

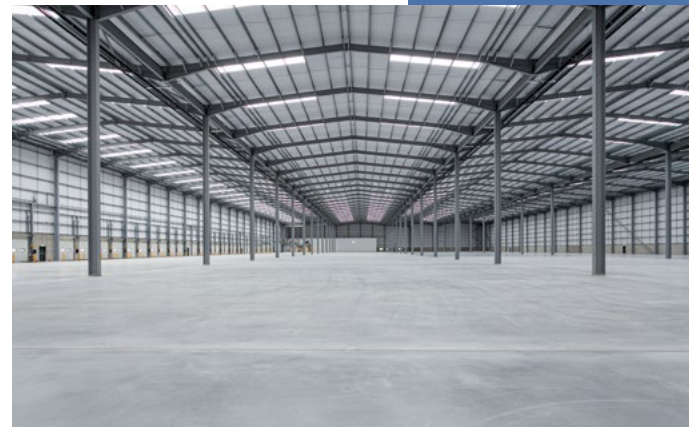
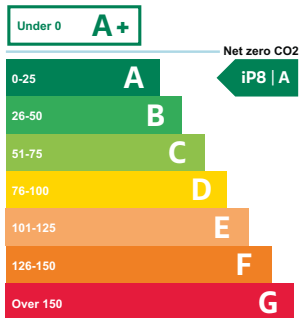
**330,104 sq ft (30,668 sq m)**  
Distribution facility to let

**Available  
immediately**



**iP8 offers 330,104 sq ft (30,668 sq m) of high-quality warehouse and office space at iPort, Doncaster.**

It provides 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.



**IP8**

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



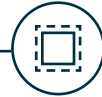
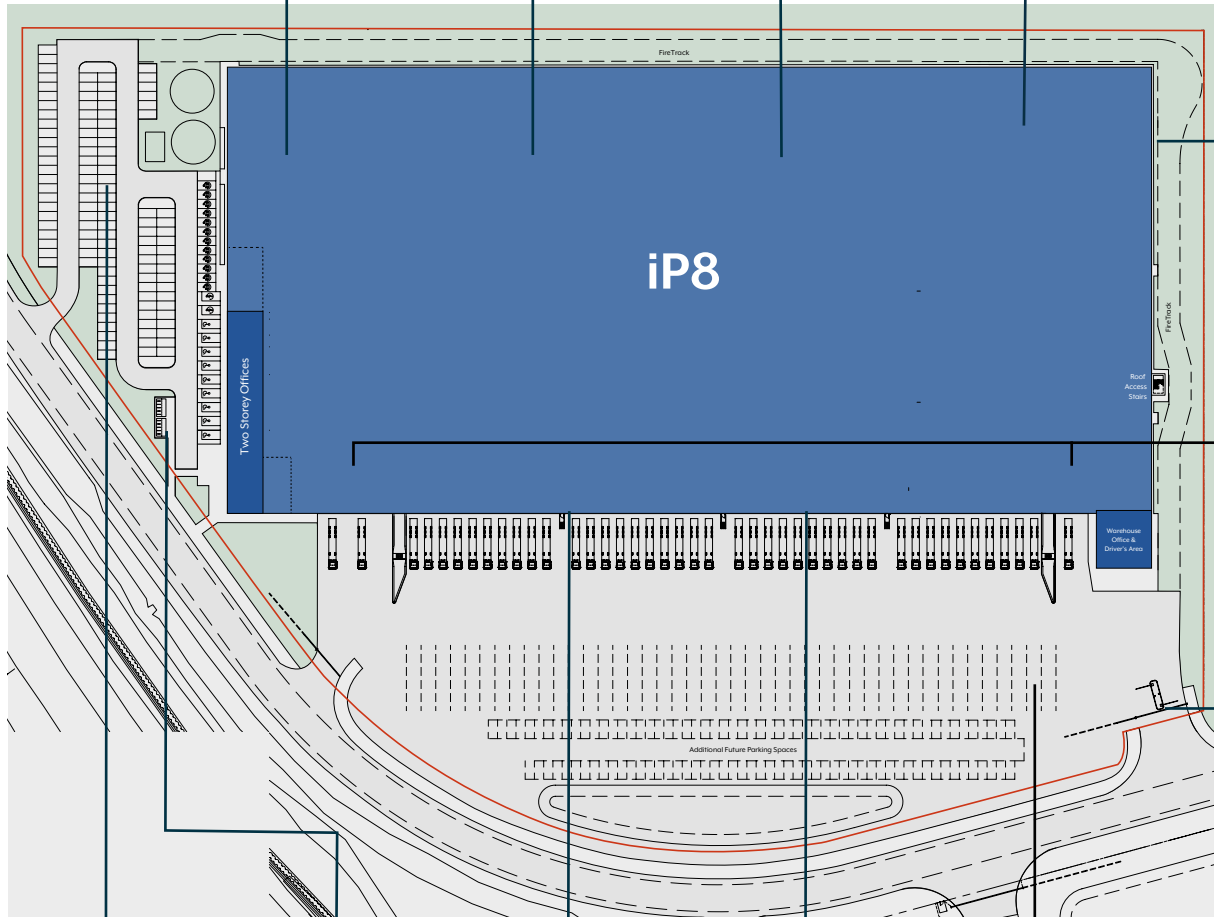
100kN point load



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

**330,104 sq ft (30,668 sq m)**  
Available to lease

	sq ft	sq m
Offices and welfare	10,635	988
Distribution centre	317,241	29,473
Transport Offices	2,228	207
<b>Total</b>	<b>330,104</b>	<b>30,668</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?

## 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

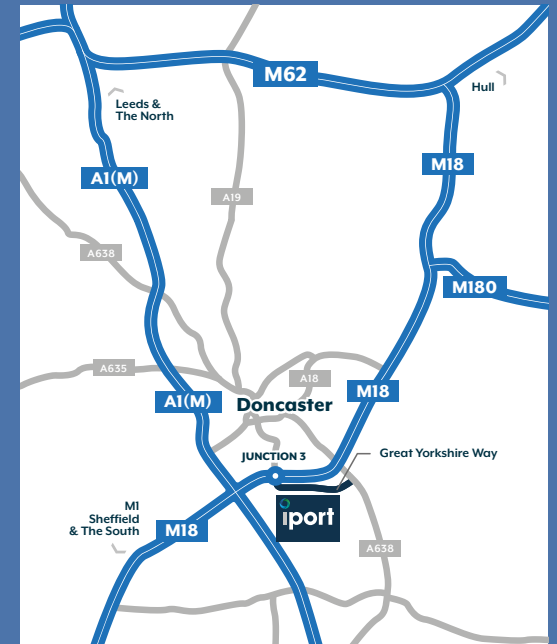
Doncaster has a growing population, with 800,000+ people living within 30 minutes of iPort.

## 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, 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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 **Verdion**