



Fully consented  
first phase of  
development  
**totalling**  
**2.295m sq ft**

**FOR SALE / TO LET** UNITS FROM

**22,000 SQ FT TO**

**1,150,000 SQ FT**

**(UK's largest consented warehouse)**



**J6 M18 & J35 M62 THORNE**

**DONCASTER**  
**NORTH**

**INDUSTRIAL & LOGISTICS PARK**

**DONCASTERNORTH.COM**

A Development by



**self.record.obtain**  
**DN8 4JD**



# INTRODUCING DONCASTER NORTH

Doncaster North is a 180 acre prime Industrial and Logistics development strategically located adjacent to junction 6 of the M18 motorway with close proximity to the M62 at junction 35 and the M180 at junction 5 of the M18. The site provides direct connectivity to the north via the M62 and A1(M), the east via the M180 and south via the M1 and A1(M).

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Strategically located  
adjacent to J6 of the M18



Fully consented  
first phase of development  
totalling 2.295m sq ft  
(with outline consent up to 3.5m sq ft)



Fully consented  
Industrial / Logistics Unit of 1.15m sq ft  
(largest in the UK)



BREEAM Targeted V Good / Excellent  
EPC A



A614 Selby Road

VIEW LOOKING NORTH EAST

DONCASTERNORTH.COM

Indicative Image



# CENTRALLY SITUATED IN A STRATEGIC LOCATION



Excellent communications  
in a prime central UK position

## CONNECTIVITY & TRANSPORT

The site's enviable position is close to the axis of both the M62/M18 and M18/M180, meaning it is well positioned to serve large swathes of the UK via the east coast ports and the national motorway network.



### ROAD/RAIL

	Time	Distance
J6 M18	1 min	0.5 miles
Thorne North Station	3 mins	1 mile
Thorne Town Centre	4 mins	1 mile
J1 M180	7 mins	3 miles
J35 M62	7 mins	5 miles
iPort Rail	17 mins	14 miles
Doncaster Train Station	22 mins	15 miles
Doncaster Int'l Railport	27 mins	17 miles



### PORTS

	Time	Distance
Goole	16 mins	10 miles
Hull	34 mins	30 miles
Immingham	46 mins	40 miles
Grimsby	60 mins	40 miles



### AIR

	Time	Distance
Doncaster Sheffield	20 mins	12 miles
Leeds Bradford	60 mins	40 miles
East Midlands	60 mins	66 miles
Teesside	1 Hr 29 mins	85 miles
Manchester	1 Hr 30 mins	85 miles
Newcastle	2 Hrs 10 mins	124 miles



Source: AA Routeplanner

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VIEW LOOKING EAST

Indicative Image

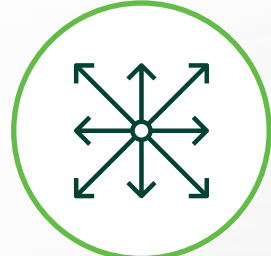


FUTURE PROOF FEATURES &  
**PREMIER SPECIFICATION**



**THE DEVELOPERS CHOICE**

Doncaster North will provide the following specification:-



**Yard Depths**  
**55m typical**



**Clear Height**  
**8m - 31m**



**Floor Loading**  
**50 kN/m<sup>2</sup>**



**Dock Loading Doors**  
**Standard & Euros**



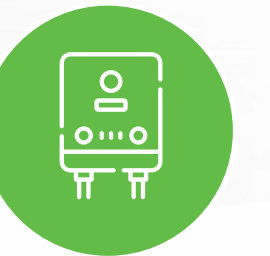
**Roof Lights**  
**12%**



**VRF Office Comfort**  
**Cooling / Heating**



**Smart Control**  
**LED Lighting**



**Air Source Technology**  
**Heat Pump**



**Secure**  
**Yards**



**Office Floors**  
**Large Open Plan**



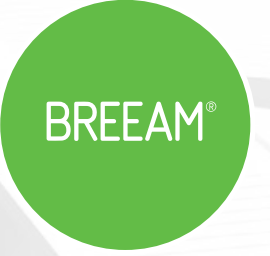
**Office Floors**  
**Fully Raised**  
(Except Unit 1)



