

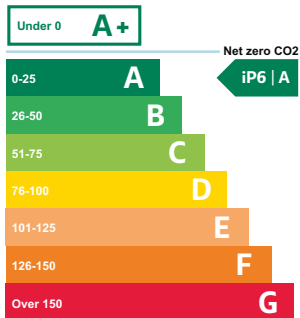
82,250 sq ft (7,642 sq m)  
Distribution facility to let

Available from  
June 2023



**iP6 offers 82,250 sq ft (7,642 sq m) of high-quality warehouse and office space at iPort, Doncaster.**

**Available from June 2023 it will provide energy-efficient accommodation targeting BREEAM Very Good and EPC A, with outstanding transport connections, an on-site rail freight terminal and access to a strong local workforce.**



Indicative interior



**iP6**

50kN/m<sup>2</sup> floor loading



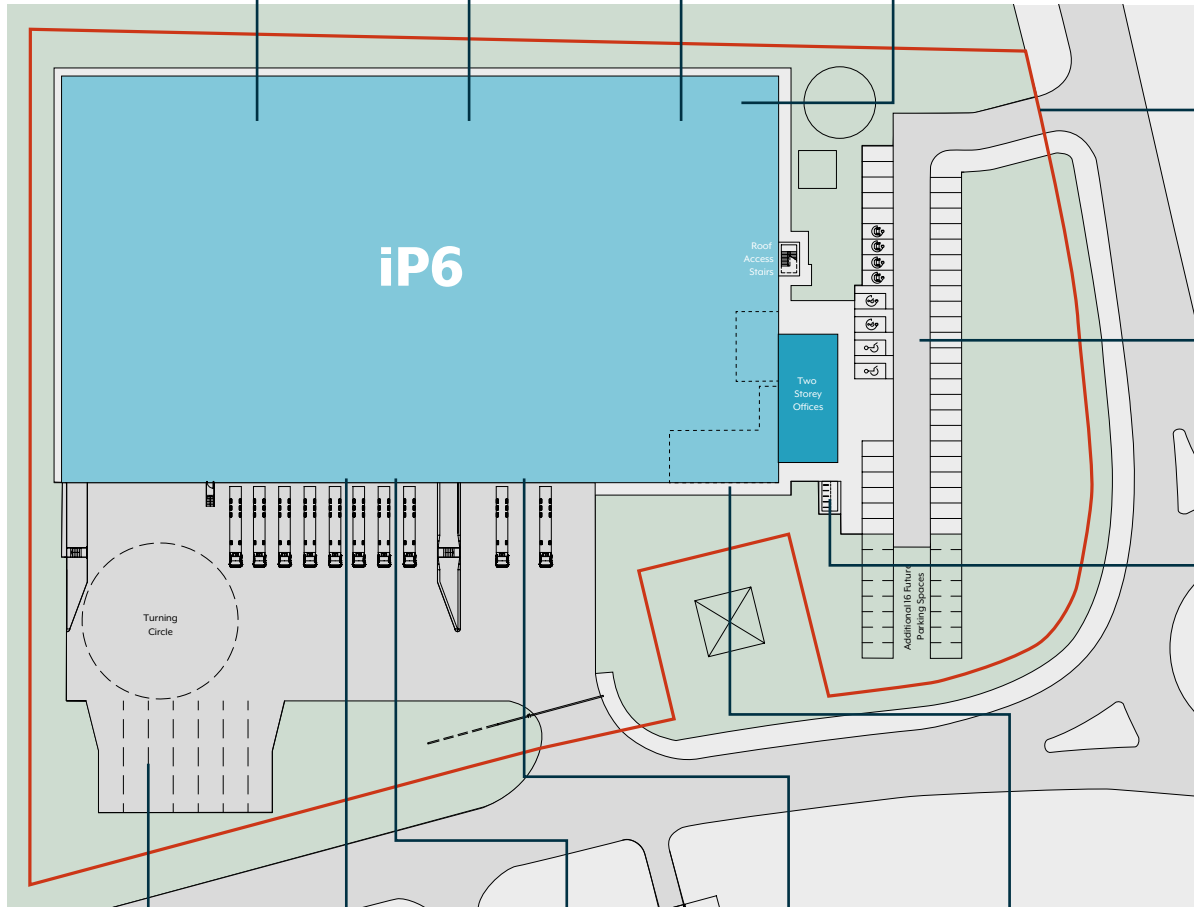
92kN point load



12.5m clear headroom



160kVA power



7 HGV parking bays



6 standard dock level doors



2 extra height dock level doors



2 level entry doors



2.4m concrete plinth around building

- Warehouse
- Offices
- Site boundary

For indicative purposes only. Not to scale.

**82,250 sq ft (7,642 sq m)**

Available from June 2023

	sq ft	sq m
Offices and welfare	4,000	372
Distribution centre	78,250	7,270
<b>Total</b>	<b>82,250</b>	<b>7,642</b>



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



High quality office and amenity areas

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.

# 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

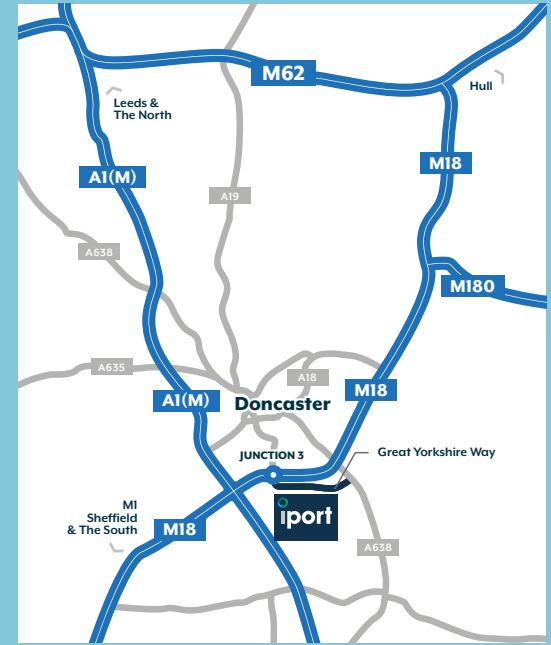
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

## 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



iP6, 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

# On-site rail freight terminal

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

- 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.



# Greener logistics

**All our buildings are being developed to high standards of sustainability, designed to meet BREEAM Very Good, 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.



Photograph by: Steph Simmons



Photograph by: John Potter



Photograph by: Steph Simmons

## Resource management

- Roofs 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
- Air tightness a minimum of 1.0m<sup>3</sup>/hr/m<sup>2</sup> at 50Pa positive air pressure
- LED lighting to the offices
- Submetering of energy consumption

## 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.

## Local employment

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

## 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](http://www.iportuk.com)

Viewings and commercial terms are available on request.  
For all enquiries please contact our joint agents

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