

iP1a

TO LET

116,036 sq ft (10,804 sq m)
Distribution facility

Completion
June 2022



iport iPl1a

iPl1a offers 116,036 sq ft of high quality distribution space in a steel portal framed warehouse unit with double-storey offices, HGV and car parking and a secure 53-metre deep yard.

Elevations are insulated profile metal sheeting, with pitched insulated profile metal sheet roofs incorporating translucent rooflights.



Outstanding location

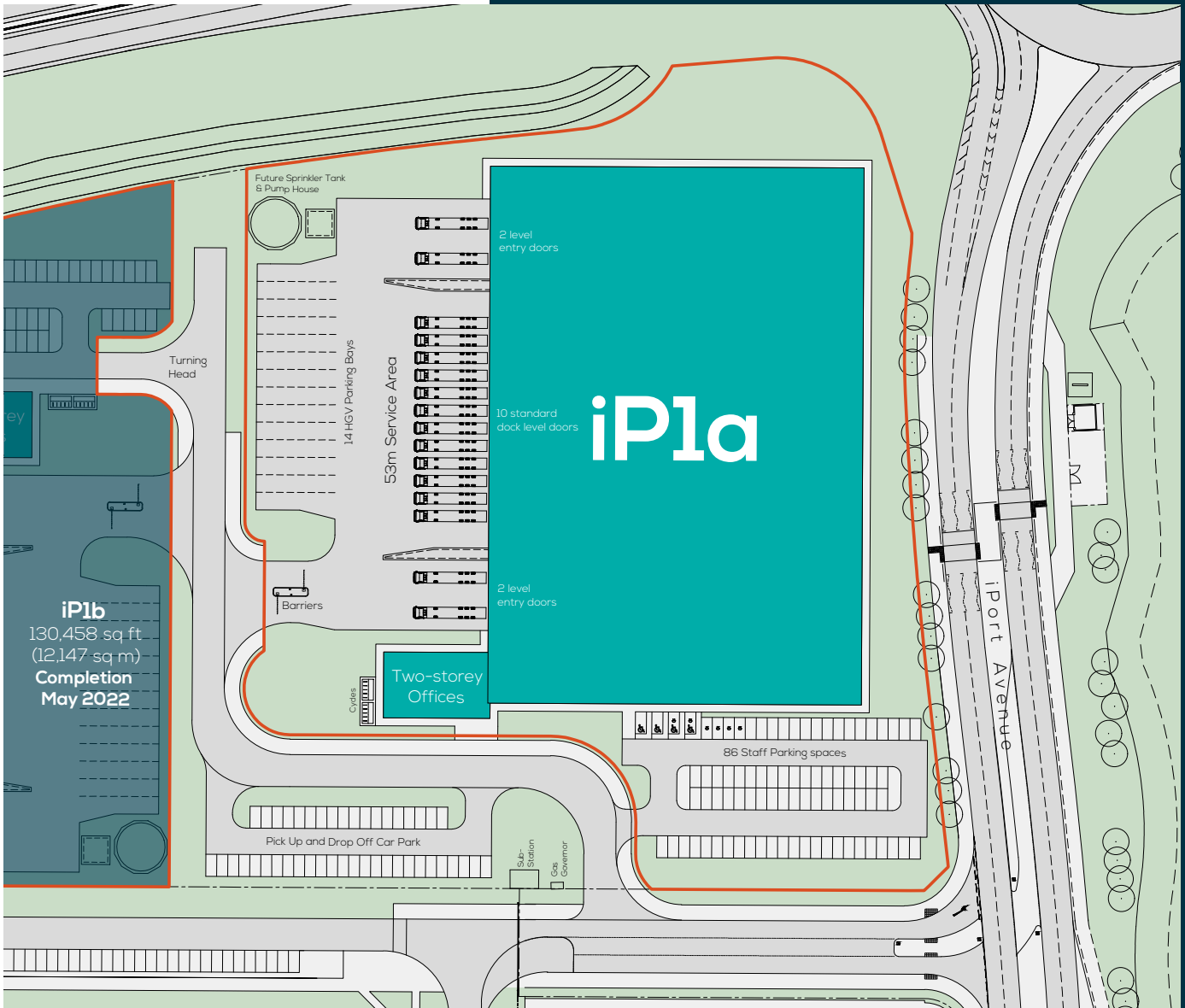
- 91% of the UK lives within a 4-hour drive time, we're less than 5 minutes from the M18 Junction 3 and within 5 miles of Doncaster Sheffield Airport.
- Our award-winning multimodal freight terminal iPort Rail is helping customers cut carbon and manage trade post-Brexit with rail connections to major UK sea ports and through the Channel Tunnel, with new on-site customs facilities allowing businesses to clear customs in Doncaster.
- The local workforce is growing with more than 5,000 people on track to be employed here long-term.

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.



iP1b
130,458 sq ft
(12,147 sq m)
Completion
May 2022

Accommodation schedule

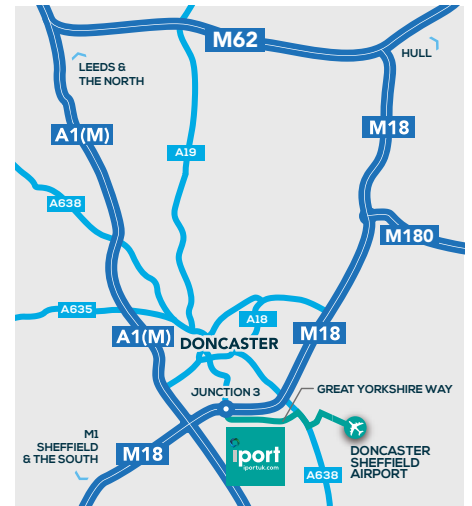
iP1a	sq ft	sq m
Double-storey offices	6,458	601
Distribution centre	109,578	10,203
Total	116,036	10,804

Specification

- 50kN/m² floor loading
- 92kN point load
- 250kVA power
- 10 standard dock level doors
- 2 extra height dock level doors
- 4 level entry doors
- 12.5m clear headroom
- Space for 15,200 pallets (narrow aisle) or 11,300 pallets (wide aisle)
- 53m-deep fenced yard with automated sliding gate
- 2.4m concrete plinth around building
- 86 car parking spaces including 6 electric vehicles
- 14 HGV parking bays
- Bicycle shelter
- High quality office and amenity areas
- Highly energy efficient design expecting BREEAM Very Good and EPC A rating



Perfectly Connected



iPlA, Huxter Drive, Doncaster DN11 0BF

Road

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

Source: AA Route Planner

For all enquiries please contact:

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