

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

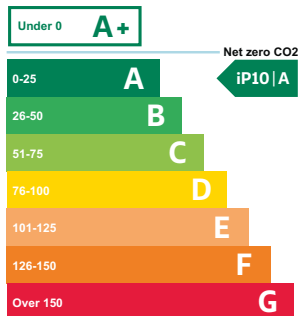
**Available  
immediately**



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

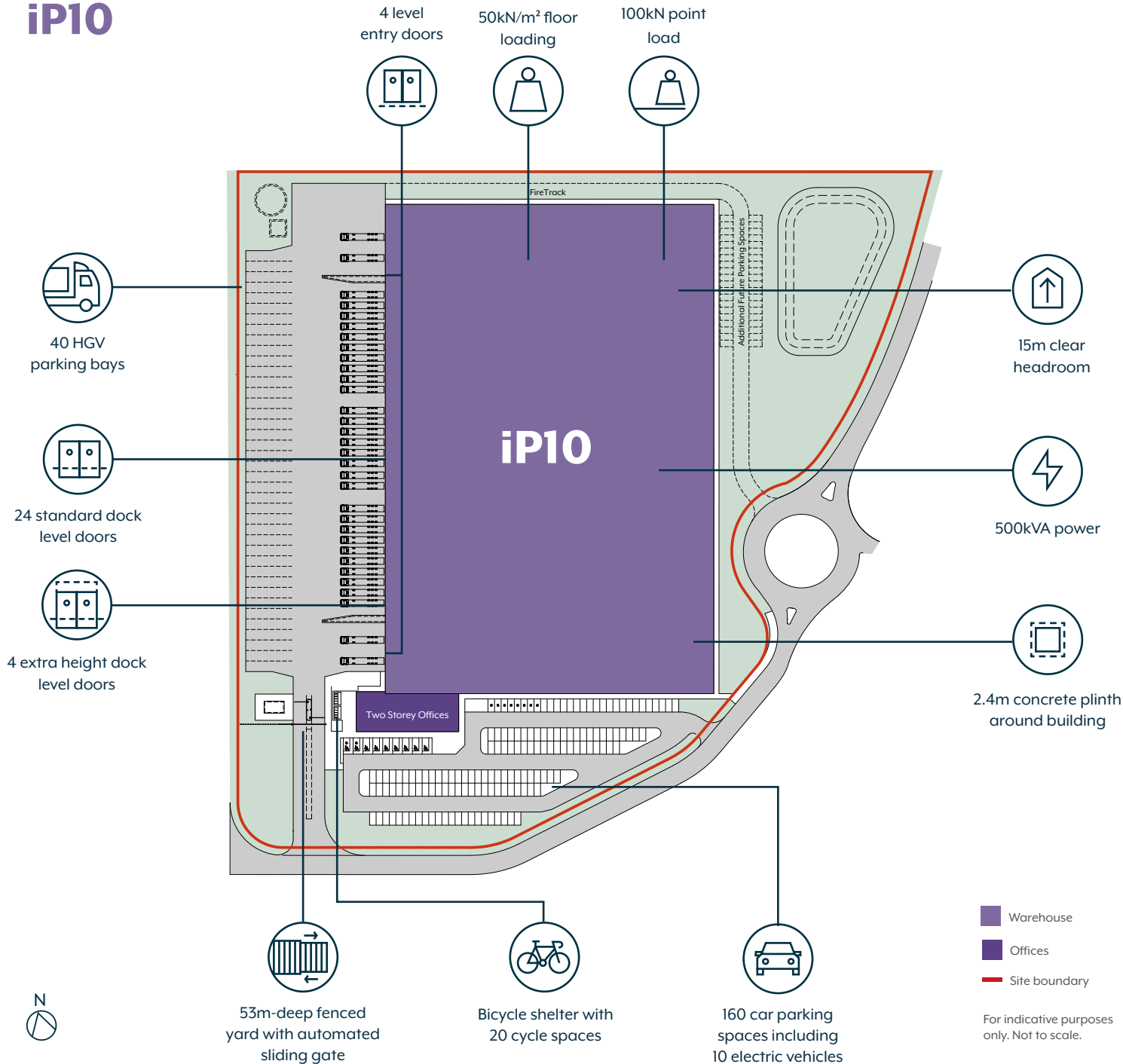
This is one of the only Grade A logistics buildings immediately available in Yorkshire.

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        |
| <b>Total</b>        | <b>259,286</b> | <b>24,088</b> |

