

MILLI+

J6 M18 & J35 M62 DONCASTER

A Development by



TO LET HIGH QUALITY
WAREHOUSE / DISTRIBUTION UNIT
1,150,000 SQ FT



One of the largest proposed logistics buildings
with FULL PLANNING PERMISSION in the UK



MILLI+

J6 M18 & J35 M62 DONCASTER



POSITIVELY+ HUGE

MILLI+ is a 49 acre site, offering a 1.15 million sq ft brand new, highly specified distribution and logistics warehouse.

The design benefits from a best-in-class specification, including two 55m service yards, 31m clear internal height, 156 dock levellers, and 8 level access doors with visibility from the M18. THE SCHEME CAN BE ADJUSTED TO ACCOMMODATE INDIVIDUAL OCCUPIER REQUIREMENTS.



Strategic Location
The site is located at Doncaster North, an established distribution location off Junction 6 of the M18 motorway



Sustainable Benefits
Green elements are built into the development, giving long term sustainability and cheaper running costs



Existing Occupiers
Home to logistics and manufacturing operators already based in Doncaster including Amazon, IKEA, B&Q, Asda & Next

MILLI+ Specification

The design has the following key features:-



Clear Height
31m



Floor Loading
80 kN/m²



Point Loading
120 kN/m²



Loading Circulation
360°



Cross Dock
Configuration



Generous HGV
Parking



Separate Staff
Parking



Dock Loading Doors
Standard & Euros



Office Floors
Fully Raised



EV
Charging



Office Layout
Large Open Plan



Yard Depths
Max. 55m



Manned
Gatehouse

