iport DONCASTER

iP2g

DN11 0BF

119,060 sq ft (11,061 sq m)
Fitted distribution facility to let

Available March 2026



iportuk.com

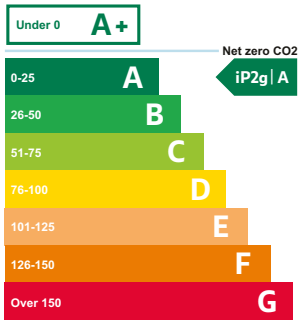
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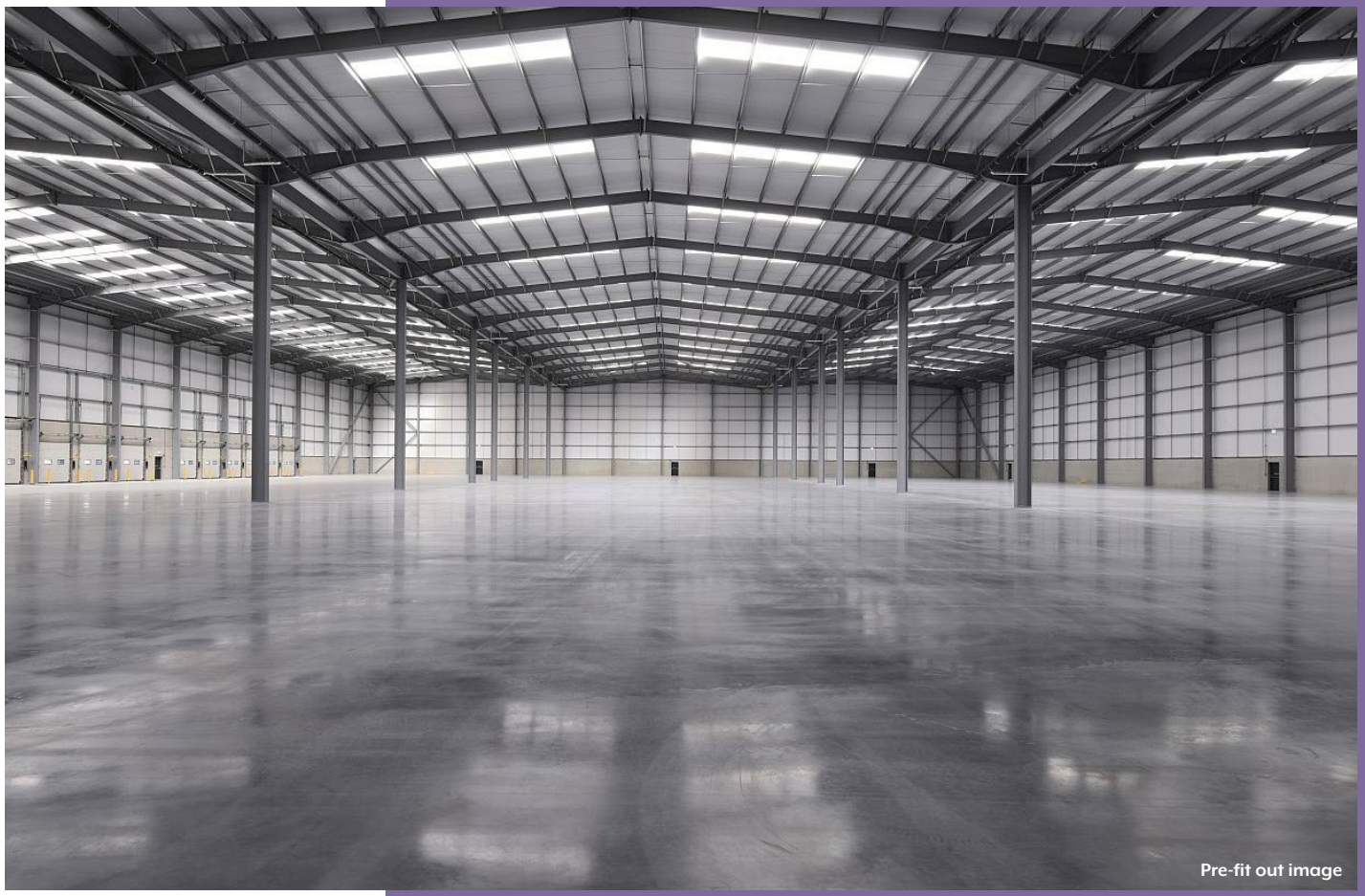
At the heart of iPort, the UK's most advanced multimodal logistics park

