

COMING SOON

LINCOLN GREEN WAY | DONCASTER SHEFFIELD AIRPORT, JUNCTION 3 M18 | DONCASTER | DN9 3RH
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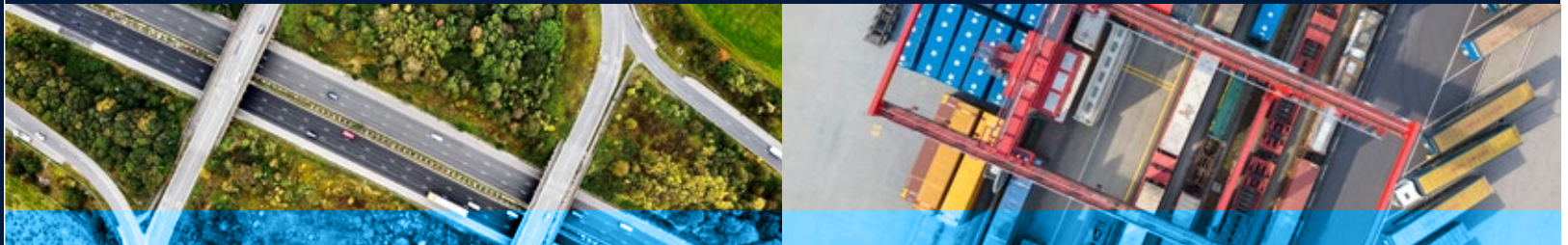
 PANATTONI

DONCASTER 420

Spec build industrial/logistics opportunity
adjacent to Doncaster Sheffield Airport

417,570 SQ FT

panattoni.co.uk/doncaster



THE SCHEME

INTRODUCTION





PANATTONI DONCASTER 420

By road, by rail, right by the airport.

Adjacent to Doncaster Sheffield Airport, Panattoni Doncaster 420 will offer 417,570 sq ft of Grade-A spec build space with direct access to local, regional and global markets.

In addition to its well established history at the forefront of manufacturing, South Yorkshire has forged a reputation as one of the UK's hottest distribution locations.

Record take up across Yorkshire in 2021 has resulted in the supply of units over 100,000 sq ft dipping to the lowest level ever seen. Offering 417,570 sq ft of high quality industrial logistics space, Panattoni Doncaster 420 will be one of the biggest single unit spec builds coming to market in Yorkshire.

Connecting the motorway network, air cargo, and multi-modal rail freight via iPort nearby, Panattoni Doncaster 420 offers unrivalled access to both consumer and industrial markets across the UK and the world.

Doncaster Sheffield Airport is one of the UK's fastest growing airports, expanding by 13% over the past five years. Handling over 1.7 million passengers and more than 100,000 tonnes of freight a year, DSA connects to 36 destinations in 15 countries.



DONCASTER
420

THE OPPORTUNITY

Doncaster
Sheffield Airport

DONCASTER
420



Grade-A spec build unit

417,570 sq ft

Panattoni Doncaster 420 is one of the largest industrial logistics spec builds coming to market in South Yorkshire, offering 417,570 sq ft in a single unit.

Every Panattoni build is specified to do more with less for longer, as demonstrated by Panattoni Doncaster 420 targeting a BREEAM 'Excellent' and EPC 'A' rating. Occupiers will also benefit from a range of standard sustainability features and green build options.

Workers at Panattoni Doncaster 420 will appreciate the established public transport links. Local occupiers reflect a mix of manufacturing occupiers and retail RDCs including Amazon, Bridon-Bekaert, British Telecom, Ceva Logistics, Hitachi Rail, IKEA, Lidl, Tesco and Victoria Plum.