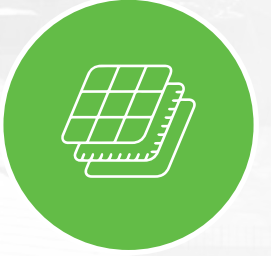
**EV**  
**Charging**



**Target EPC**  
**Rating A**



**BREEAM Targeted**  
**Very Good / Excellent**



**Potential Solar**  
**Warehouse Roofs**

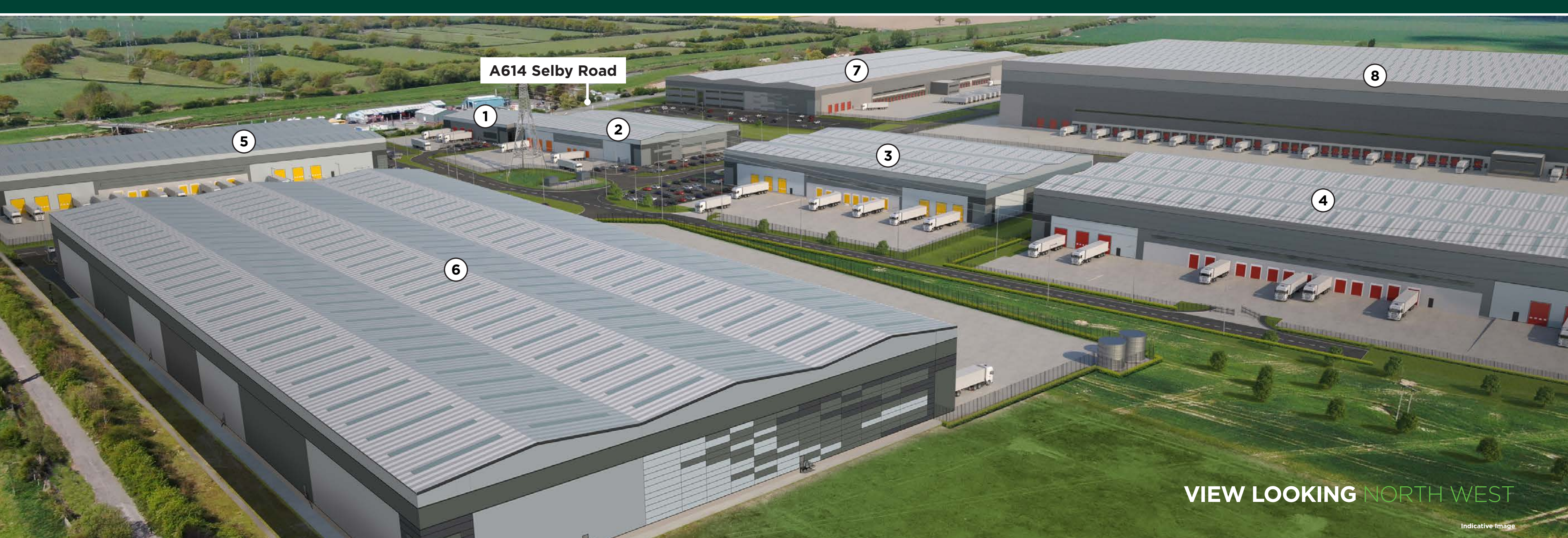


**Air Tightness to**  
**5.0m<sup>3</sup>/hr/m<sup>2</sup>**

**ESG CONSIDERATIONS**

The benefits of a sustainable environment





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1

2

7

8

5

3

4

6

VIEW LOOKING NORTH WEST

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# IMPROVING YOUR ENVIRONMENT & WELLBEING AT WORK

## A BRIGHTER OUTLOOK

Doncaster North has occupier wellbeing central to the design and creation of its environment.



**Environment**  
Targeted BREEAM  
Very Good / Excellent



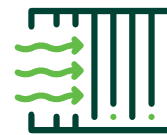
### Jogging/Walking

3.5km perimeter amenity path within landscaped setting for connectivity and exercise