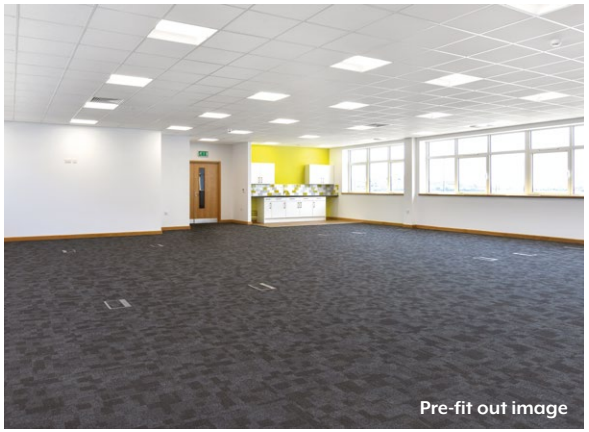


iP2g offers 119,060 sq ft (11,061 sq m) of high quality fully-fitted warehouse and office space at iPort, Doncaster.

It offers energy-efficient accommodation rated EPC A, with outstanding transport connections, an on-site rail freight terminal and access to a strong local workforce.



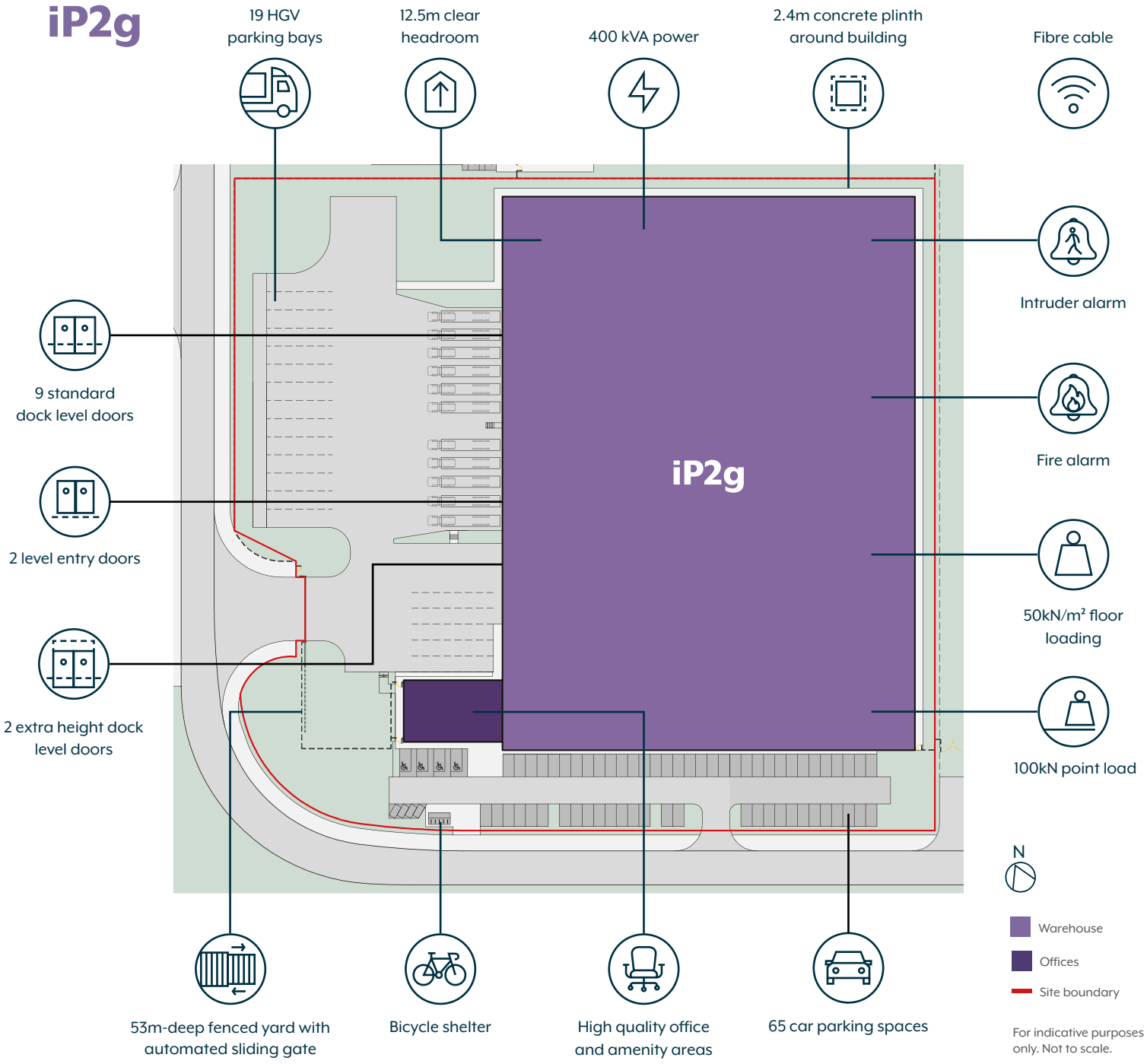

Pre-fit out image


Pre-fit out image




Pre-fit out image

iP2g



119,060 sq ft (11,061 sq m)

Fitted distribution facility

Available March 2026

	sq ft	sq m
Single storey office	2,820	262
Distribution centre	116,240	10,799
Total	**119,060**	**11,061**

Energy efficient design achieving EPC A rating

Existing fit-out

- Warehouse kitchenette
- Gas fired ambient-rad heaters installed above the loading doors
- Warehouse "Veko" high bay lighting
- Already-installed racking for up to 6,104 pallets (wide aisle)

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

All mains services including gas, three-phase electricity, mains water, and foul and surface water drainage are connected and available to the unit.

iPort is an award-winning multimodal logistics hub at the heart of the UK's transport networks.

