

UNDER CONSTRUCTION

LINCOLN GREEN WAY | DONCASTER SHEFFIELD AIRPORT, JUNCTION 3 M18 | DONCASTER | DN9 3RH  
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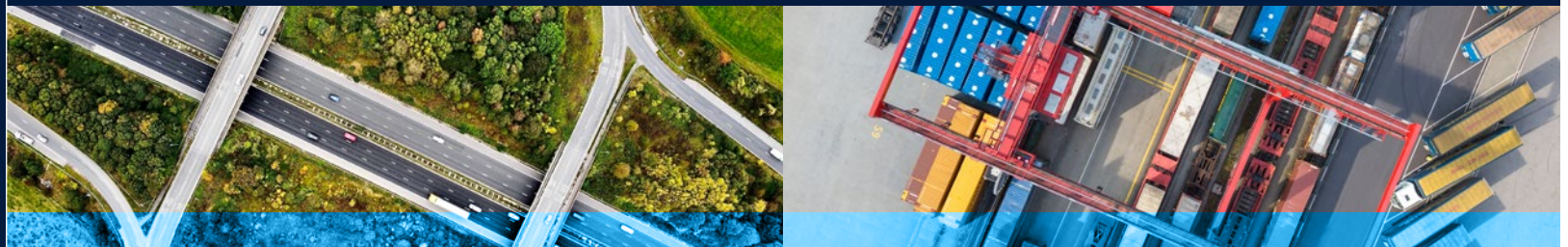
# DONCASTER 420

LARGEST SPEC BUILD UNDER CONSTRUCTION IN THE NORTH

**417,570 SQ FT**  
**PC Q1 2024**

[panattoni.co.uk/doncaster](https://panattoni.co.uk/doncaster)

**0** TARGETING  
NET **ZERO** CARBON  
DEVELOPMENT



THE SCHEME

INTRODUCTION





## PANATTONI DONCASTER 420

# At the heart of the North East's transport network

**Providing direct access to the M1, A1 and M18, Panattoni Doncaster 420 will provide 417,570 sq ft of Grade-A spec build space with access to local, regional and European 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. Panattoni Doncaster 420 is an important first step in addressing this shortage. It offers 417,570 sq ft of high-quality industrial logistics space in the biggest single spec unit coming to market in South Yorkshire in 2023.

The scheme offers direct access to three of the region's motorways and is only 20 minutes HGV drive from the iPort rail freight terminal. Panattoni Doncaster 420 is also within easy reach of the East Coast ports and its all-round connectivity provides unrivalled access to both consumer and industrial markets in the UK and Europe.





