



GATEWAY 4

DONCASTER, SOUTH YORKSHIRE, DN3 3EA

JUNCTION 4, M18

- ⊗ Direct access to J4 M18
- ⊗ 15m internal eaves height
- ⊗ 34 dock level loading doors
- ⊗ 4 ground level loading doors
- ⊗ 50 KN M² floor loading
- ⊗ Up to 55m service yards
- ⊗ 75 HGV parking spaces
- ⊗ Power supply 1.0 mVA

www.gateway4m18.co.uk

TO LET/ FOR SALE
NEW INDUSTRIAL /
DISTRIBUTION UNIT

411,470 SQ FT

**The only new unit available
in 2021 in excess of 350k sq ft
in the north of England**

AVAILABLE NOW



in FOLLOW TREBOR



TO LET/FOR SALE - NEW SPECULATIVE INDUSTRIAL/DISTRIBUTION UNIT



ACCOMMODATION

| UNIT A | SQ FT | SQ M |
|---|----------------|-----------------|
| RECEPTION/CORE | 1,306 | 121.3 |
| FITTED OFFICES 1ST & 2ND FLOOR | 13,348 | 1,240.1 |
| HUB OFFICE GROUND & 1ST FLOOR | 5,329 | 495.1 |
| WAREHOUSE | 383,396 | 35,618.7 |
| GROUND FLOOR (SHELL) FOR OCCUPIER FITTING OUT | 5,490 | 510 |
| 3RD FLOOR PLANT ROOM | 2,602 | 241.7 |
| TOTAL | 411,470 | 38,226.9 |

These measurements are based on GIA (Gross Internal Area).

PLANNING

B2/B8.

TENURE

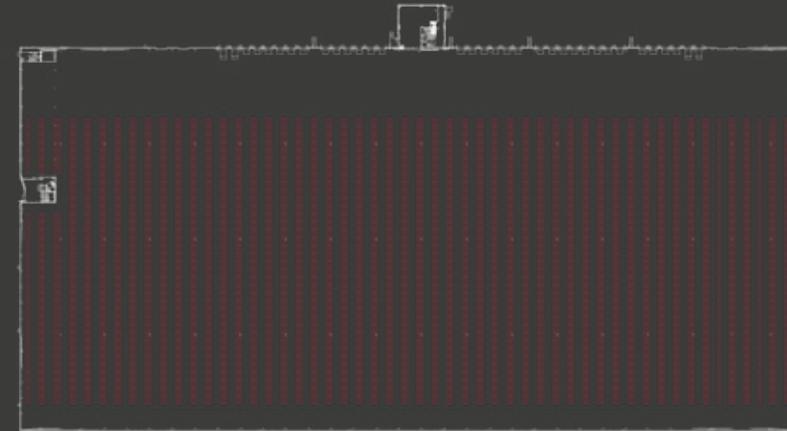
The property is available to let. A freehold sale may be considered.

RENT/PRICE

On application. Please contact the retained agents for further information.

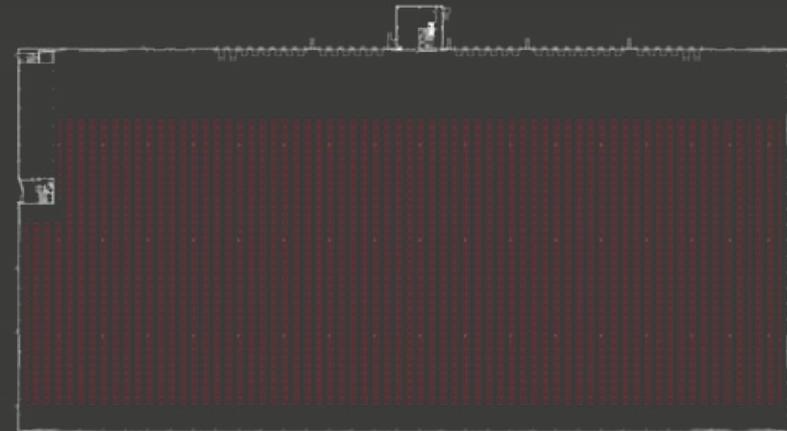


RACKING LAYOUTS



WIDE AISLES

PALLET CAPACITY **64,350**



NARROW AISLES

PALLET CAPACITY **84,726**

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DRIVE TIMES

| | | | |
|------------------------------------|-----------------|--------------------|------------------|
| iPort Rail Freight Facility | 7 miles | Liverpool | 105 miles |
| Sheffield | 22 miles | Newcastle | 120 miles |
| Wakefield | 37 miles | London | 171 miles |
| Hull | 41 miles | M18 (J4) | 0.5 miles |
| Leeds | 42 miles | M180 (J1) | 4.9 miles |
| Immingham Port | 44 miles | A1[M] (J35) | 8 miles |
| Grimsby Port | 46 miles | M62 (J35) | 11 miles |
| Manchester | 70 miles | M1 (J32) | 21 miles |
| Birmingham | 94 miles | | |

Source: Google Maps

RAIL

Gateway 4 is located within 7 miles of the new iPort Rail facility which opened in January 2018 and offers one of the highest specification rail terminals in the UK (www.iportrail.com).

The rail terminal is used by a number of local occupiers and currently runs 5 trains per day to Felixstowe, Teesport & Southampton.

FURTHER INFORMATION

Please contact the retained agents:



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in FOLLOW TREBOR



SAT NAV: DN3 3EA



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