

# DONCASTER 420

Speculatively built industrial/logistics unit

418,276 SQ FT

GRADE-A UNIT  
AVAILABLE  
**NOW**  
GRADE-A UNIT

M18 J3 | UK  
Great Yorkshire Way  
Doncaster  
DN9 3RH  
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 **NET ZERO CARBON  
DEVELOPMENT**

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 **PANATTONI**



DONCASTER  
420



GRADE-A UNIT  
AVAILABLE  
**NOW**  
GRADE-A UNIT

HEADLINE RENT  
20% LESS  
THAN EQUIVALENT  
'GOLDEN TRIANGLE'  
UNITS







## ONE OF THE UK'S HOTTEST LOGISTICS LOCATIONS

Panattoni Doncaster 420 offers 418,276 sq ft of immediately available grade-A space with direct access to local, regional and global markets.

In addition to its well established history at the forefront of manufacturing, South Yorkshire has forged a reputation as one of the UK's hottest distribution locations.

Offering 418,276 sq ft of high quality industrial logistics space, Panattoni Doncaster 420 is one of the biggest single unit spec builds across the North of England.










Connecting the national motorway network and multi-modal rail freight via iPort nearby, Panattoni Doncaster 420 offers unrivalled access to both consumer and industrial markets across the UK and the world.

## GRADE-A SPEC SPACE

Every Panattoni building is specified to do more with less for longer, as demonstrated by Panattoni Doncaster 420 achieving a BREEAM 'Excellent' and EPC rating of 'A' (11) in the warehouse and 'A+' (-2) in the office.

Occupiers will benefit from a range of standard sustainability features, such as a roof-mounted solar PV system, generous rooflights, EV chargers, and rainwater harvesting. All this comes within a unit that is Net Zero Carbon in construction.

### BASE SPECIFICATION

 <b>34</b> DOCK DOORS	 <b>3</b> LEVEL ACCESS DOORS	 <b>15M</b> CLEAR INTERNAL HEIGHT	 <b>50KN/M2</b> FLOOR LOADING
 <b>15%</b> ROOF LIGHTS	 <b>FM2</b> FLOORING	 <b>UP TO 1.5 MVA</b> POWER SUPPLY	 <b>UP TO 85M</b> YARD DEPTH
 <b>74</b> HGV PARKING SPACES	 <b>358</b> CAR PARKING SPACES	 <b>20% EV</b> CHARGING POINTS	 <b>CYCLE</b> PARKING SPACES

GRADE-A UNIT • GRADE-A UNIT • GRADE-A UNIT •  
**AVAILABLE NOW**







## SUSTAINABLE AS STANDARD

Benefit from a high standard specification of BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air tightness



Water saving taps and WCs



Water leak detection



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Electric vehicle charging points in the car park



Roof-mounted solar photovoltaic (PV) system



Cycle parking



Rainwater harvesting



Sub-metering of energy consumption



Net Zero Carbon Development

BREEAM®

BREEAM 'Excellent'

A 0-25

EPC 'A' (11) – warehouse  
EPC 'A+' (-2) – offices



## THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 610 million sq ft to date, with 59 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at  
[www.panattoni.co.uk](http://www.panattoni.co.uk)

59  
offices  
worldwide

2,500  
international  
customers

218 million+  
sq ft developed by  
Panattoni across Europe

610 million+  
sq ft developed by  
Panattoni worldwide



[panattoni.co.uk/doncaster](http://panattoni.co.uk/doncaster)

# LOCATED FOR THE LAST MILE

Panattoni Doncaster 420 draws upon a labour pool with skills suited to manufacturing and logistics.

Wages in Doncaster and South Yorkshire are highly cost effective when compared to distribution hubs with similar reach, and to the UK average.



The Local Authority offers a range of incentives to eligible occupiers.

To discuss the support Business Doncaster can provide, please email [Ian.Guy@doncaster.gov.uk](mailto:Ian.Guy@doncaster.gov.uk)

