iport DONCASTER

# iP2c

DN11 0BF

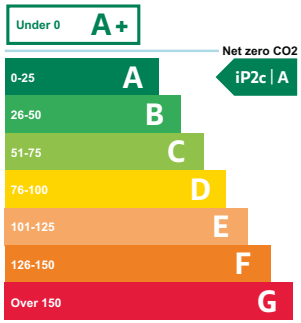
**58,879 sq ft (5,470 sq m)**
Distribution facility to let

**Available January 2027**



# iP2c offers 58,879 sq ft (5,470 sq m) of high quality fully-fitted warehouse and office space at iPort, Doncaster.

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












# iP2c

## 58,879 sq ft (5,470 sq m)

Available January 2027

| | sq ft | sq m |
|---|---|---|
| Offices and welfare | 1,873 | 174 |
| Distribution centre | 57,006 | 5,296 |
| **Total** | **58,879** | **5,470** |

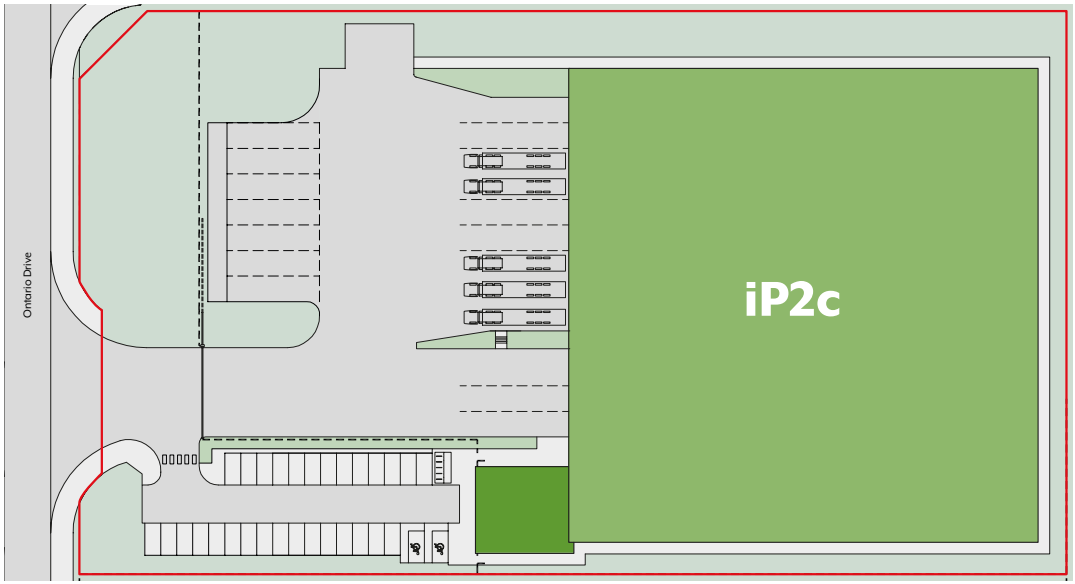
N

Warehouse

Offices

Site boundary

For indicative purposes only. Not to scale.




## Warehouse

- 12.5m clear headroom
- 50kN/m² floor loading
- 400 kVA power
- 100kN point load
- 1 level entry doors
- Potential for 5,176 pallet spaces in a wide aisle configuration
- 3 standard dock level doors
- 2 extra height dock level doors

## Existing fit-out

- Warehouse kitchenette
- Gas fired ambient-rad heaters installed above the loading doors
- Warehouse "Veko" high bay lighting

## Office

- High quality office and amenity areas
- A wall mounted air conditioning unit in the Manager's Cellular Office
- Digital lock to internal door from reception to office

## General

- Highly energy efficient design rated BREEAM Very Good and EPC A
- 31 car parking spaces
- Bicycle shelter with 6 cycle spaces
- 13 HGV parking bays
- 55m-deep fenced yard with automated sliding gate
- 2.4m concrete plinth around building
- Fire alarm
- Intruder alarm
- Fibre cable

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




amazon

CEVA LOGISTICS

MARITIME

woodland Group

EURO POOL SYSTEM

LIDL

Fellowes

DUSK





# 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.

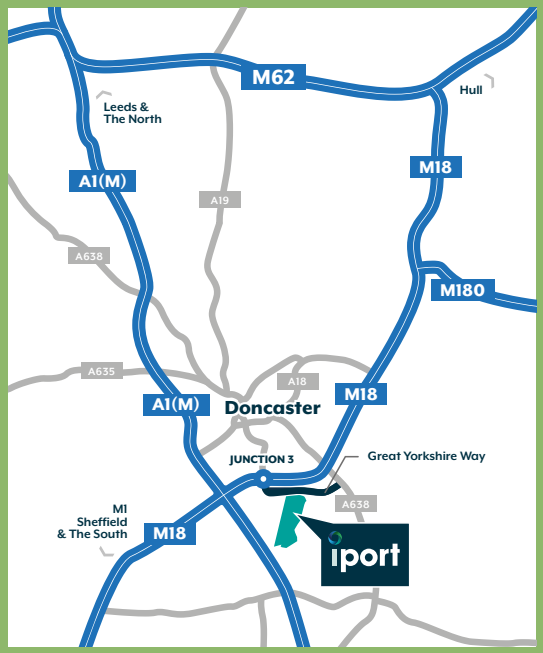
## 800,000+ people within 30 minutes

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: ///**surfacing.hips.backswing**

## 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

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.




## 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**

CBRE
0113 394 8800
www.cbre.co.uk

**Mike Baugh**
T: +44 (0)7785 284 994
mike.baugh@cbre.com

**Danielle Raunjak**
T: +44 (0)7714 145 984
danielle.raunjak@cbre.com

Colliers
0113 200 1800
colliers.com/uk/industrial

**Robert Whatmuff**
T: +44 (0)7703 393 145
robert.whatmuff@colliers.com

**Len Rosso**
T: +44 (0)7831 436 096
len.rosso@colliers.com

GV&Co
gvproperty.co.uk
0113 245 6000

**Andrew Gent**
T: +44 (0)7793 551 634
andrew@gvproperty.co.uk

**Tom Goode**
T: +44 (0)7583 120 180
tomg@gvproperty.co.uk



MISREPRESENTATION ACT

Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars is hereby excluded. 2026. Designed and produced by Barques Design. www.barques.co.uk

Verdion