INTRODUCTION

THE OPPORTUNITY

MASTERPLAN





**INDICATIVE
SCHEDULE OF ACCOMMODATION**

Warehouse	397,375 sq ft	36,917 sq m
Hub office	4,000 sq ft	372 sq m
Ground, 1st & 2nd floor offices	15,895 sq ft	1,477 sq m
Gatehouse	300 sq ft	28 sq m
TOTAL	417,570 sq ft	38,794 sq m

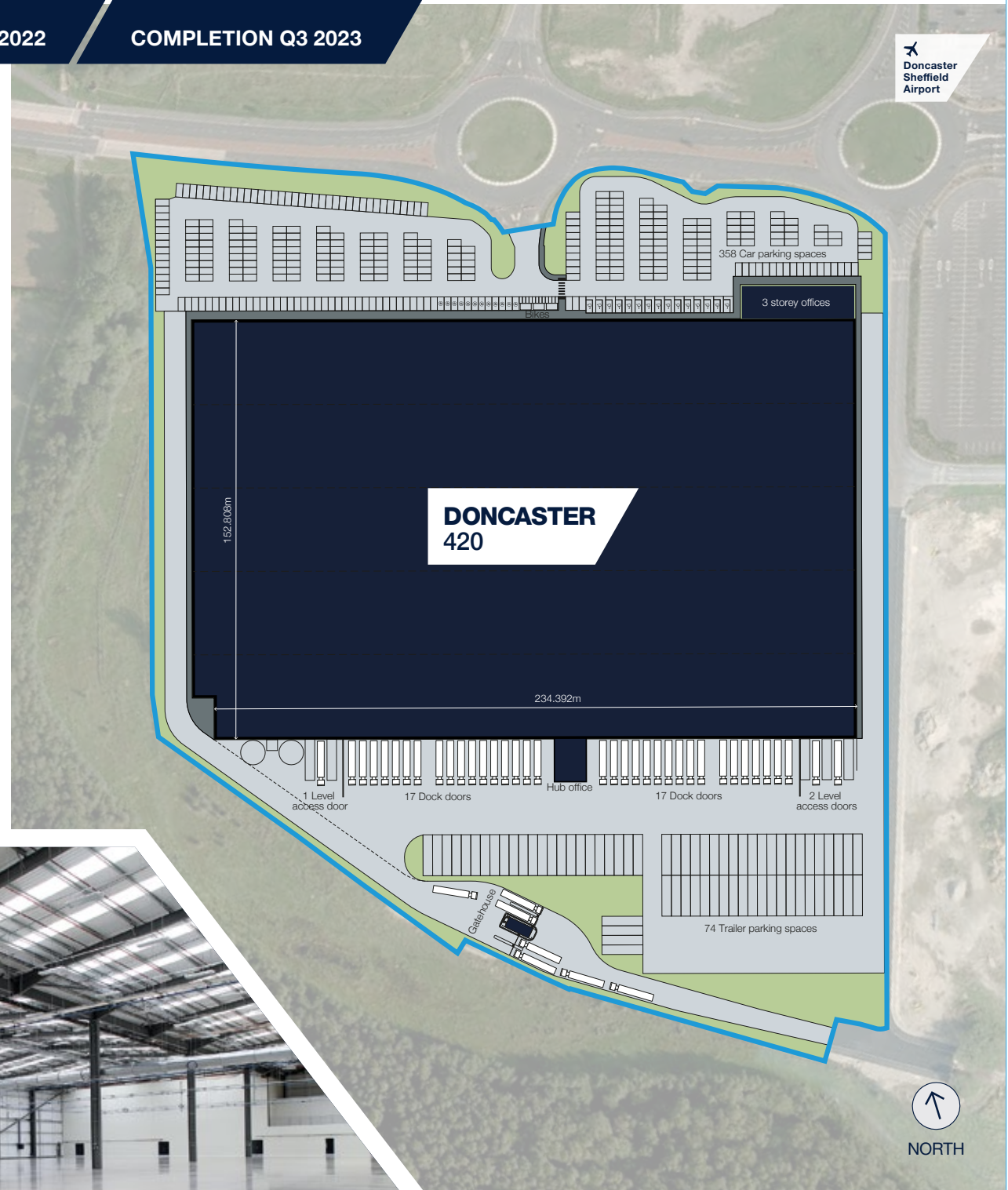
74 TRAILER PARKING SPACES	358 CAR PARKING SPACES	3 LEVEL ACCESS DOORS	34 DOCK DOORS
UP TO 85m YARD DEPTH	15m CLEAR INTERNAL HEIGHT	50kN/m ² FLOOR LOADING	15% ROOF LIGHTS
FM2 FLOORING	UP TO 1.5 MVA GRID SUPPLY	CYCLE PARKING SPACES	20% EV PARKING SPACES

BREEAM[®]

All buildings are designed to achieve BREEAM 'Excellent'

A 0-25

EPC rating of 'A'



THE OPPORTUNITY

MASTERPLAN

CGI





Make it local, take it global

Panattoni Doncaster 420 links international cargo with national industrial and consumer markets.

