

Doncaster 420

YORKSHIRE'S LARGEST AVAILABLE NEW BUILD UNIT



NEW BUILD INDUSTRIAL/LOGISTICS UNIT
418,276 SQ FT // GRADE A UNIT // AVAILABLE NOW

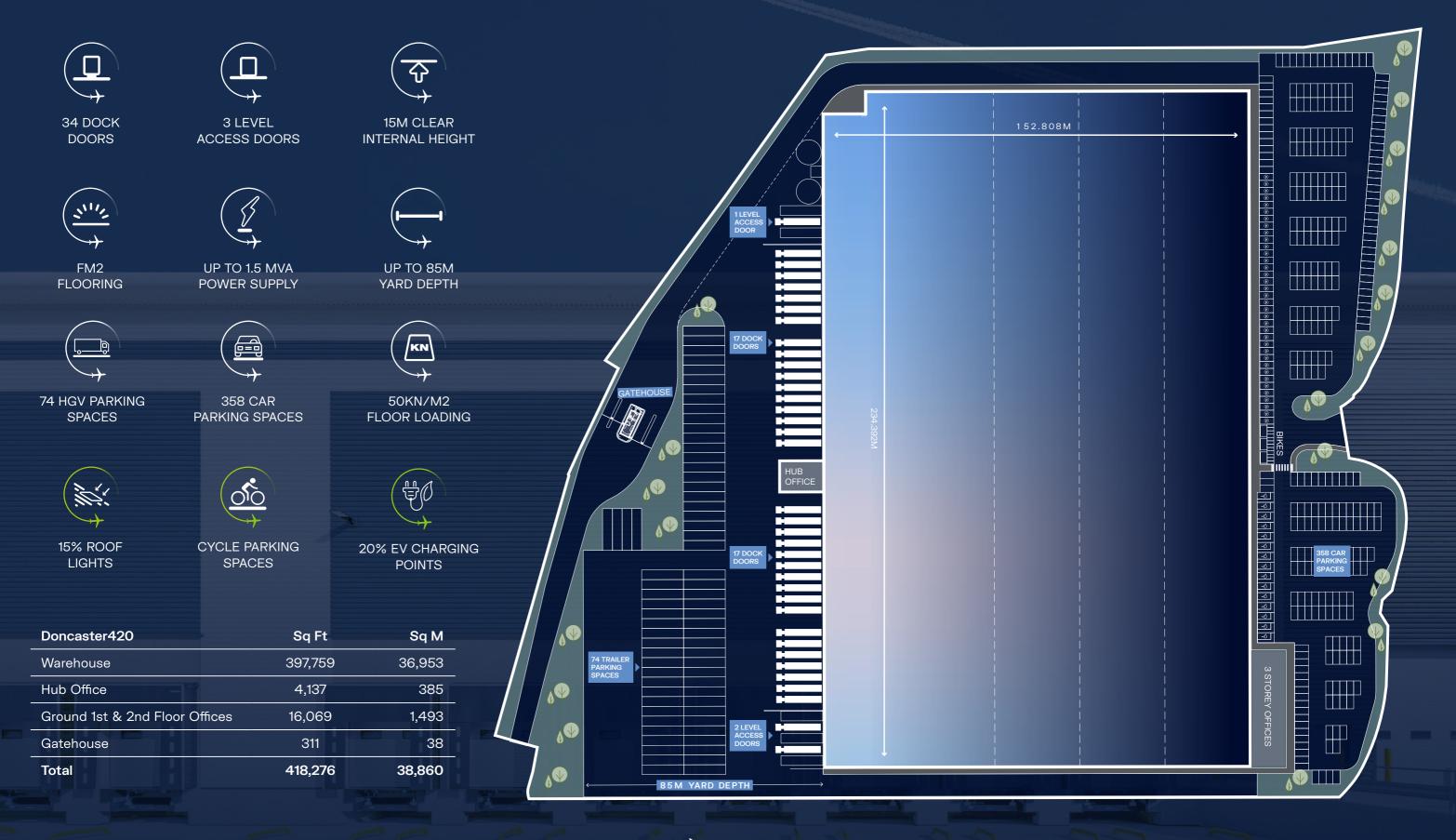
Junction 3 M18 | Great Yorkshire Way Doncaster | DN9 3RH what.3.words /// truck.rinse.videos

panattoni.co.uk/doncaster

Sources: placeyorkshire.co.uk / doncaster.gov.uk

ONE OF THE LARGEST

SPEC-BUILT UNITS IN THE NORTH.