## Ready to work



**8,100**  
WANT A JOB IN DONCASTER



**51,300**  
WANT A JOB IN  
SOUTH YORKSHIRE

Source: NOMIS September 2021

## Suitable skills and sectors



**59,000**  
MANUFACTURING  
WORKERS  
10.6% VS. 7.9% UK



**35,000**  
TRANSPORT AND  
STORAGE WORKERS  
6.3% VS. 5.1% UK

In South Yorkshire  
Sources: NOMIS 2020

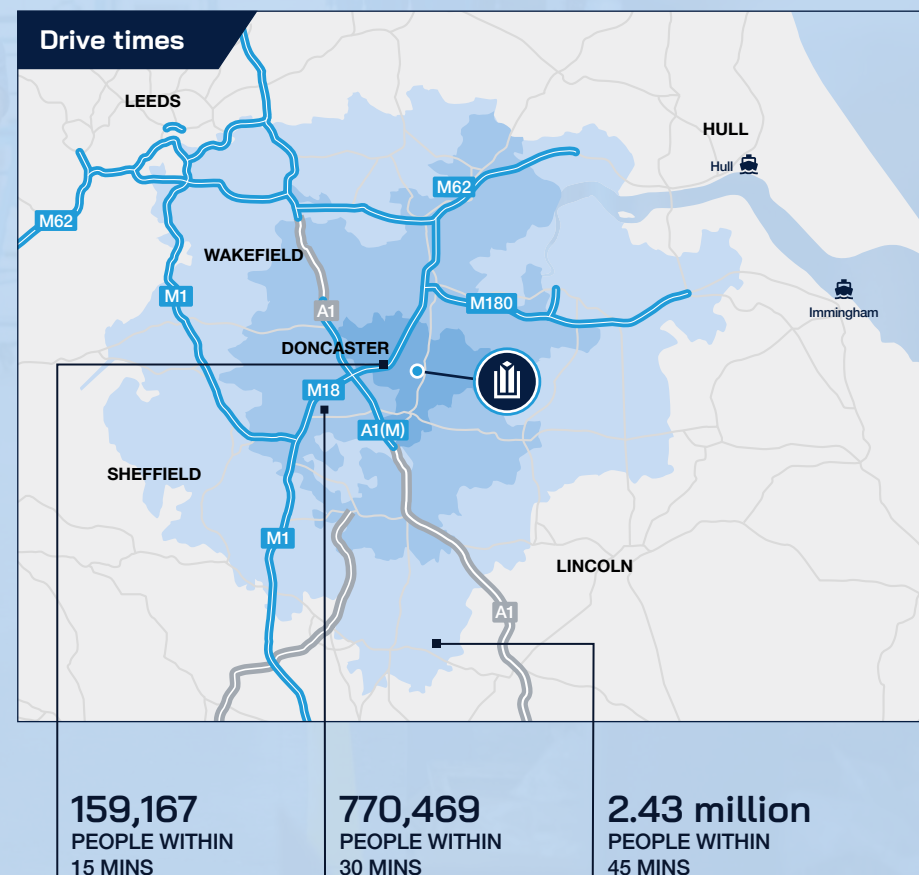
## Competitive wages

Doncaster	£536.60
South Yorkshire	£551.80
East Midlands	£559.80
UK	£612.80

Gross weekly full time pay by place of work.  
Source: NOMIS 2021

Panattoni Doncaster 420 provides last mile access to the major conurbations of Yorkshire and Humberside.

Connecting to J3 of the M18, the M1, A1(M) and M62 are all close by. 2.43 million consumers live within a 45 minute drive by van, while nearly 4.5 million unique addresses are accessible within 50 miles.



Sources: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk), Royal Mail



## Delivery reach



**36.8 million**  
POPULATION WITHIN  
4.5 HOURS

**20.1 million**  
POPULATION WITHIN  
3 HOURS

**4 million**  
POPULATION WITHIN  
1.5 HOURS

# MAKE IT LOCAL, TAKE IT GLOBAL

Panattoni Doncaster 420 is situated within close proximity to global export markets.

The Humber sea ports are just over 1 hour away, Liverpool under 3 hours and Felixstowe 4.5 hours.

The major consumer and manufacturing centres of the North East, North West and West Midlands, plus central London, all fall within 4.5 hours by HGV.



	miles	time
M18 J3	6	9 min
A1(M)/M18 Interchange	6	9 min
Doncaster	8	12 min
M18 J5 (M180)	10	15 min
M1 J32	17	26 min
Sheffield A57, J1	23	34 min
M62 J32a	25	37 min
Leeds	41	1 hr 1 min
Manchester	62	1 hr 33 min
Birmingham	96	2 hr 24 min
Newcastle	124	3 hr 5 min
London	161	4 hr 1 min



	miles	time
Leeds Bradford	54	1 hr 20 min
East Midlands	59	1 hr 28 min
Manchester	68	1 hr 41 min



	miles	time
Hull	45	1 hr 1 min
Immingham	49	1 hr 13 min
Liverpool	113	2 hr 49 min
London Gateway	178	4 hr 27 min
Felixstowe	182	4 hr 33 min
Port of Southampton	217	5 hr 25 min