With fast access to Doncaster Sheffield Airport, Panattoni Doncaster 420 is situated within close proximity to global export markets. Immingham sea port falls within 90 minutes, Liverpool within 280 minutes and Bristol within 270 minutes.

The major consumer and manufacturing centres of the North East, North West and West Midlands, plus central London, all fall within 4.5 hours by HGV.

HGV drivetimes

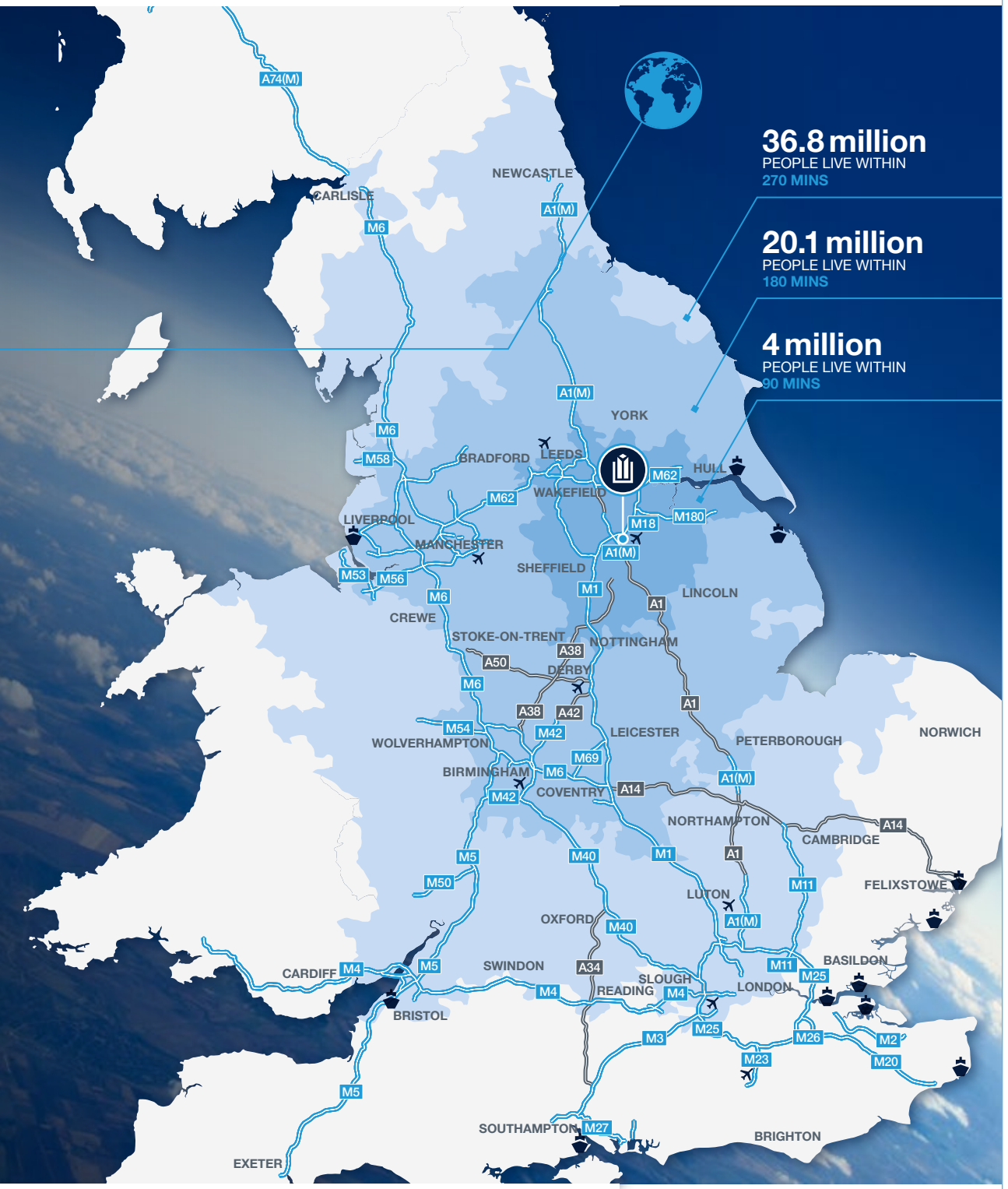
	MILES	TIME
M18 J3	6	9 min
A1(M)/M18 Interchange	6	9 min
Doncaster	8	12 min
M18 J5 (M180)	10	15 min
M1 J32	17	26 min
Sheffield A57, J1	23	34 min
M62 J32a	25	37 min
Leeds	41	1 hr 1 min
Manchester	62	1 hr 33 min
Birmingham	96	2 hr 24 min
Newcastle	124	3 hr 5 min
London	161	4 hr 1 min

