



iP2e
AVAILABLE NOW

195,000 SQ FT
(18,116 SQ M)
DISTRIBUTION FACILITY
TO LET

iP2e, ONTARIO DRIVE,
DONCASTER DN11 0BF



Description

iP2e comprises a steel portal framed warehouse unit with ancillary two-storey offices, car parking and a secure 55 metre deep goods yard. Elevations are insulated profile metal sheeting, with pitched insulated profile metal sheet roofs incorporating translucent rooflights.



Specification

- 15m clear headroom
- 50kN/m² floor loading
- 16 standard dock level doors
- 2 extra height dock level doors
- 3 level entry doors
- 55m deep yard
- 75 car parking spaces (extendable)
- 29 HGV parking bays
- Adjacent to the 30-acre iPort Rail strategic freight terminal
- 2.4m concrete plinth around building
- Automated sliding gate
- Fenced yard
- Bicycle shelter
- Highly energy efficient (expected EPC A15)
- High quality office and amenity areas
- Potential for 24,710 pallet positions in a wide aisle configuration and 32,699 in a narrow aisle configuration

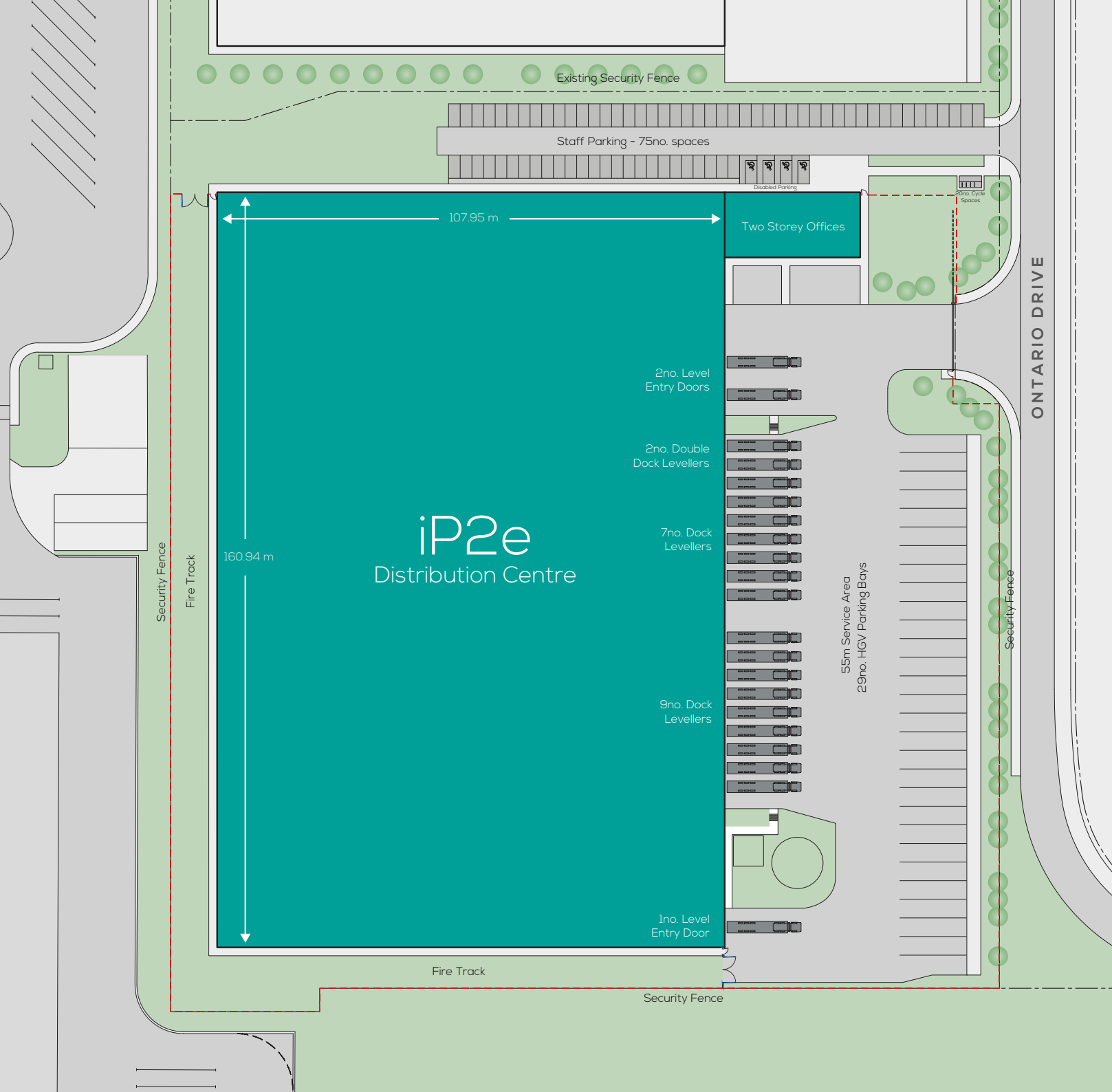
Services

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.