**DONCASTER  
420**

THE OPPORTUNITY

**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

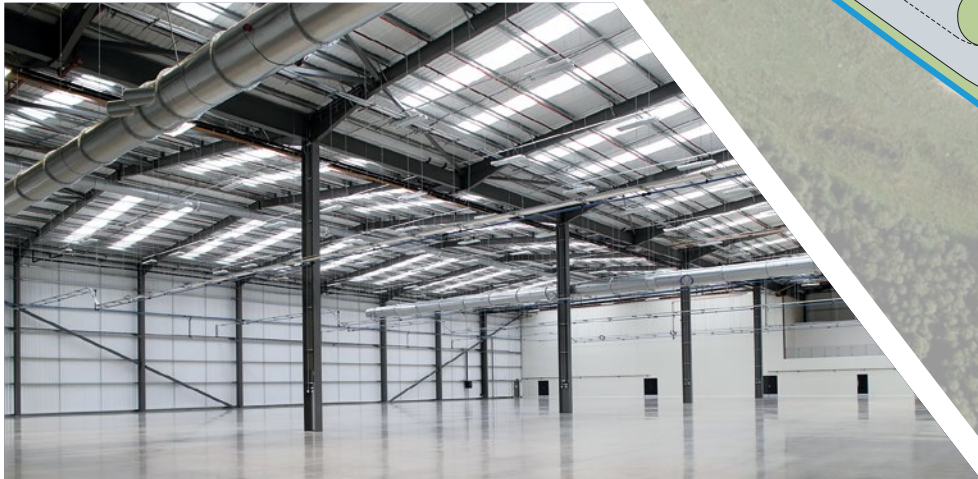
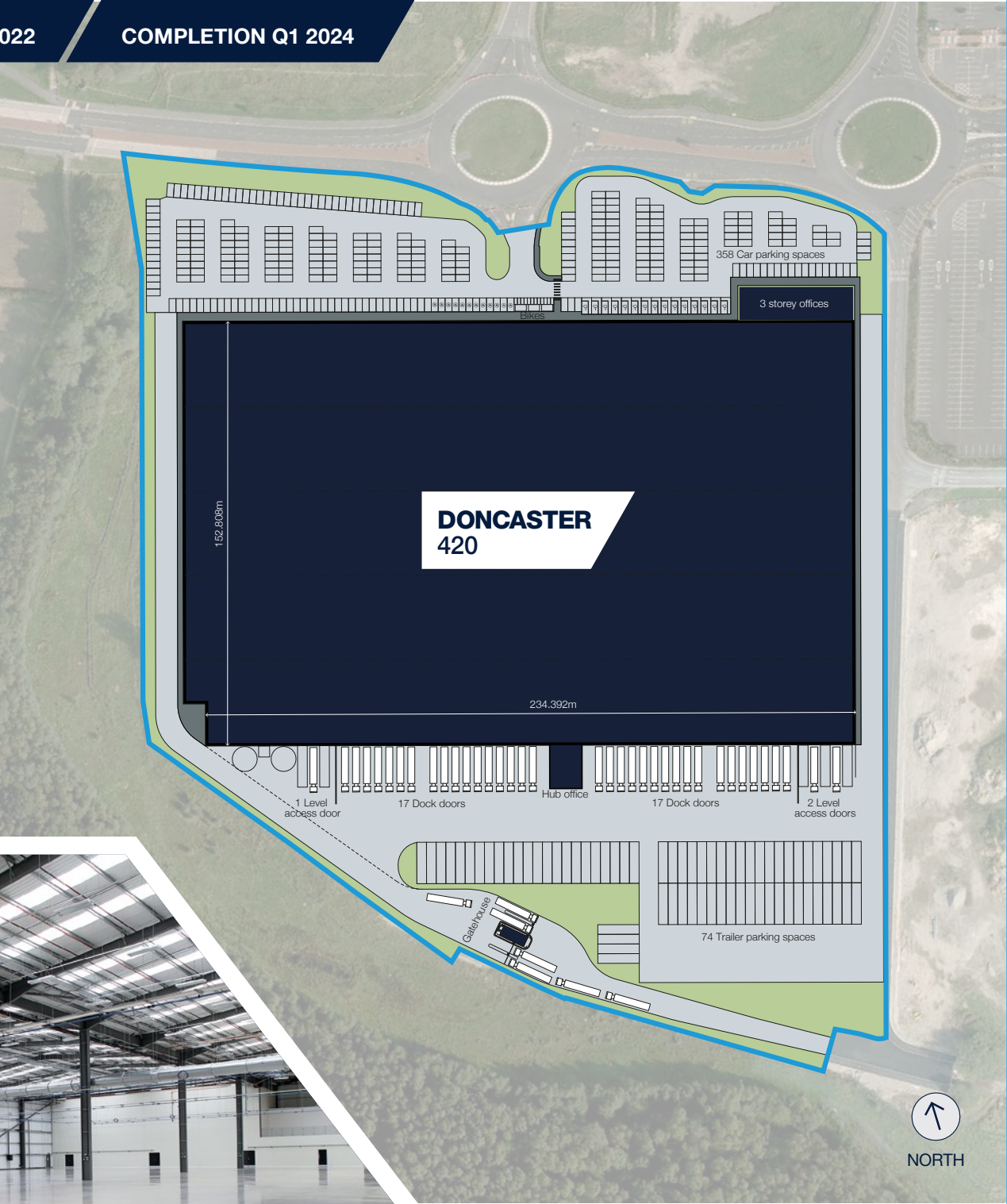
 74 TRAILER PARKING SPACES	 358 CAR PARKING SPACES	 3 LEVEL ACCESS DOORS	 34 DOCK DOORS
 UP TO 85m YARD DEPTH	 15m CLEAR INTERNAL HEIGHT	 50kN/m <sup>2</sup> FLOOR LOADING	 15% ROOF LIGHTS
 FM2 FLOORING	 UP TO 1.5 MVA GRID SUPPLY	 CYCLE PARKING SPACES	 20% EV PARKING SPACES