### Transport

Covered secure cycle storage and showers - EV charging for cars



### Health & Wellbeing

Monitoring air quality, adjusting the airflow to maximise energy efficiency



### Energy & Carbon

10% of energy from low carbon technologies, including heat pumps



### Materials

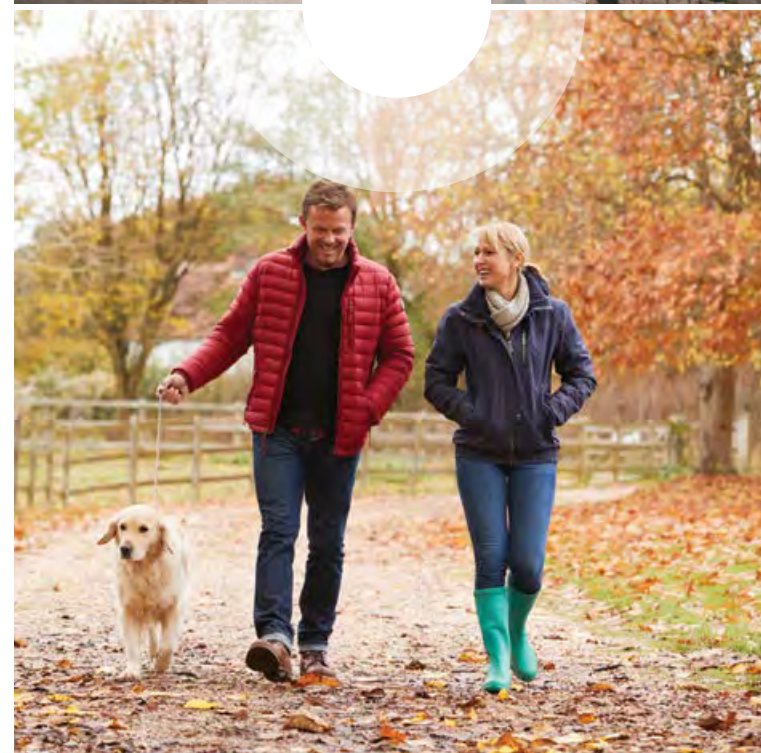
Smart selection of materials to reduce environmental impact



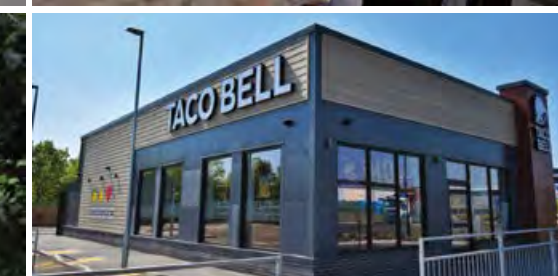
### Waste Management

operational waste diverted from landfill - recycling to be maximised

Utilising the natural surroundings to create Wellbeing...



