



**119,060 SQ FT** (11,061 SQ M)  
DISTRIBUTION FACILITY  
**TO LET**

iP2g, ONTARIO DRIVE, DONCASTER DN11 0BF





## Description

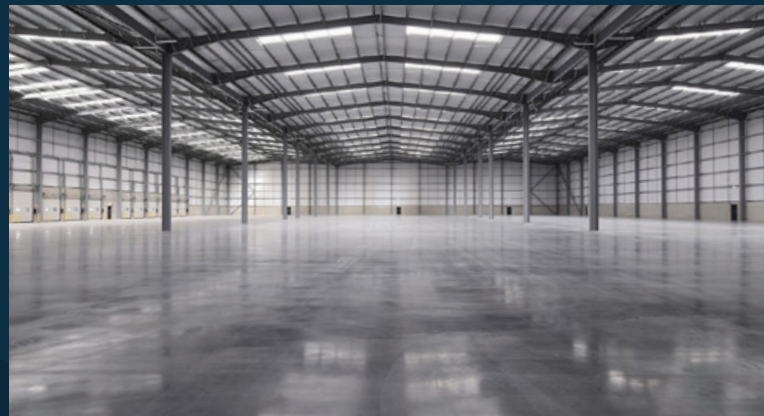
iP2g comprises a steel portal framed warehouse unit with ancillary single storey offices, car parking and a secure 55 metre deep goods yard. Elevations are of insulated profile metal sheeting with pitched insulated profile metal sheet roofs incorporating translucent rooflights.

## Services

All mains services including gas, three-phase electricity, mains water, and foul and surface water drainage are connected and available to the unit.

## Terms

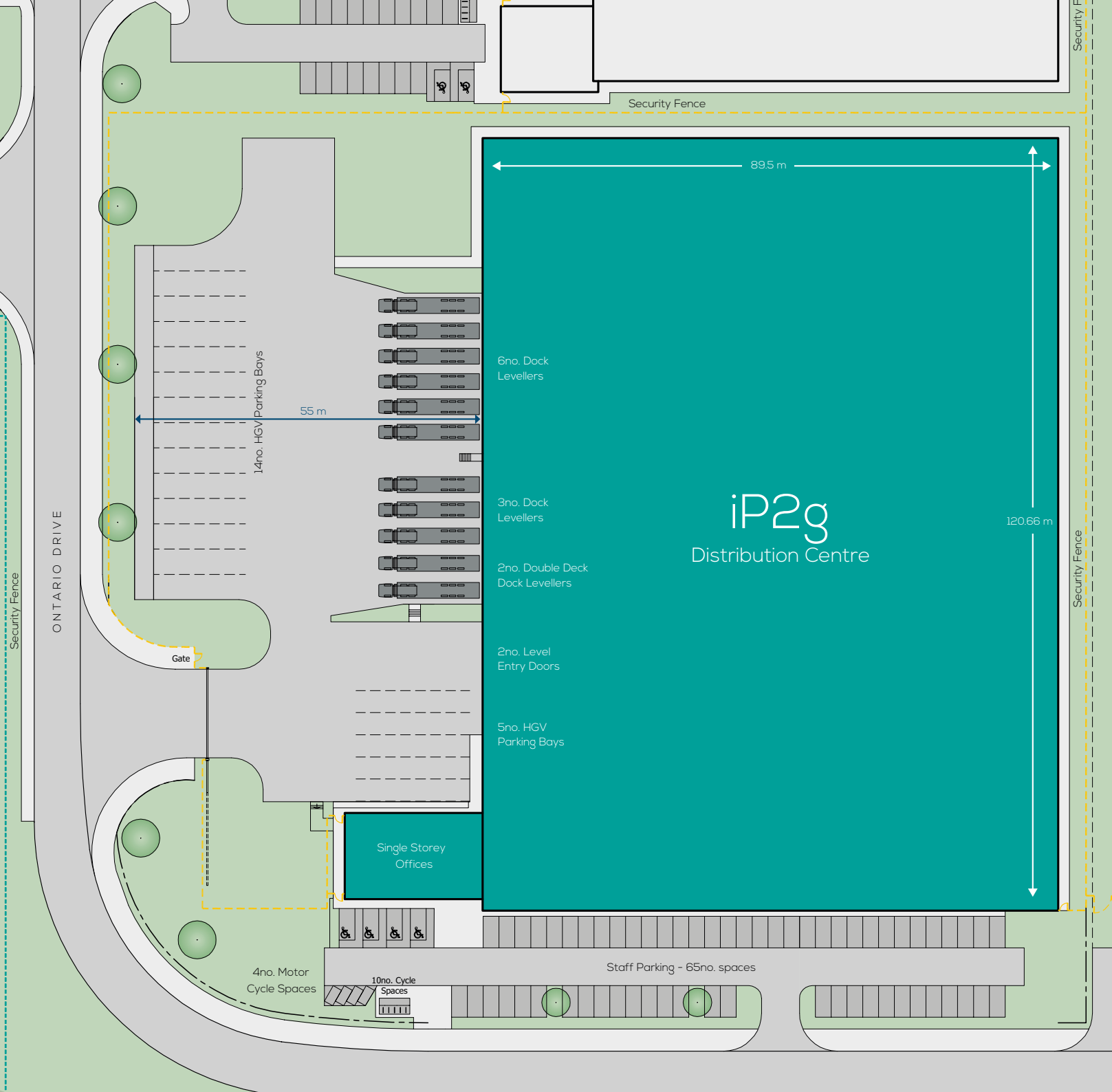
Available on request from the joint agents.