LIFTS OFF WITH A+ SUSTAINABILITY.

Benefit from a high standard specification of BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.

BREEAM®



A 0-25

EPC 'A' (11) - WAREHOUSE EPC 'A+' (-2) - OFFICES BUILDING FABRIC DESIGNED AND CONSTRUCTED TO VERY HIGH STANDARDS OF INSULATION AND AIR TIGHTNESS

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RAINWATER HARVESTING

WATER SAVING TAPS AND WCS

ELECTRIC VEHICLE CHARGING POINTS IN THE CAR PARK

CYCLE PARKING

SUB-METERING OF ENERGY CONSUMPTION

15% ROOFLIGHTS TO WAREHOUSE ROOF RESULTING IN A HIGH LEVEL OF NATURAL DAYLIGHT REDUCING NEED FOR ARTIFICIAL LIGHTING

LANDING THE

PERFECT LOCATION.

Panattoni Doncaster 420 is located just off J3 of the M18, offering direct access to the A1(M), M1 and M62. The site is well connected by road, rail and air, and is only 6 minutes * from iPort rail terminal.

Sea ports at Immingham and Hull are around 50 miles away, with Immingham reachable in under 90 minutes, and Liverpool and Bristol within five hours.

Public transport is also well served, with the X4 bus linking the site to Doncaster Interchange every hour from 5am, with a journey time of just 20 minutes.

	Miles	Time		
M18 J3	6	9 min		
A1(M)/M18 Interchange	6	9 min		
Doncaster	8	12 min		
M18 J5 (M180)	10	15 min		
M1 J32	17	26 min		
Sheffield A57, J1	23	34 min		
M62 J32a	25	37 min		
Leeds	41	1 hr 1 min		
London	161	4 hr 1 min		

	Miles	Time
Hull	45	1 hr 1 min
Immingham	49	1 hr 13 min
Liverpool	113	2 hr 49 min
Felixstowe	182	4 hr 33 min ,
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(+)	Miles	Time
Leeds Bradford	54	1 hr 20 min
East Midlands	59	1 hr 28 min
Manchester	68	1 hr 41 min





READY TO WORK

LABOUR POOL



51,300

WANT A JOB IN SOUTH YORKSHIRE



8,100

WANT A JOB IN DONCASTER



35,000

TRANSPORT AND STORAGE WORKERS (6.3% VS. 5.1% UK)



59,000

MANUFACTURING WORKERS (10.6% VS. 7.9% UK)

Panattoni Doncaster 420 draws upon a labour pool with skills suited to manufacturing and logistics. Wages in Doncaster and South Yorkshire are highly cost effective when compared to distribution hubs with similar reach, and to the UK average.

Panattoni Doncaster 420 provides last mile access to the major conurbations of Yorkshire and Humberside. Connecting to J3 of the M18, the M1, A1(M) and M62 are all close by. 2.43 million consumers live within a 45 minute drive by van, while nearly 4.5 million unique addresses are accessible within 50 miles.



The Local Authority offers a range of incentives to eligible occupiers.

To discuss the support Business

Doncaster can provide, please email lan.Guy@doncaster.gov.uk

DONCASTER (COMPETITIVE WAGES) £536.60 SOUTH YORKSHIRE (COMPETITIVE WAGES) £551.80

EAST MIDLANDS (COMPETITIVE WAGES) £559.80 UK (COMPETITIVE WAGES) £612.80









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Panattoni is the world's largest privately owned logistics developer and Europe's largest developer of logistics property. With 58 offices around the globe, we have developed over 580 million sq ft of space. The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination always to exceed our customer expectations.

Panattoni is synonymous with quality and we pride ourselves on delivering high specification products that are built with the assurance of a long term partnership. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.

Working in close collaboration with our occupiers, Panattoni has developed a customer-centric ethos providing state-of-the art facilities located in and around major cities and at key transportation hubs.

In Europe, we are the largest developer of logistics property having delivered over 205 million sq ft of new build space, and our extra-mile approach has seen us recognised as Top Logistics Developer by PropertyEU for 8 consecutive years.



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