BREEAM®

All buildings are designed to achieve BREEAM 'Excellent'

A 0-25

EPC rating of 'A'



THE OPPORTUNITY

MASTERPLAN

SUSTAINABILITY







# Sustainable as standard

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



Building fabric designed and constructed to very high standards of insulation and air tightness



15% rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



ESG

Meets environmental & social standards

BREEAM®

BREEAM 'Excellent'

A 0-25

EPC rating of 'A'



TARGETING  
NET ZERO CARBON  
DEVELOPMENT





# Make it local, take it global

**Panattoni Doncaster 420 links international cargo with national industrial and consumer 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
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



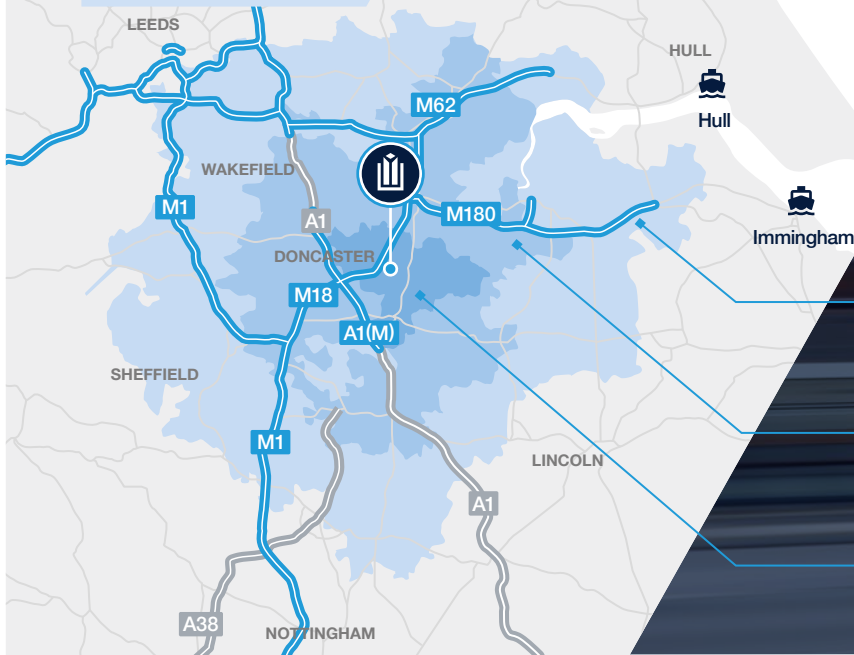
	MILES	TIME
Hull	45	1 hr 1 min
Immingham	49	1 hr 13 min
Liverpool	113	2 hr 49 min
London Gateway	178	4 hr 27 min
Felixstowe	182	4 hr 33 min
Port of Southampton	217	5 hr 25 min

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



## 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



# 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.

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BRIDGING THE LAST MILE

LOCATION & CONTACT



LOCAL LOCATION



REGIONAL LOCATION



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