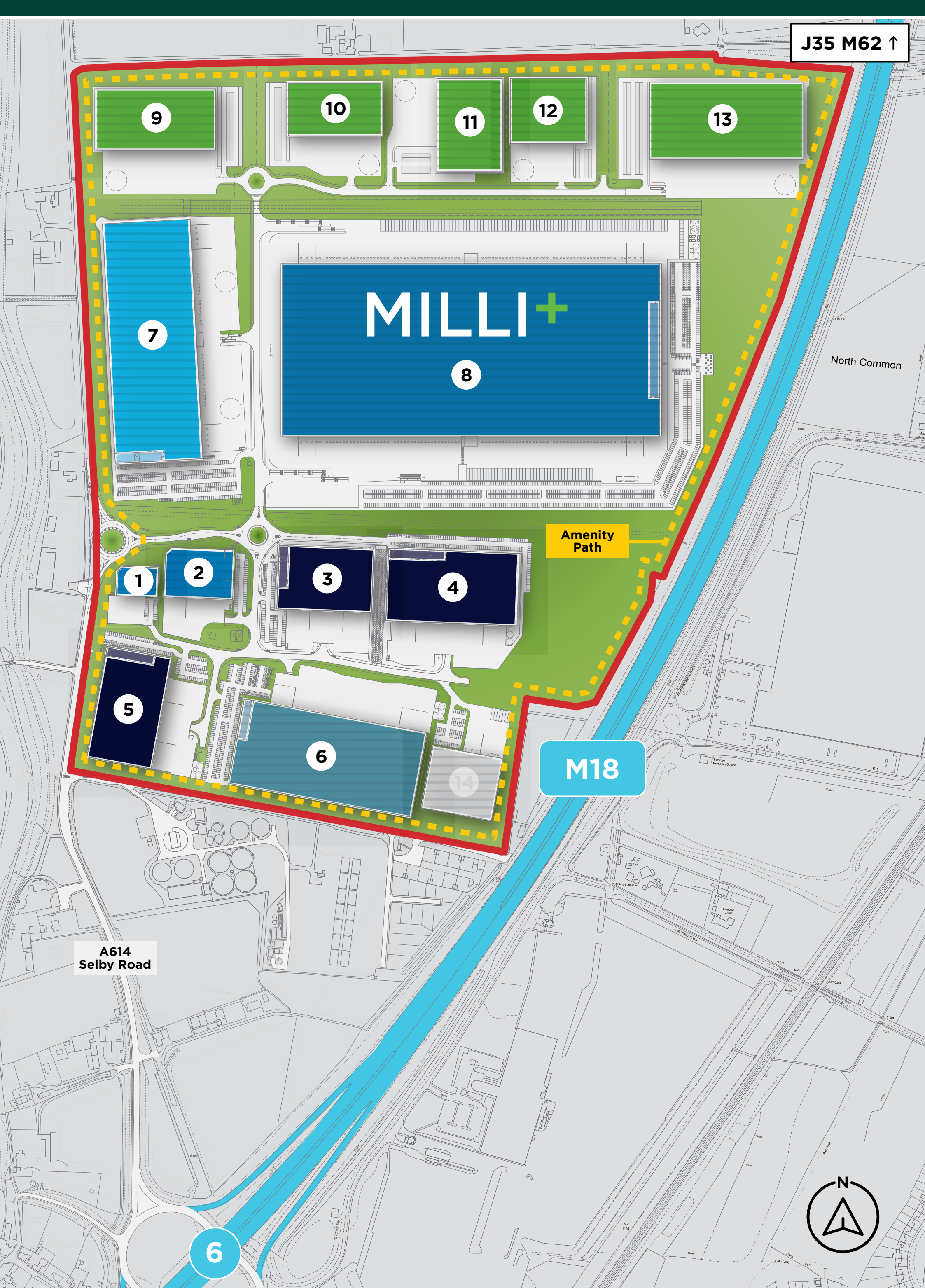
## NEARBY AMENITIES



Photographs courtesy of [Leeshovervision.com](http://Leeshovervision.com)

...Thorne and district has a wealth of amenities to support your employees





# MASTER PLAN

## ACCOMMODATION SCHEDULE



Unit	Warehouse (GIA sq ft)	Office (GIA sq ft)	Total (GIA sq ft)	Total (GIA sq m)	Dock Loading Doors (incl Euro Docks)	Level Access Doors	HGV Parking Spaces	Car Parking Spaces (EV)	Plot Area (acres)	Heights to U/S Haunch (m)	Potential Solar PV Generation (mWh)
1	19,750	2,000	21,750	2,021	0 (0)	3	0	16 (3)	1.18	8	197.8
2	56,750	4,750	61,500	5,713	4 (0)	3	0	49 (6)	2.76	10	601.6
3	100,000	6,500	106,500	9,894	6 (2)	6	6	78 (10)	4.71	12	760.7
4	161,000	9,000	170,000	15,793	10 (4)	6	18	129 (16)	7.24	15	1,114.5
5	122,000	7,500	129,500	12,031	8 (2)	6	10	98 (12)	5.65	12	1,269.4
6	268,500	15,500	284,000	26,384	20 (4)	8	24	211 (24)	11.91	15	2,901.3
7	354,000	18,500	372,500	34,606	26 (4)	8	50	277 (33)	16.35	15	3,702.3
8	1,090,000	60,000	1,150,000	106,838	156 (8)	12	150	788 (94)	49.19	31	11,641.1
9	125,099	9,450	134,549	12,500					6.15	up to 15	
10	81,000	6,135	87,135	8,095					4.37	up to 15	
11	103,010	7,750	110,760	10,290					5.04	up to 15	
12	82,880	6,243	89,123	8,280					3.75	up to 15	
13	200,210	15,070	215,280	20,000					9.16	up to 15	
14	75,350	5,700	81,050	7,530						up to 15	
<b>Total</b>	<b>2,839,549</b>		<b>3,013,647</b>	<b>279,976</b>					<b>127.46</b>		<b>22,188.7</b>

FUTURE PHASE



# DEMOGRAPHIC HIGHLIGHTS

## THORNE DONCASTER

### TRAINING, EMPLOYMENT & LABOUR CATCHMENT



**70%**  
of the population in local market are economically active



**5.4%**  
higher than the national average unemployment rate in Doncaster



**Low**  
house prices currently in the region relative to average earnings



**£22,564**  
average annual salary for a warehouse operative in the local catchment area which is lower than the average for Rotherham, Sheffield, Yorkshire & the Humber region and the UK



