



PANATTONI

Doncaster 420

THE LARGEST SPEC BUILT UNIT IN YORKSHIRE



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

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

panattoni.co.uk/doncaster



Bubble
Max

YORKSHIRE ROSE
MOTORHOMES LTD.
Your Dream Journey Starts

SCS

GXO

skanwear
SAVING LIVES

Doncaster
420

YORKSHIRE'S LARGEST SPEC BUILT UNIT.

At 418,276 sq ft, Panattoni Doncaster 420 is one of the largest spec-built units in the North. With direct access to the national motorway network, Doncaster Sheffield Airport and easy access to iPort's multi-modal rail freight terminal, it offers unrivalled connectivity to UK and global markets.



BUILT FOR SCALE



34 DOCK DOORS



3 LEVEL ACCESS DOORS



15M CLEAR INTERNAL HEIGHT



FM1 FLOORING



UP TO 1.5 MVA POWER SUPPLY



UP TO 85M YARD DEPTH



74 HGV PARKING SPACES



358 CAR PARKING SPACES



50KN/M2 FLOOR LOADING



15% ROOF LIGHTS



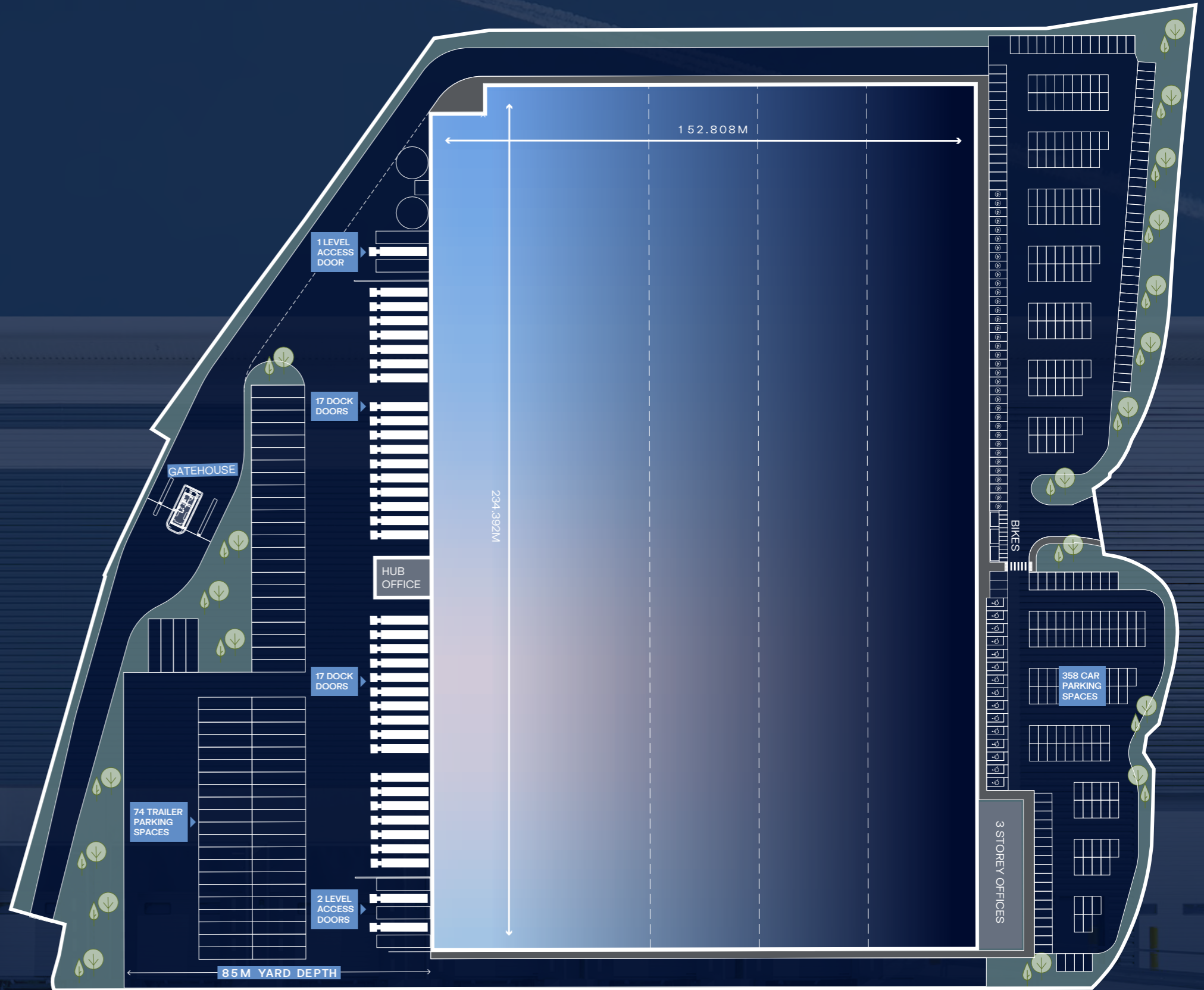
CYCLE PARKING SPACES



20% EV CHARGING POINTS

Doncaster420

	Sq Ft	Sq M
Warehouse	397,759	36,953
Hub Office	4,137	385
Ground 1st & 2nd Floor Offices	16,069	1,493
Gatehouse	311	38
Total	418,276	38,860





WHERE HIGH SPEC MEETS SKY-HIGH SUSTAINABILITY.





