

328,500 sq ft (30,519 sq m)
Distribution facility to let

**Available from
June 2023**



iP8 offers 328,500 sq ft (30,519 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



IP8

50kN/m² floor loading



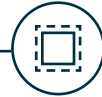
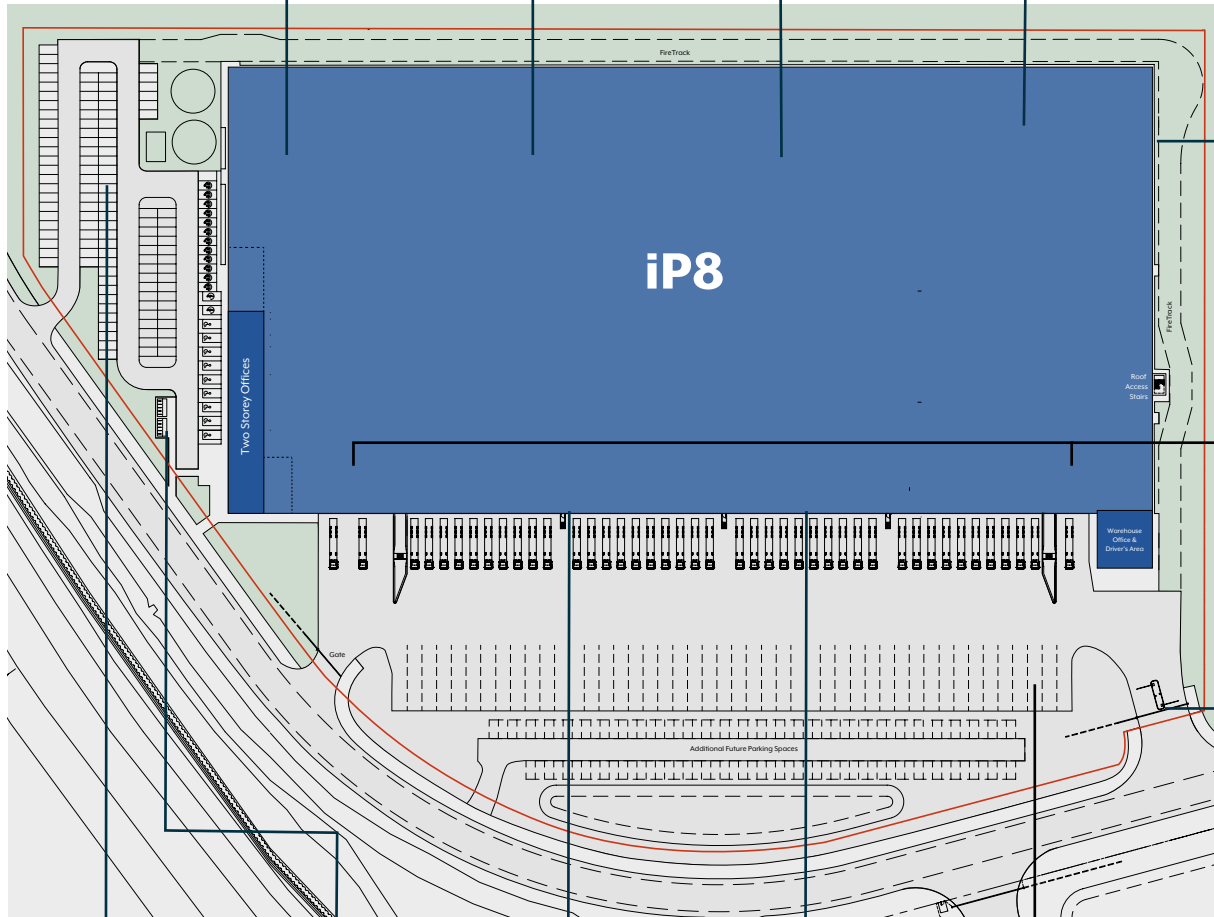
100kN point load



15m clear headroom



650kVA power



2.4m concrete plinth around building



3 level entry doors



53m-deep fenced yard with automated sliding gate



- Warehouse
- Offices
- Site boundary

For indicative purposes only. Not to scale.

138 car parking spaces including 12 EV charging points

Bicycle shelter with 12 cycle spaces

4 extra height dock level doors

36 standard dock level doors

46 HGV parking bays

328,500 sq ft (30,519 sq m)
Available from June 2023

| | sq ft | sq m |
|---------------------|----------------|---------------|
| Offices and welfare | 10,000 | 929 |
| Distribution centre | 316,500 | 29,404 |
| Transport Offices | 2,000 | 186 |
| Total | 328,500 | 30,519 |



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?

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-winning multimodal facility, offering rail freight services from container port to warehouse door that help reduce carbon emissions.