-  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

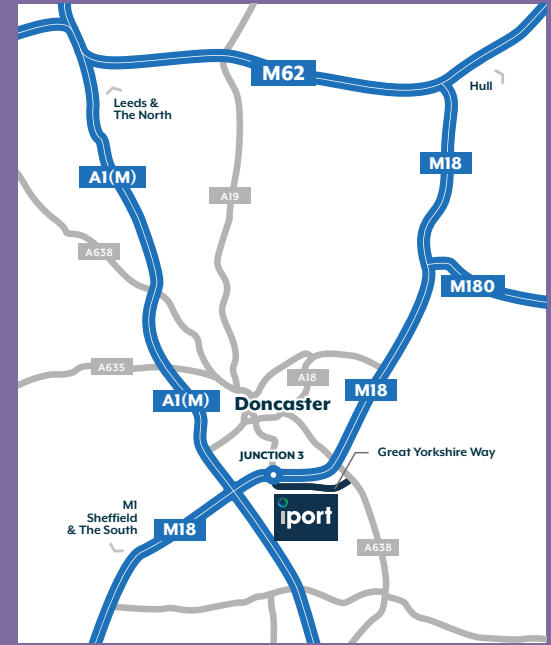
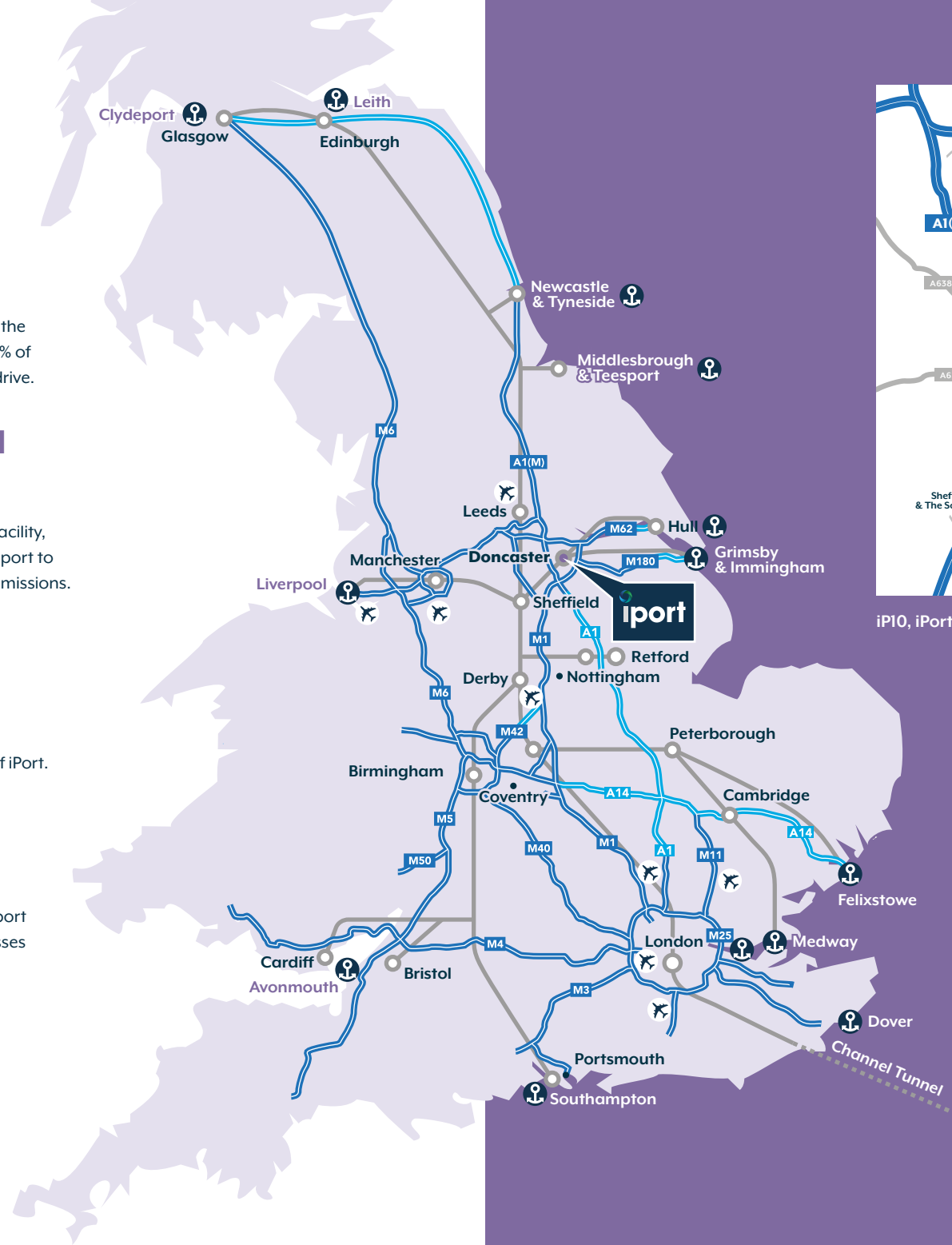
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

## 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 |

# 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, 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



**Mike Baugh**

T: +44 (0)7785 284 994  
[mike.baugh@cbre.com](mailto:mike.baugh@cbre.com)

**Danielle Raunjak**

T: +44 (0)7714 145 984  
[danielle.raunjak@cbre.com](mailto:danielle.raunjak@cbre.com)

**Robert Whatmuff**

T: +44 (0)7703 393 145  
[robert.whatmuff@colliers.com](mailto:robert.whatmuff@colliers.com)

**Len Rosso**

T: +44 (0)7831 436 096  
[len.rosso@colliers.com](mailto:len.rosso@colliers.com)

**Andrew Gent**

T: +44 (0)7793 551 634  
[andrew@gvproperty.co.uk](mailto:andrew@gvproperty.co.uk)

**Paul Mack**

T: +44 (0)7921 933 636  
[paul@gvproperty.co.uk](mailto: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. 2024. Designed and produced by Barques Design. [www.barques.co.uk](http://www.barques.co.uk)