Doncaster 420

LIFTS OFF WITH A+ SUSTAINABILITY.

Panattoni Doncaster 420 benefits from a high standard specification of BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



0 NET ZERO CARBON DEVELOPMENT

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



ROOF-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM*



RAINWATER HARVESTING



WATER SAVING TAPS AND WCS



ELECTRIC VEHICLE CHARGING POINTS IN THE CAR PARK



CYCLE PARKING



SUB-METERING OF ENERGY CONSUMPTION



ROOF DESIGNED TO SUPPORT UP TO 100% PV COVERAGE



*300m² of installed PV to the office roof. The warehouse roof loading has been designed for 100% of the roof to have PV installed if the Occupier is a high energy user.



LANDING THE PERFECT LOCATION.

Panattoni Doncaster 420 offers unrivalled access to local, regional, and global markets via road, rail, and air.

Strategically located just off Junction 3 of the M18, the site provides easy access to the A1(M), M1, and M62 offering last-mile access to the major conurbations of Yorkshire and Humberside. The site also provides access to the key consumer and manufacturing hubs across the North East, North West, West Midlands, and central London, all within a 4.5-hour HGV drive time.

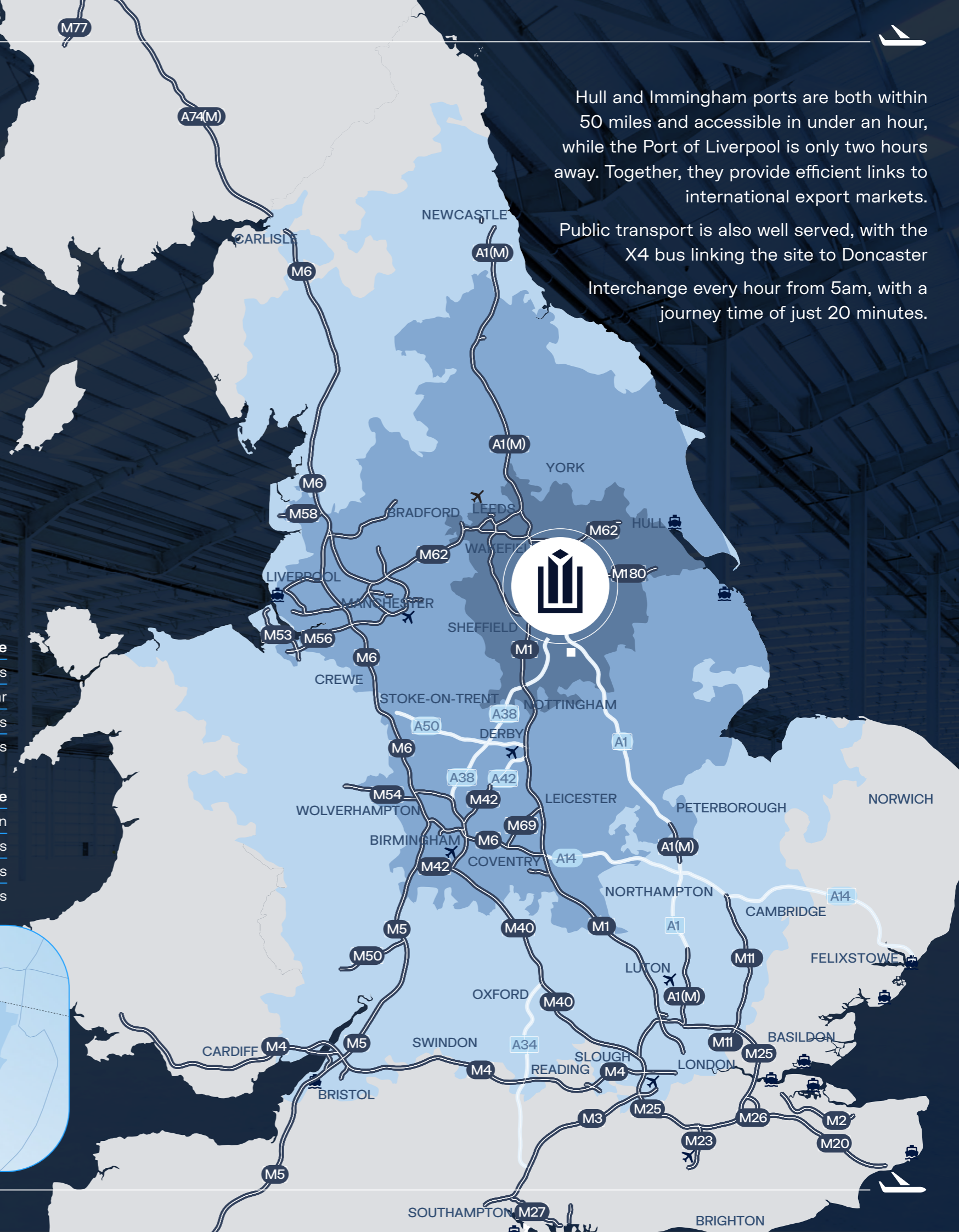
Immediately adjacent to Doncaster Sheffield Airport which is set to reopen in Q1 2026 under new operator Munich Airport International GmbH (MAI) further enhancing the international connectivity.

