

Build to suit distribution opportunity
323,500 sq ft (30,054 sq m)
Detailed planning permission secured

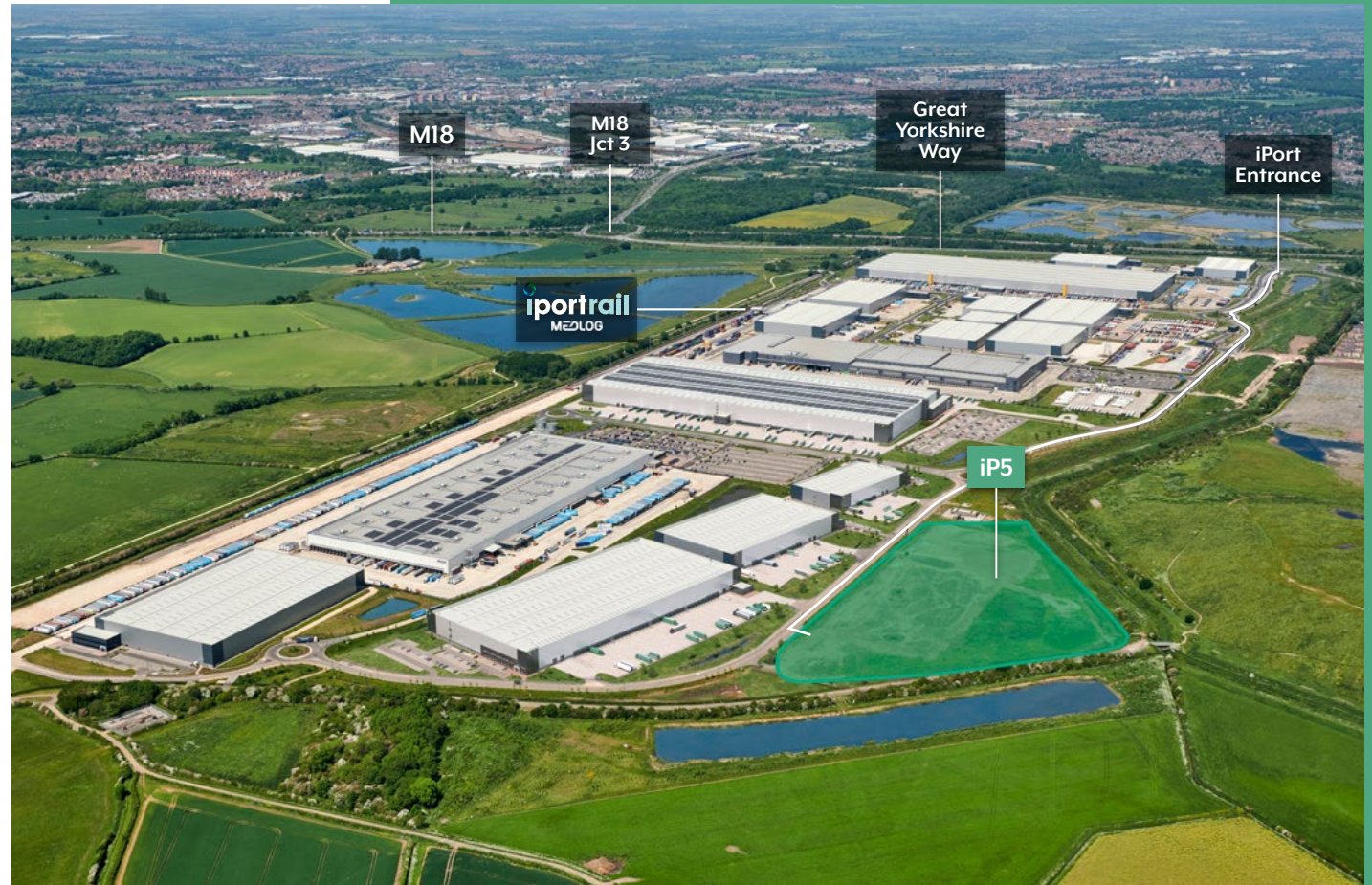


iP5 offers up to 323,500 sq ft (30,054 sq m) of distribution space on this 16.49-acre site.