	miles	time
iPort	4	6 min
Maritime Wakefield	30	44 min

Source: Lorry Facts 2014

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## FAST ACCESS

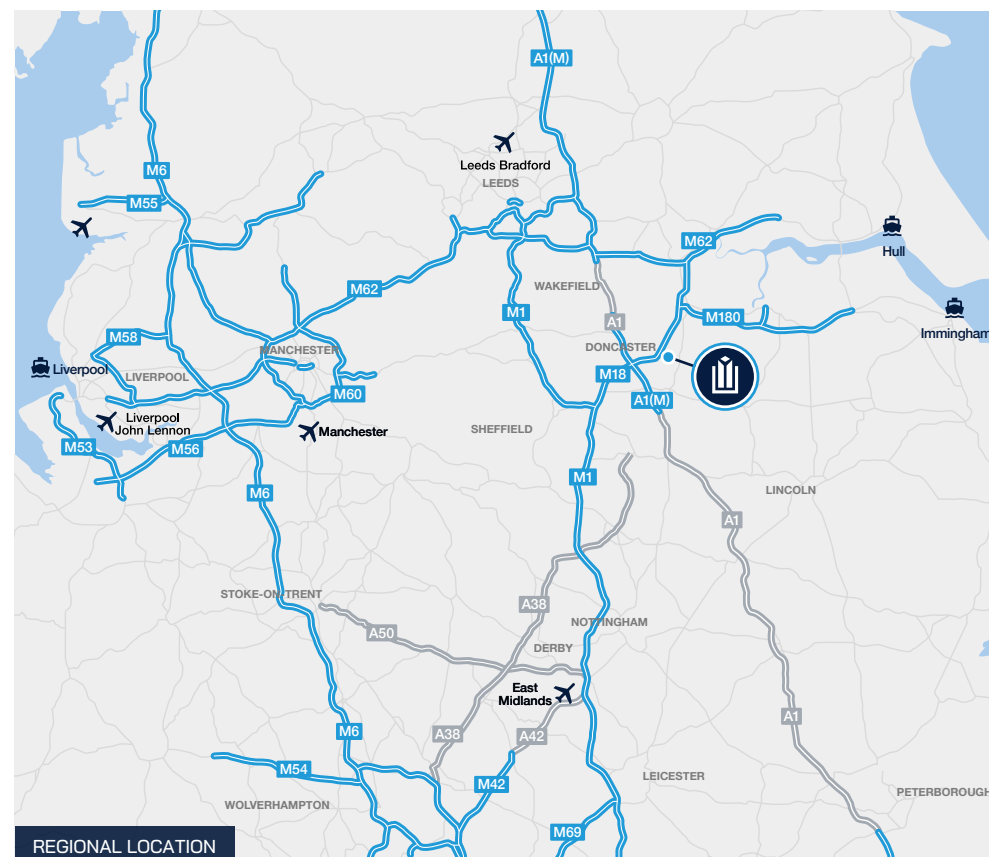
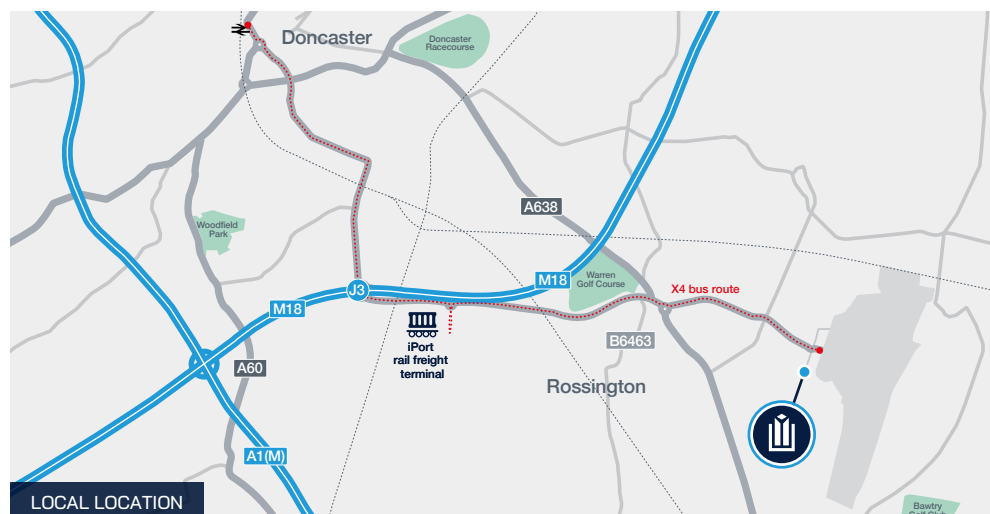
Panattoni Doncaster 420 offers fast access to J3 M18, linking to the A1(M), M1 and M62.

The location benefits from superb multi-modal links. Panattoni Doncaster 420 is situated within 6 minutes of rail facilities at iPort, while the sea ports of Immingham and Hull are both approximately 50 miles from the site.

Reflecting the region's popularity with manufacturers, logistics, and retail RDCs, local

occupiers include Amazon, Bridon-Bekaert, British Telecom, Ceva Logistics, Hitachi Rail, IKEA, Lidl, Tesco and Victoria Plum.

Workers will appreciate the established public transport links. The X4 bus service links Panattoni Doncaster 420 to Doncaster Interchange in 20 minutes, every hour from 5am.



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