

259,286 sq ft (24,088 sq m)
Distribution facility to let

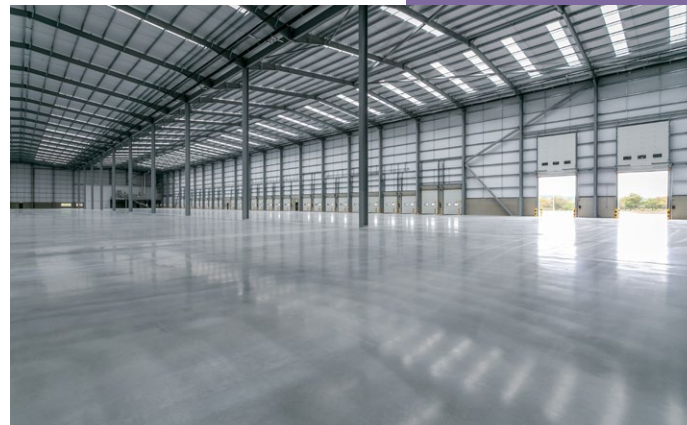
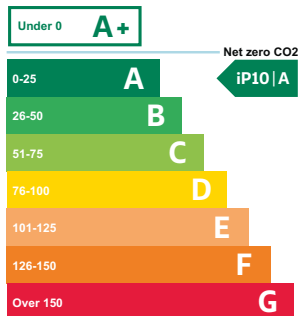
Available
immediately



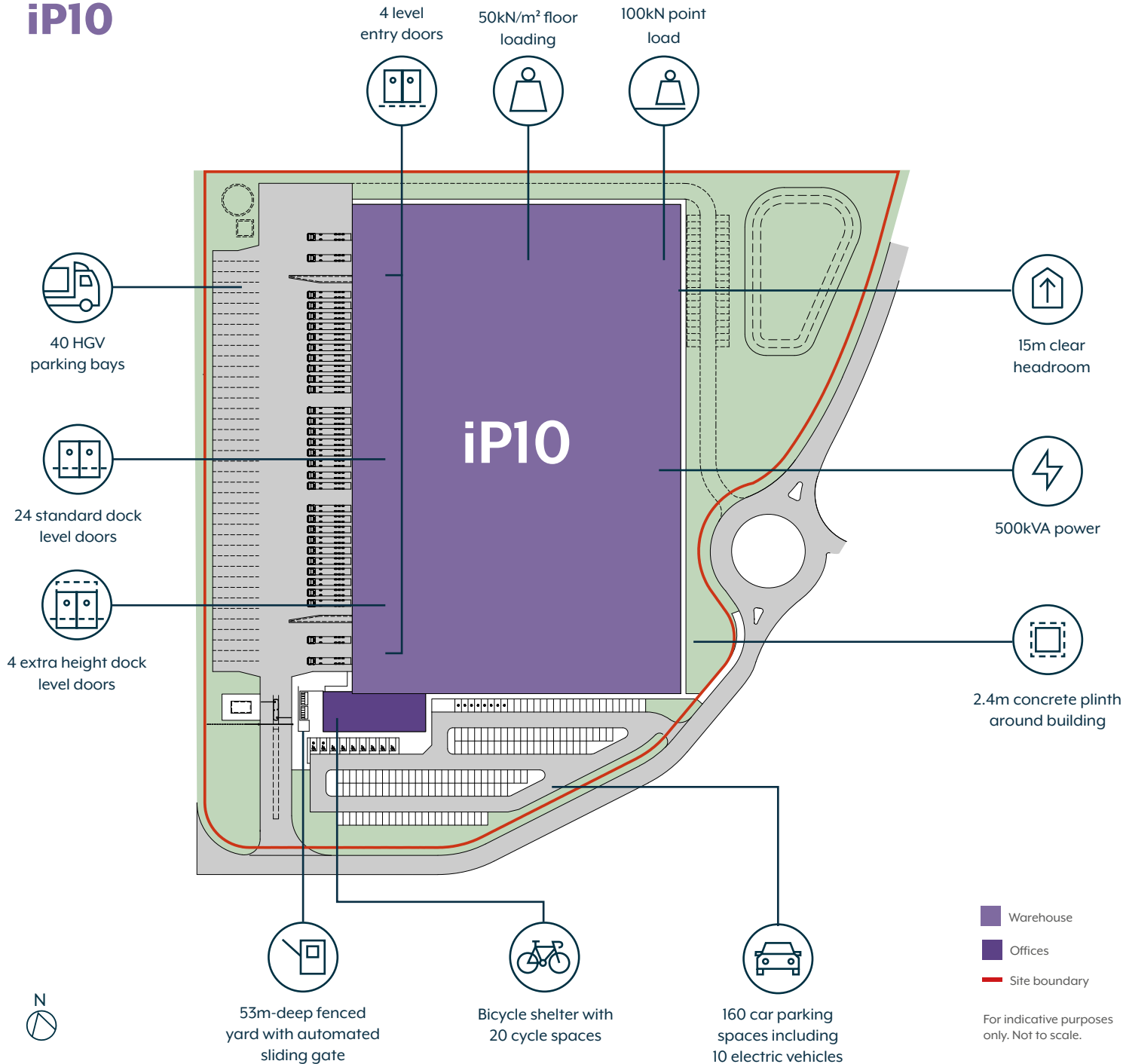
iP10 offers 259,286 sq ft (24,088 sq m) of high-quality warehouse and office space at iPort, Doncaster.

This is one of the only Grade A logistics buildings immediately available in Yorkshire.