800,000+ people within 30 minutes

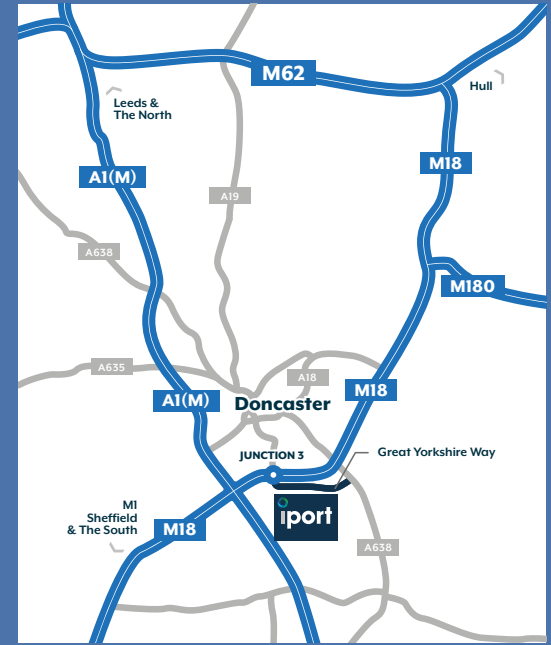
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

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



iP8, iPort Avenue, Doncaster DN11 0BF

Driving Distances

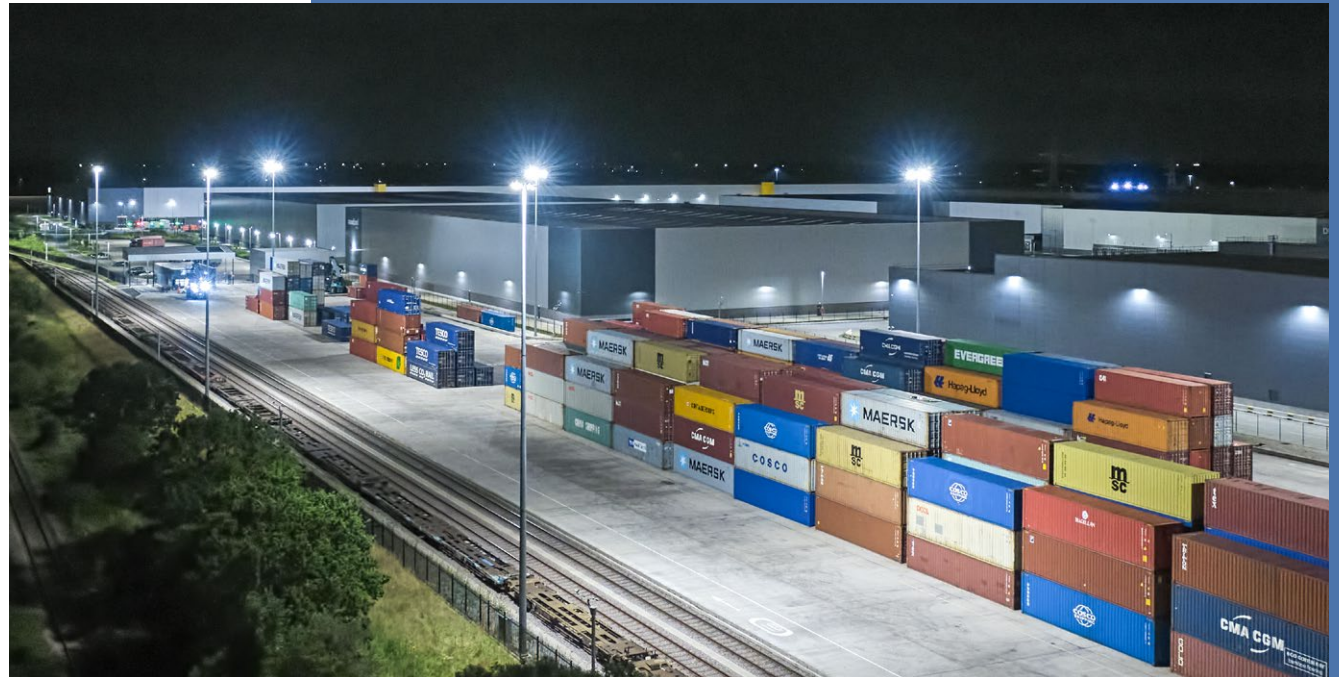
| Location | Distance |
|-------------|-----------|
| Birmingham | 102 miles |
| Bristol | 192 miles |
| Edinburgh | 240 miles |
| Glasgow | 251 miles |
| Leeds | 46 miles |
| London | 179 miles |
| Manchester | 83 miles |
| Newcastle | 129 miles |
| Northampton | 115 miles |

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 1.0m³/hr/m² 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

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

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. 2023. Designed and produced by Barques Design. www.barques.co.uk

 **Verdion**