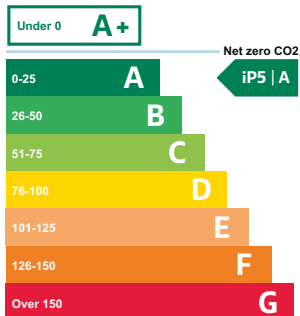
Available immediately on a built to suit basis, this outstanding opportunity benefits from detailed planning permission in place, with power and other utilities already secured.

The following pages set out an indicative layout and specification that can be delivered within 12 months of terms being agreed.

Other options for the site, including tailoring designs to meet specific occupier requirements, can also be accommodated.



Indicative EPC/BREEAM ratings



iP5

323,500 sq ft (30,054 sq m)

16.49 acres (6.67 ha)

Indicative layout and specification

This plan and specification set out one option for the site, providing over 300,000 sq ft of distribution space in line with the current planning permission.



800+kVA power



Space for 28,818 pallets (narrow aisle) or 22,902 pallets (wide aisle)



30 standard dock level doors



15m clear headroom



10 extra height dock level doors



30 HGV parking bays



6 ground level entry doors



Two fenced yards of 55m & 42m deep respectively, fenced with automated sliding gates



50kN/m² floor loading



192 car parking spaces including 20 EV charging points



100kN point load



Bicycle shelter with 18 cycle spaces

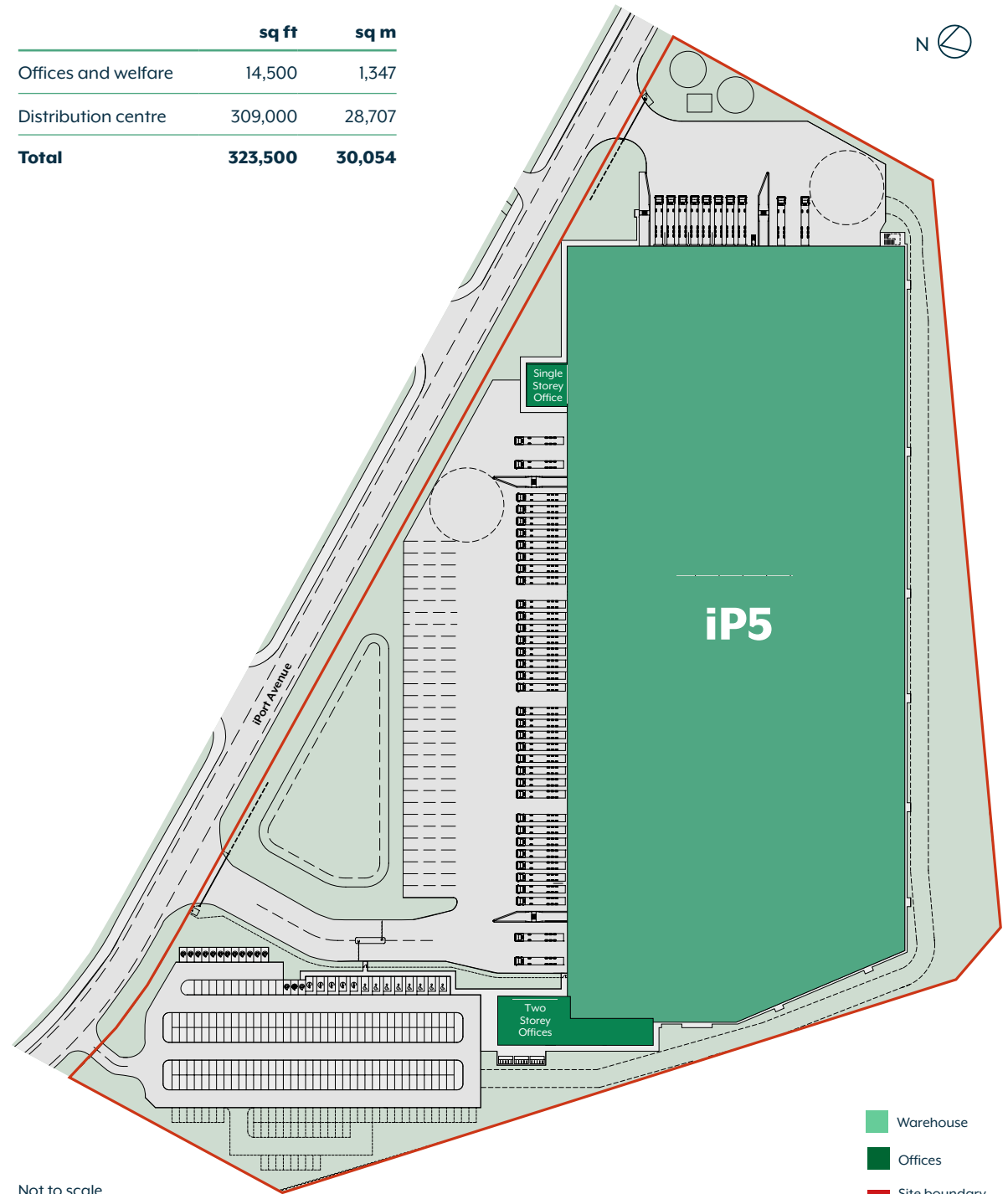


2.4m concrete plinth around building



High quality offices and amenity areas

	sq ft	sq m
Offices and welfare	14,500	1,347
Distribution centre	309,000	28,707
Total	323,500	30,054



Not to scale.