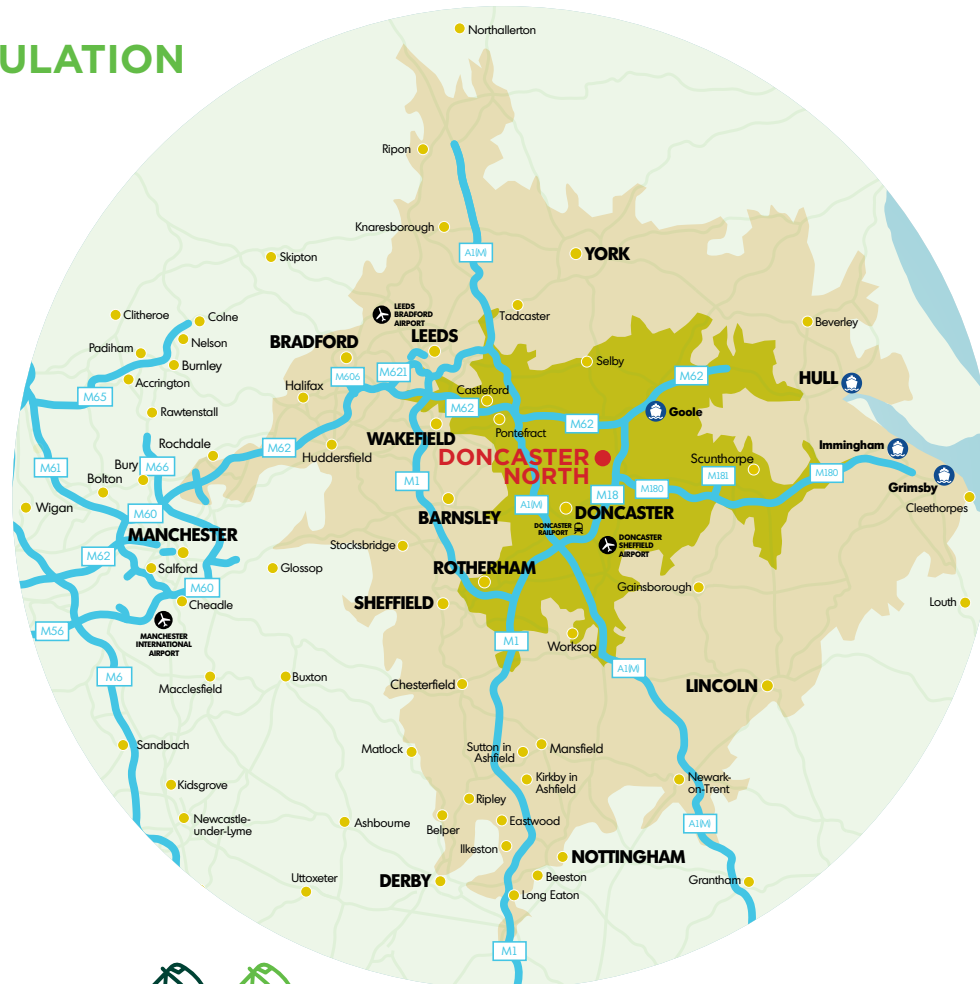
**Higher proportion**  
of skilled, semi-skilled and unskilled manual workers local labour pool compared to the national average

### LABOUR POPULATION CATCHMENT

Doncaster North has a population of **437,557** economically active residents within a **30 minute drive time**

Doncaster North has a population of **3,245,322** economically active residents within a **60 minute drive time**

Source: CACI



■ 30 minute drive time ■ 60 minute drive time



**Danum Gallery, Library & Museum:**  
(new £14m combined museum & library opened in 2021)



**The Wool Market:**  
(diverse market with international eateries & artisan goods)



**Doncaster City Shopping:**  
(established retail core inc. historic markets & high street brands)



**Doncaster Rail Station:**  
(connecting to London 90mins, Leeds 30mins & Sheffield 22mins)

## CITY OF DONCASTER

Doncaster photographs courtesy of [Benharrisonphotography.co.uk](http://Benharrisonphotography.co.uk)



**Eco-Power Stadium:**  
(home to several local teams including Doncaster Rovers FC)



**Savoy Cinema:**  
(£8.5m state-of-the-art independent cinema opened in 2021)



**Doncaster Racecourse:**  
(established historic racecourse dating back to the 16th Century)



**Doncaster University Technical College:**  
(specialising in engineering & creative & digital technologies)



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Indicative Image



# A PROVEN TRACK RECORD

**Turbine Business Park**  
Sunderland - Tyne and Wear



**Leeds 500**  
Leeds - West Yorkshire



**Enterprise 36**  
Barnsley - South Yorkshire



**Latitude**  
Wakefield - West Yorkshire



**Kinetic 45**  
Leeds City Region Enterprise Zone - West Yorkshire



**Connex 45**  
Leeds City Region Enterprise Zone - West Yorkshire



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J6 M18 & J35 M62 THORNE

# DONCASTER NORTH

INDUSTRIAL & LOGISTICS PARK

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