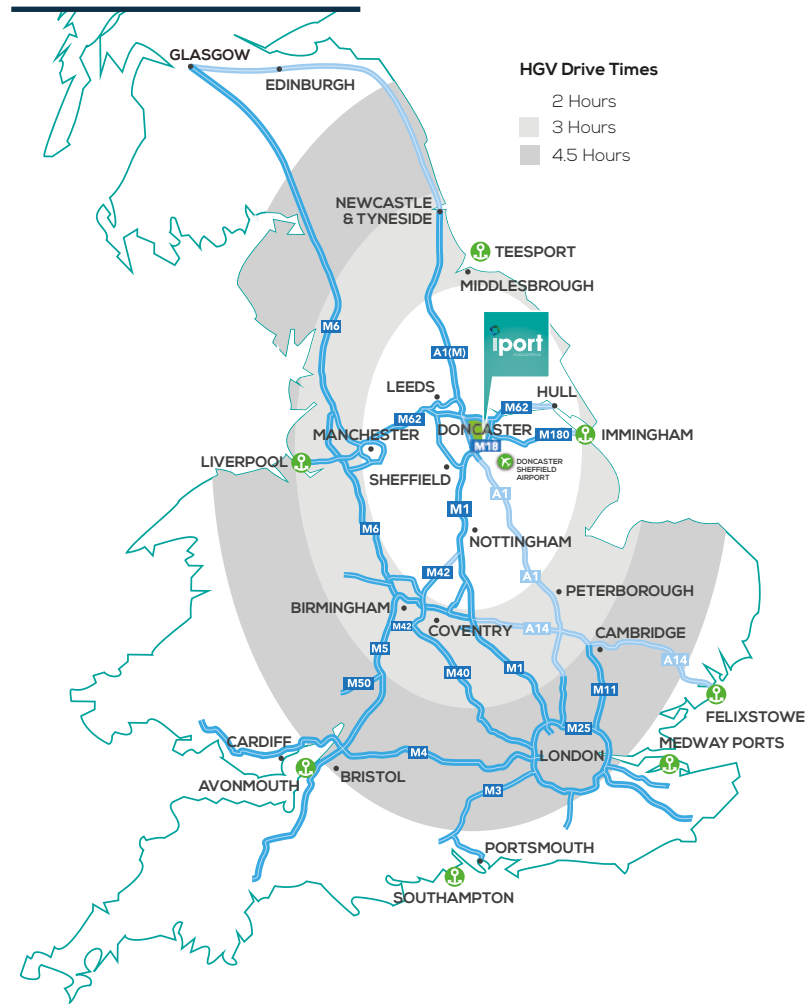
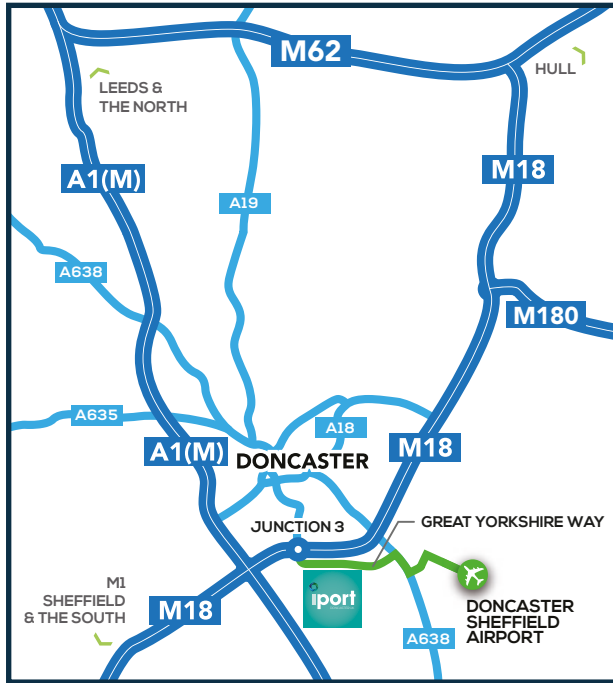




Accommodation

| UNIT | SQ FT | SQ M |
|---------------------|----------------|---------------|
| iP2e | 195,000 | 18,116 |
| Two storey office | 8,000 | 743 |
| Distribution centre | 187,000 | 17,373 |

PERFECTLY CONNECTED - CENTRAL UK LOCATION



Sat Nav: **DN11 OBF**

GV
GentVisick.com
0113 245 6000

Andrew Gent
andrew.gent@gentvisick.com

Paul Mack
paul.mack@gentvisick.com

CBRE
0113 394 8800
www.cbre.co.uk

Mike Baugh
mike.baugh@cbre.com

Dave Cato
dave.cato@cbre.com

Colliers
INTERNATIONAL

0113 200 1800
www.colliers.com/uk/industrial

Robert Whatmuff
robert.whatmuff@colliers.com

Len Rosso
len.rosso@colliers.com

DEVELOPER

VERDION



www.iportuk.com

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. October 2018.