- Warehouse
- Offices
- Site boundary

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

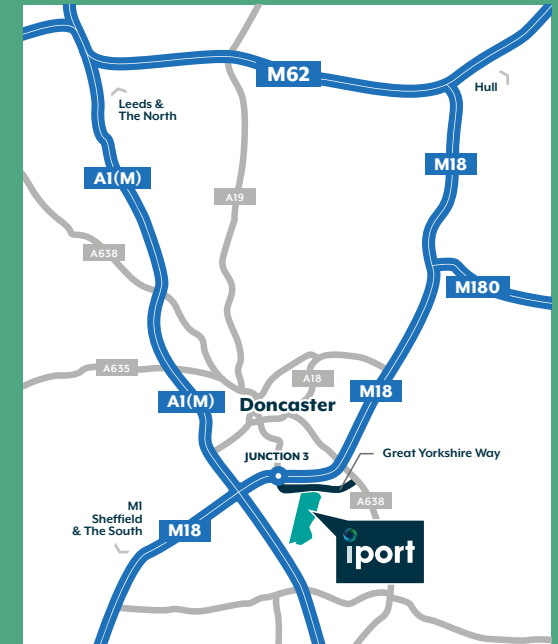
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

Local employment opportunities

We have a strong local workforce and co-fund the iPort Academy, which offers training and connects local jobseekers with businesses relocating or growing here.

Key

-  Motorway Network
-  Rail Network
-  Airports
-  Container Port



iP5, iPort Avenue, Doncaster DN11 0BF
 What Three Words: [///gossiping.stocked.blubber](https://www.what3words.com/#!/gossiping.stocked.blubber)

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

On-site rail freight terminal

iPort Rail offers sustainable logistics solutions with connections to regional, national and international supply chains.

Now operated by MSC-subsiary MEDLOG, 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.



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

- Roofs ready for PV panels
- Minimum 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

- Target EPC A-rated space
- Air tightness a minimum of 1.0m³/hr/m² at 50Pa positive air pressure
- LED lighting to the offices
- Submetering of energy consumption
- Heat pump air con in 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.

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

Paul Mack

T: +44 (0)7921 933 636
paul@gvproperty.co.uk

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 **Verdion**