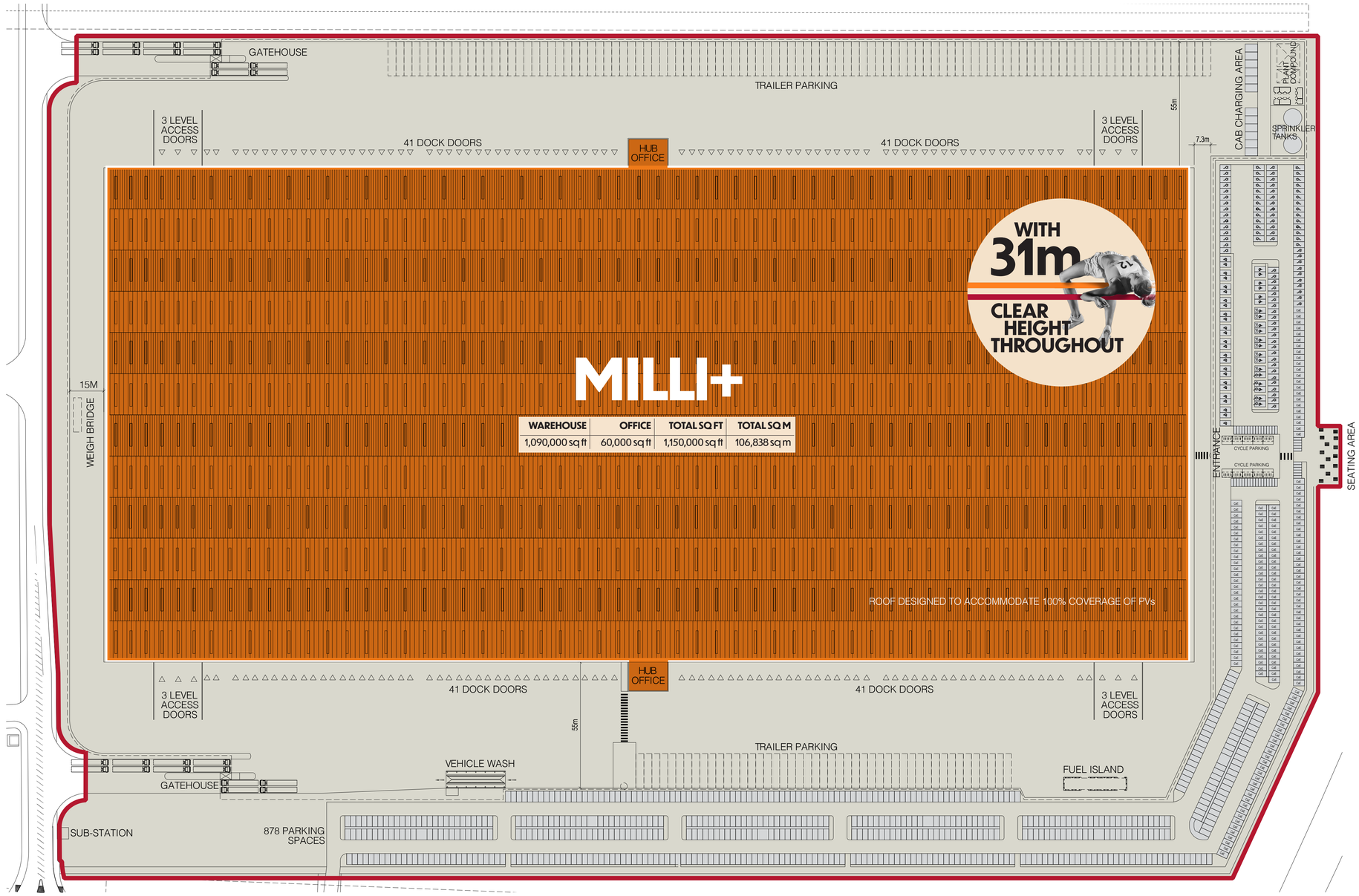
J6 M18 & J35 M62 | THORNE

DONCASTER NORTH is a premium industrial and logistics development of 3.5m sq ft. The site has 2.3m sq ft ready to go with reserved matters and highways consents in place.

With direct access to J6 M18 and close proximity to J35 M62, Doncaster North is perfectly positioned to serve both local markets and the wider UK network.



UNIT 1	21,750 sq ft
UNIT 2	61,500 sq ft
UNIT 3	106,500 sq ft
UNIT 4	170,000 sq ft
UNIT 5	129,500 sq ft
UNIT 6	284,000 sq ft
UNIT 7	372,500 sq ft
UNIT 8	1,150,000 sq ft
UNIT 9	135,549 sq ft
UNIT 10	87,135 sq ft
UNIT 11	110,760 sq ft
UNIT 12	89,123 sq ft
UNIT 13	215,280 sq ft
UNIT 14	81,050 sq ft
UNIT 15	117,154 sq ft



WAREHOUSE	OFFICE	TOTAL SQ FT	TOTAL SQ M
1,090,000 sq ft	60,000 sq ft	1,150,000 sq ft	106,838 sq m

MILLI+ Outstanding Specification

The high profile building, fronting the M18 will have a leading specification and can benefit from up to 31m clear height with two secure 55m service yards.

- **2** Security Gatehouses
- **31m** Clear Height
- **55m** Yard Depth
- **360°** Load Circulation
- **164 Dock Doors** Standard and Euro
- **12 Doors** Level Access
- **Crossdocked**
- **1.15m sq ft** of Logistics and Industrial Space
- **Freehold** and **Leasehold**
- **EPC A** Rating
- Minimum **Excellent** BREEAM®
- **80 kN/m²** Floor Loading
- **120 kN/m²** Point Loading
- **Air Tightness** to 5.0m3/hr/m2
- **Open Plan** Office Layout
- **VRF Office** Cooling / Heating



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DRIVE TIMES

ROAD	MINS	MILES
M18 J6	1	0.5
M180 J1	5	3
M62 J35	7	5

RAIL		
THORNE NORTH	4	1
THORNE SOUTH	8	2
IPORT	22	14
FREIGHTLINER DONCASTER	25	14
DONCASTER STATION	28	16

PORTS	MINS	MILES
GOOLE	15	10
HULL	45	36
IMMINGHAM	45	41
GRIMSBY	47	44

AIR		
DONCASTER SHEFFIELD	20	13
HUMBERSIDE	30	31
LEEDS BRADFORD	55	44
EAST MIDLANDS	60	66

A BUS FACILITY WILL LINK THE SITE TO **THORNE NORTH TRAIN STATION**

WITHIN 60 MINUTES OF

2 RAIL FREIGHT HUBS

4 PORTS

4 AIRPORTS

Source: Google Maps

developments WILTON

BUSINESS DONCASTER

For business incentives and assistance contact **Alex Dochery** or **Ian Guy** on 01302 735555

DONCASTERNORTH.COM

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