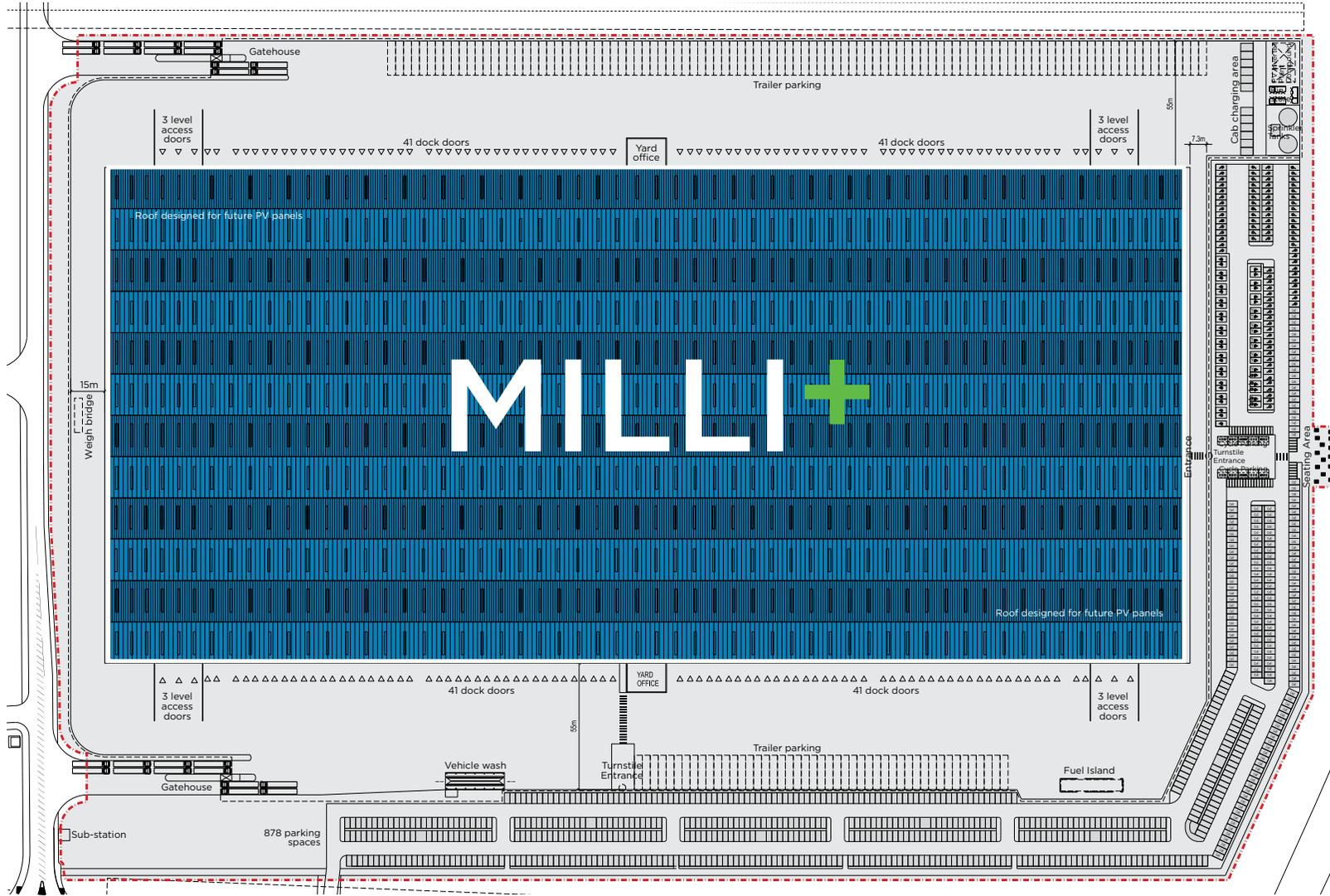


Floor Flatness
FM1



THE PLUS+ POINTS

THE SITE +




 Cross Dock Configuration


 Loading Circulation 360°


 Yard Depths Max. 55m


 Dock Loading Doors Standard & Euros

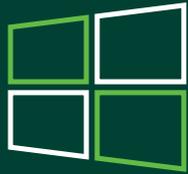
Unit	ACCOMMODATION				SPECIFICATION							
	Warehouse (GIA sq ft)	Office (GIA sq ft)	Total (GIA sq ft)	Total (GIA sq m)	Dock Loading Doors (incl Euro Docks)	Level Access Doors	HGV Parking Spaces	Car Parking Spaces (EV)	Plot Area (acres)	Height to U/S Haunch (m)	Potential Solar PV Generation (mWh)	
8	1,090,000	60,000	1,150,000	106,838	156 (8)	12	150	788 (94)	49.19	31	11,641.1	

OUR ESG Commitment+

The design has the following energy efficient features which can be tailored to suit individual requirements:-

MILLI+

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Roof Lights
12%



VRF Office Comfort
Cooling / Heating



Smart Control
LED Lighting



Air Source Technology
Heat Pump



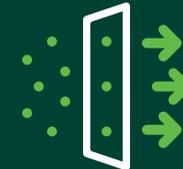
Target EPC
Rating A



BREEAM Targeted
Very Good
(Excellent possible)



Potential Solar
Capacity to accommodate
100% roof cover



Air Tightness to
5.0m³/hr/m²

ADDED+VALUE

Milli+ 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's labour force 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



self.record.obtain
DN8 4JD

Milli+ Strategic Location & Site Plan



Improving your environment & Wellbeing at Work

Milli+ has occupier wellbeing central to the design & creation of its environment