The location benefits from being just six minutes away from the multi-modal iPort Rail Terminal, offering access to the UK National Rail Network and direct freight services to Europe via the Channel Tunnel.

Hull and Immingham ports are both within 50 miles and accessible in under an hour, while the Port of Liverpool is only two hours away. Together, they provide efficient links to international export markets.

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		Miles	Time
 M18 J3	4	7 mins	 Immingham	45	58 mins
A1(M)/M18 Interchange	6	8 mins	Hull	49	1 hr
Doncaster	6.5	15 mins	The Port of Liverpool	113	2 hrs
M18 J5 (M180)	10	15 mins	Felixstowe	183	3 hrs 19 mins
M1 J32	14	16 mins			
Sheffield A57, J1	23	34 mins	Doncaster Sheffield Airport	0.2	1 min
M62 J32a	25	37 mins	East Midlands Airport	59	1 hr 5 mins
Leeds	41	1 hr 1 min	Leeds Bradford Airport	54	1 hr 12 mins
London	161	4 hrs 1 min	Manchester Airport	68	1 hr 41 mins



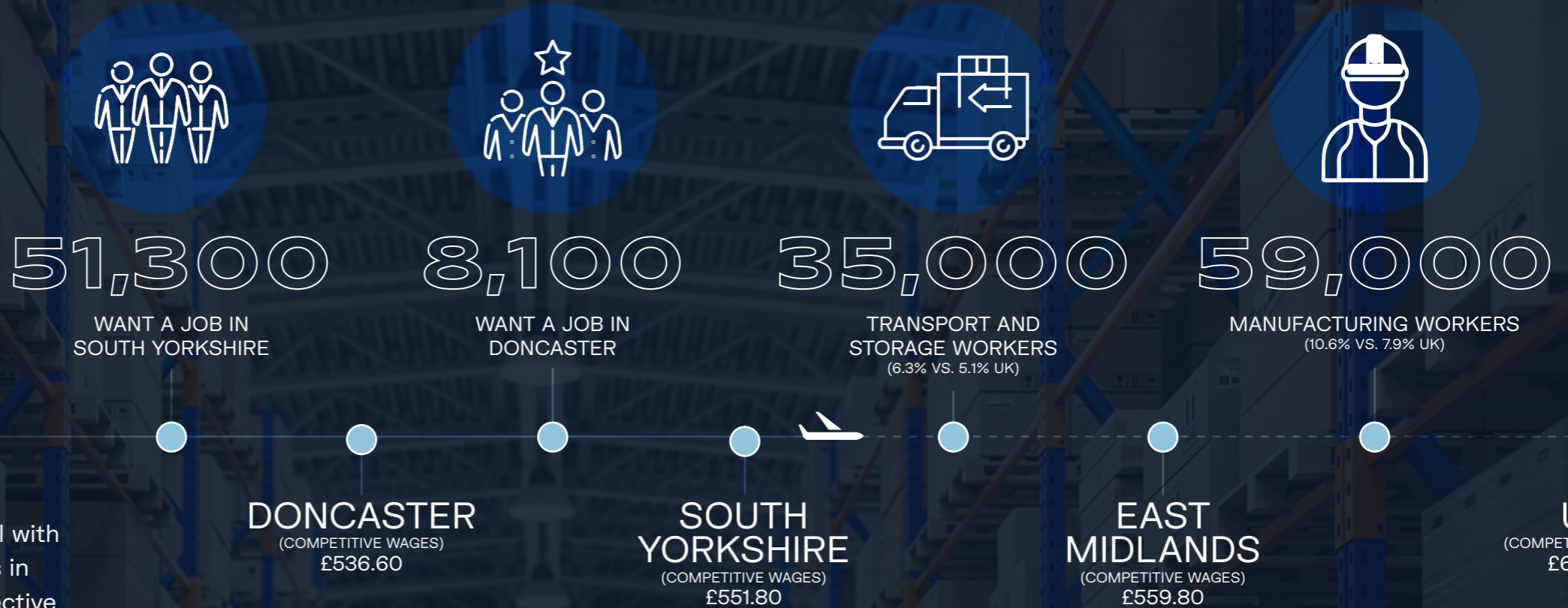
READY TO WORK LABOUR POOL

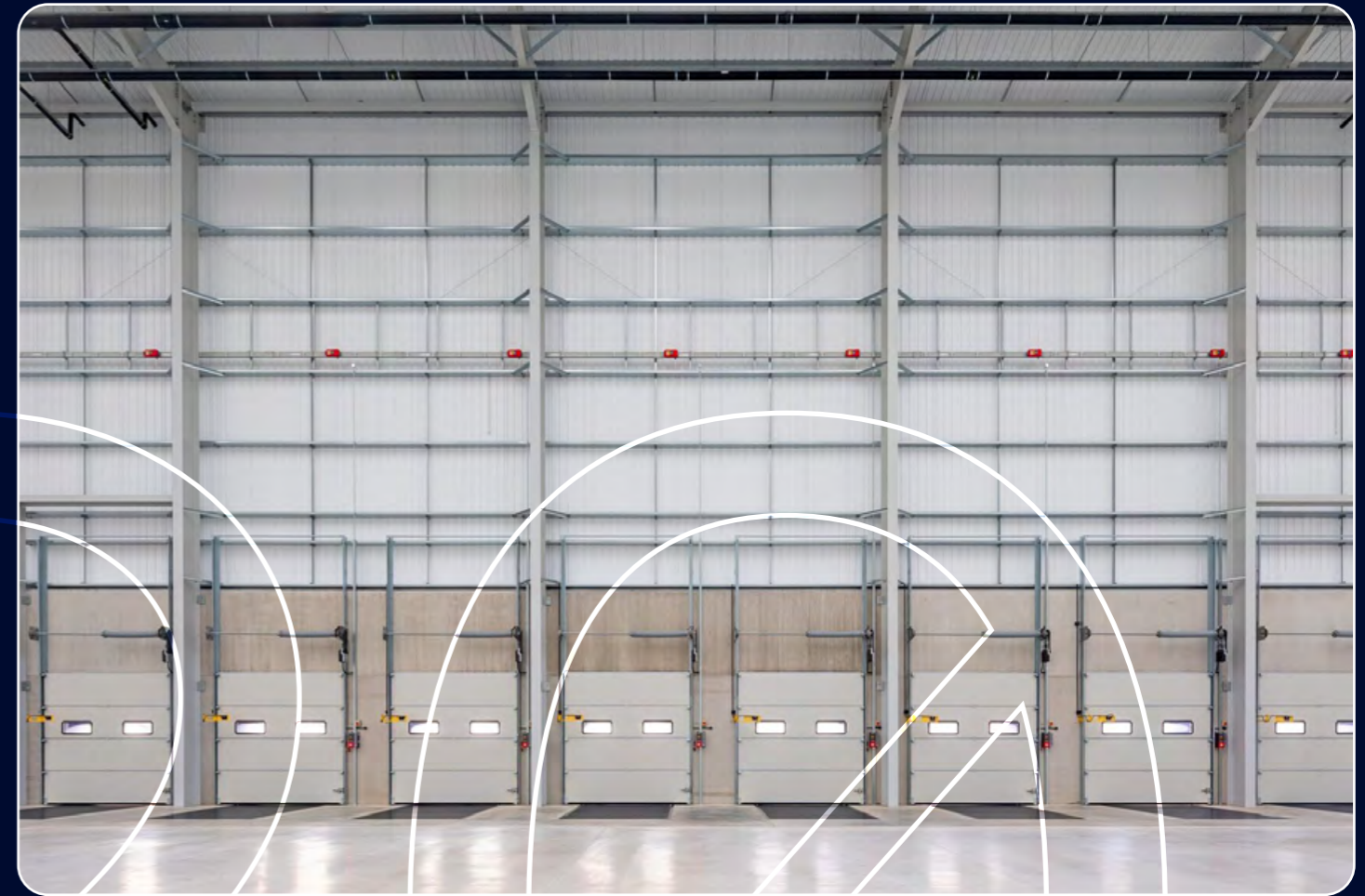
Panattoni Doncaster 420 draws upon a labour pool with skills suited to manufacturing and logistics. Wages in Doncaster and South Yorkshire are highly cost effective when compared to distribution hubs with similar reach, and to the UK average.

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 Ian.Guy@doncaster.gov.uk





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 customers' 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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