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.




iP10




259,286 sq ft (24,088 sq m)

Available immediately

	sq ft	sq m
Offices and welfare	11,329	1,052
Distribution centre	247,957	23,036
Total	259,286	24,088

 Highly energy efficient design achieving BREEAM Very Good and EPC A rating

 High quality office and amenity areas

 Space for 45,039 pallets (narrow aisle) or 33,331 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

Mains services including three-phase electricity, mains water, and foul and surface water drainage are connected and available to the unit. Gas is prepared but not connected.

-  Warehouse
-  Offices
-  Site boundary

For indicative purposes only. Not to scale.

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?

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

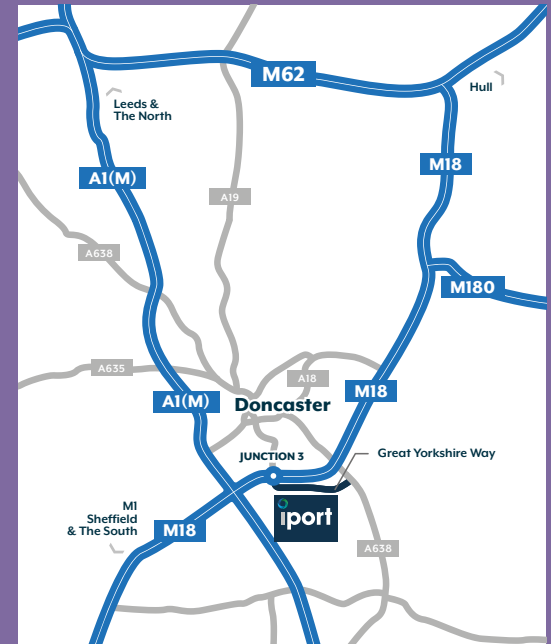
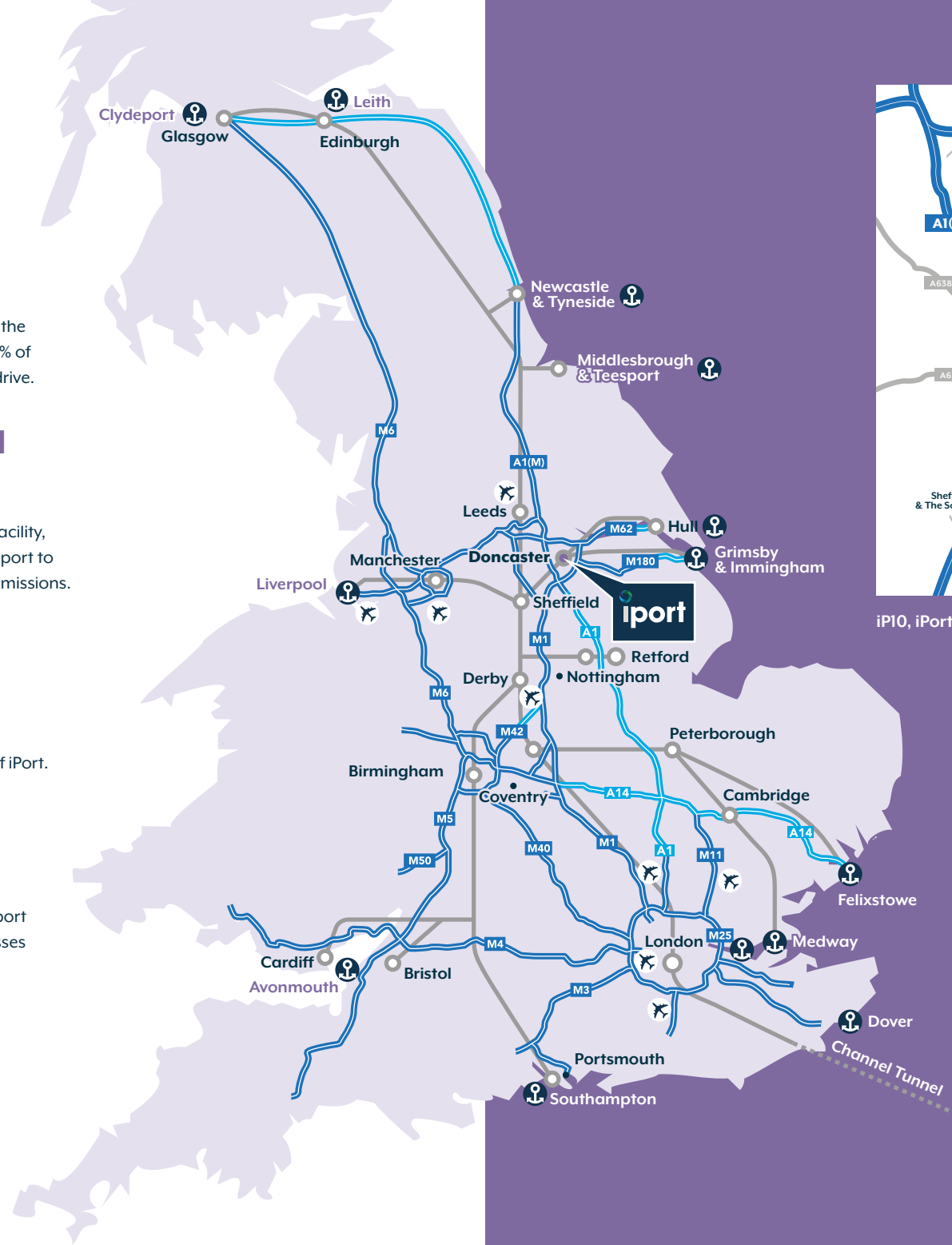
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

Local employment opportunities

We have a strong local workforce and support from the iPort Academy to connect businesses with new team members.

Key

-  Motorway Network
-  Rail Network
-  Airports
-  Container Port



iP10, iPort Avenue, 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

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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 **Verdion**