Jogging/Walking

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

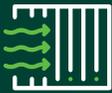


Transport

Covered secure cycle storage and showers - EV charging for cars



Environment
Targeted BREEAM
Very Good / Excellent



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

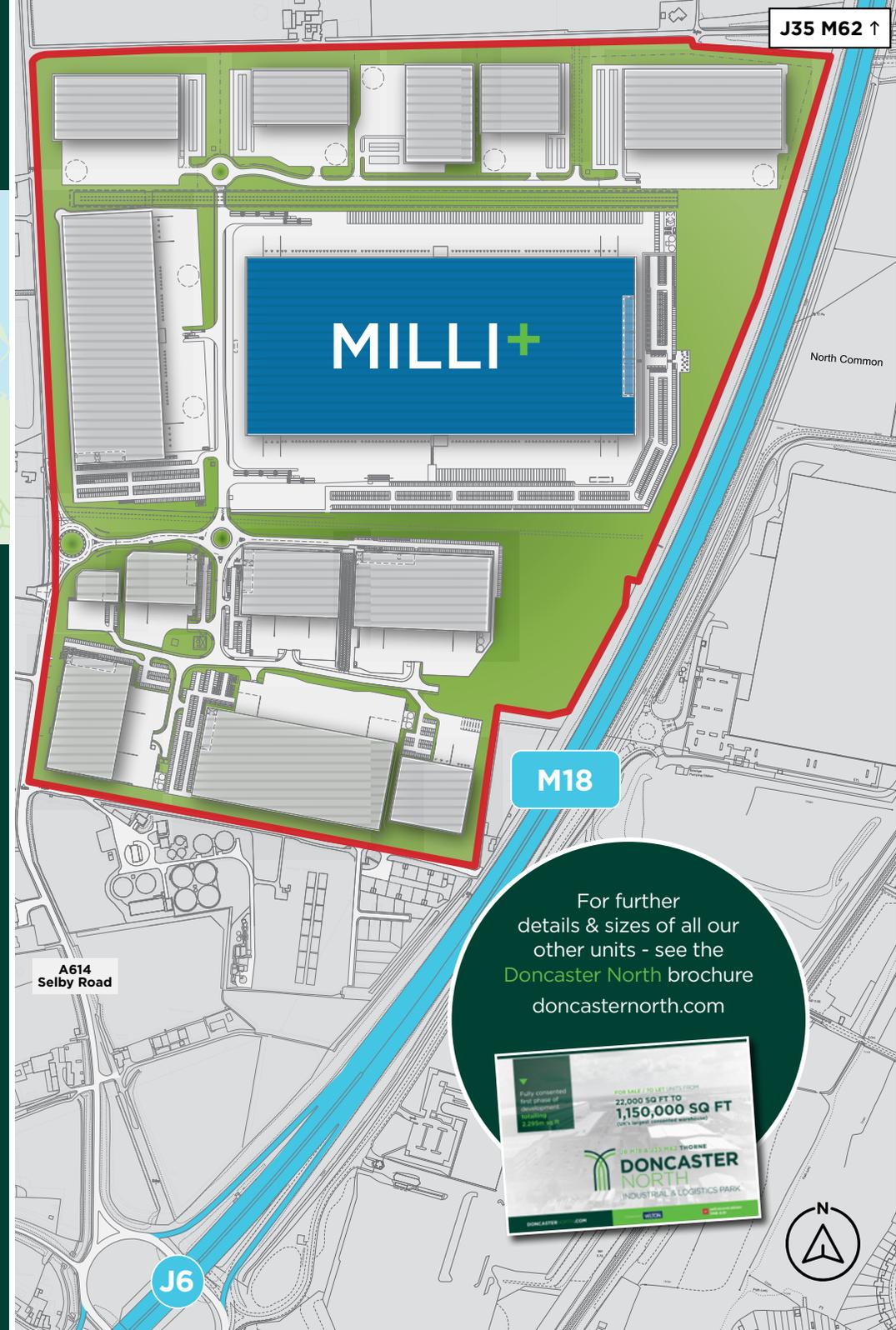


Waste Management

operational waste diverted from landfill - recycling to be maximised



J35 M62 ↑



MILLI+

M18

A614
Selby Road

J6

For further details & sizes of all our other units - see the [Doncaster North](https://www.doncasternorth.com) brochure [doncasternorth.com](https://www.doncasternorth.com)



MILLI+

**DONCASTER
NORTH**

J6 M18 & J35 M62 DONCASTER



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