## Specification

- 12.5m clear headroom
- 50kN/m<sup>2</sup> floor loading
- 9 standard dock level doors
- 2 extra height dock level doors
- 2 level entry doors
- 2.4m concrete plinth around building
- 55m deep yard
- 65 car parking spaces
- 19 HGV parking bays
- Automated sliding gate
- Fenced yard
- Bicycle shelter
- Highly energy efficient (expected EPC A15)
- High quality office and amenity areas
- Potential for 12,194 pallet spaces in a wide aisle configuration



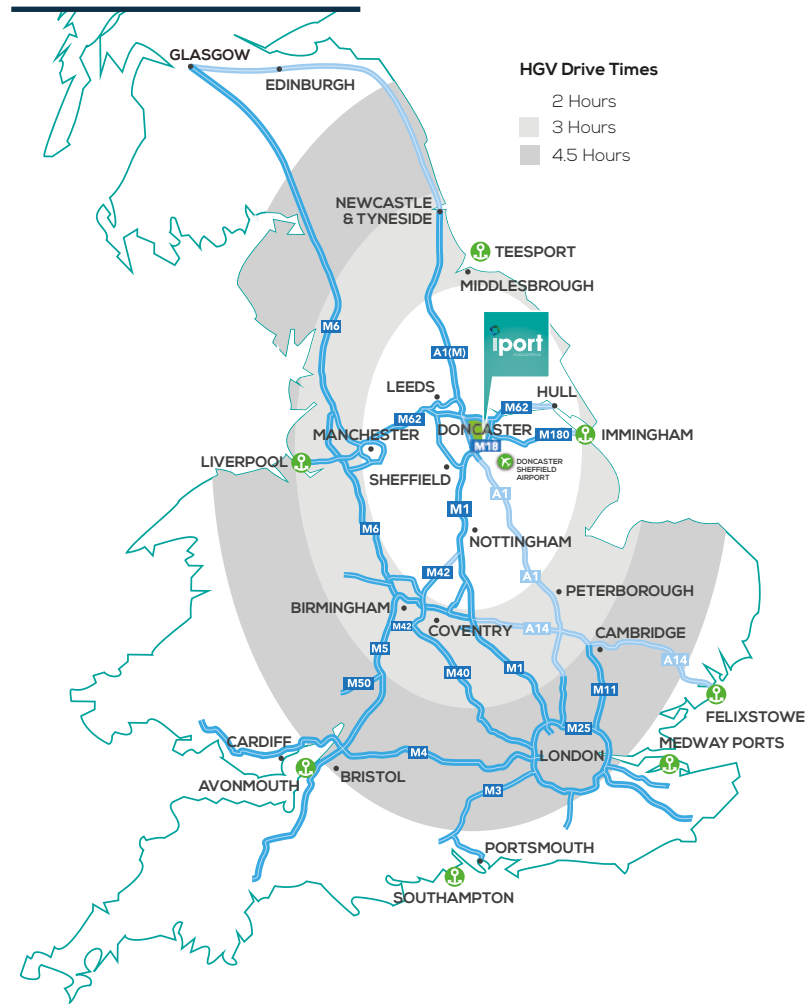
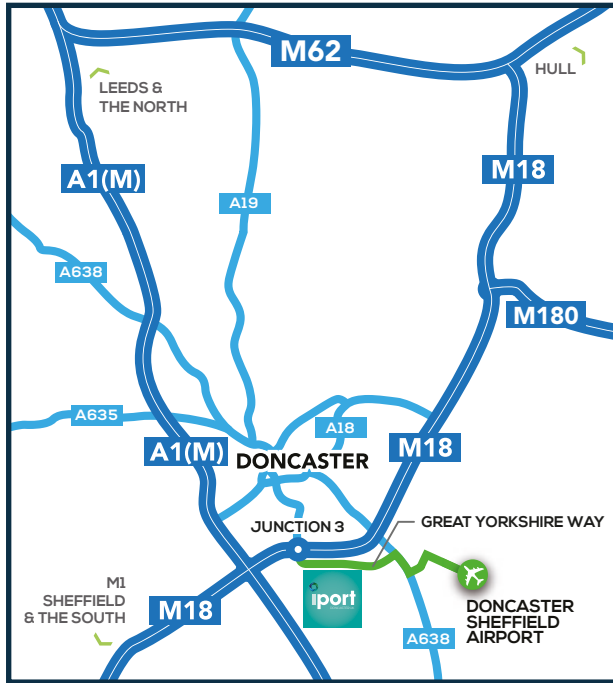


### Accommodation

UNIT	SQ FT	SQM
<b>iP2g</b>	<b>119,060</b>	<b>11,061</b>
Single storey office	2,820	262
Distribution centre	116,240	10,799



# PERFECTLY CONNECTED - CENTRAL UK LOCATION



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DEVELOPER

**VERDION**



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