	MILES	TIME
Doncaster Sheffield	0.5	1 min
Leeds Bradford	54	1 hr 20 min
East Midlands	59	1 hr 28 min
Manchester	68	1 hr 41 min

	MILES	TIME
iPort	4	6 min
Maritime Wakefield	30	44 min

	MILES	TIME
Hull	45	1 hr 1 min
Immingham	49	1 hr 13 min
Liverpool	113	2 hr 49 min
London Gateway	178	4 hr 27 min
Felixstowe	182	4 hr 33 min
Port of Southampton	217	5 hr 25 min

Sources: Lorry Route Planner & drivetimemaps.co.uk, Royal Mail



36.8 million
PEOPLE LIVE WITHIN
270 MINS

20.1 million
PEOPLE LIVE WITHIN
180 MINS

4 million
PEOPLE LIVE WITHIN
90 MINS



CGI

NATIONAL IMPACT

LAST MILE



DONCASTER 420

BRIDGING THE LAST MILE



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.

2.43 million
CONSUMERS
WITHIN 45 MINS BY VAN

9 minutes
TO M18
DRIVE TIME BY VAN

770,469
CONSUMERS
WITHIN 30 MINS BY VAN

34 minutes
TO SHEFFIELD
DRIVE TIME BY VAN

159,167
CONSUMERS
WITHIN 15 MINS BY VAN

4.46 million
ADDRESSES
WITHIN 50 MILES

Sources: www.drivetimemaps.co.uk, Royal Mail



Located for the last mile

Labour demographics

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.

SUITABLE SKILLS AND SECTORS IN SOUTH YORKSHIRE



59,000
MANUFACTURING WORKERS
10.6% VS. 7.9% UK



35,000
TRANSPORT AND STORAGE WORKERS
6.3% VS. 5.1% UK

Source: NOMIS 2020

COMPETITIVE WAGES

Doncaster	£536.60
South Yorkshire	£551.80
East Midlands	£559.80
UK	£612.80

Gross weekly full time pay by place of work.
Source: NOMIS 2021

READY TO WORK



8,100
WANT A JOB
IN DONCASTER



51,300
WANT A JOB IN
SOUTH YORKSHIRE

Source: NOMIS September 2021



NATIONAL IMPACT

BRIDGING THE LAST MILE

LOCATION & CONTACT



DONCASTER
420

LOCATION & CONTACT



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Fast access

Panattoni Doncaster 420 offers fast access to the M18, linking to the A1(M), M1 and M62.

The location benefits from superb multi-modal links. Immediately adjacent to Doncaster Sheffield Airport, Panattoni Doncaster 420 is situated within 6 minutes of rail facilities at iPort, while the sea ports of Immingham and Hull are both approximately 50 miles from the site.



Toby Vernon
toby@cppartners.co.uk

Ed Norris
ed@cppartners.co.uk



Robert Whatmuff
robert.whatmuff@colliers.com

Simon Hill
simon.hill@colliers.com



Cameron Mitchell
cameron.a.mitchell@cushwake.com

David Robinson
david.robinson@cushwake.com

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LAST MILE

LOCATION & CONTACT