- Market-leading, energy-efficient buildings
- Warehouse and logistics units up to 850,000 sq ft
- On-site estate and facilities management teams







Why iPort?

Reach 91% of the UK in 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.

On-site rail freight terminal

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

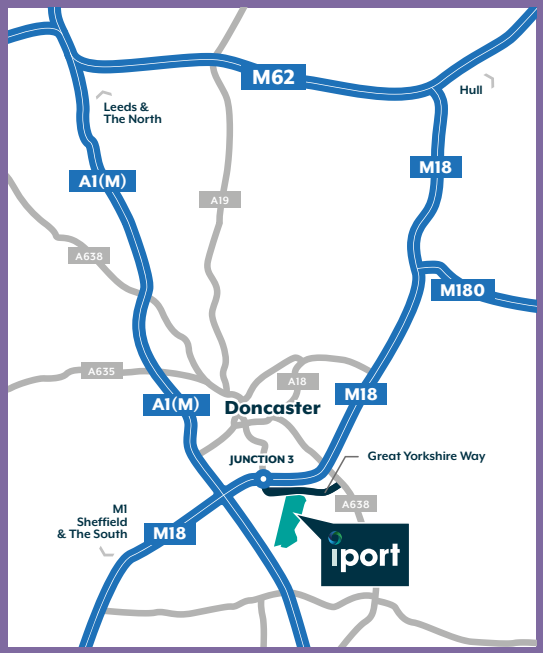
800,000+ people within 30 minutes

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.





iP2c, iPort Avenue, Doncaster DN11 0BF

What Three Words: ///**inventors.charcoal.nerd**

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 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.

RAILWAY INDUSTRY INNOVATION AWARDS 2019 WINNER

NATIONAL RAIL AWARDS VIRTUAL 2020 WINNER

RFG Rail Freight Group BUSINESS OF THE YEAR 2020

iportrail
iportrail.co.uk



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

- Roof ready for PV panels
- 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

- EPC A-rated space
- LED lighting to the 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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