

G-PARK DONCASTER



TOTAL
SQ FT
278,852

TOTAL
SQ M
25,906

To Let 278,852 sq ft available Spring 2019



32 acres available for a Build to Suit
opportunity of up to 606,000 sq ft

G-PARK DONCASTER

WEST MOOR PARK
M18/J4, M1, A1(M),
M180 & M62

G-Park Doncaster offers 278,852 SQ FT of brand new, highly specified distribution space available for occupation from Spring 2019. Additionally, there is the opportunity to create a bespoke building of up to 606,000 SQ FT on the remaining 32 acres of land.

The speculative development will benefit from a best-in-class specification, including a 50m service yard, 15m clear internal height, 38 dock levellers and 4 level access doors with visibility from the M18.



Computer generated image - Indicative



Strategic location

Strategic location

The site is located at West Moor Park, an established distribution location on Junction 4 of the M18 Motorway



24 hour access

Access

Unrestricted 24/7 use



Infrastructure complete

Infrastructure complete

With the access road complete, not only is the site fully serviced, construction of the first building is underway. The adjoining plot can accommodate up to 606,000 sq ft on a build to suit basis



Leading occupiers

Home of leading occupiers

Existing logistics and manufacturing operators already based in Doncaster include Amazon, IKEA, B&Q, Asda and Next



G-PARK DONCASTER

STRATEGICALLY LOCATED

G-Park Doncaster is strategically located on Junction 4 of the M18 near five major motorways including M18, M1, A1(M), M180 and M62. The site is 6 miles from the centre of Doncaster and is within easy reach of Doncaster railway station and Robin Hood airport (6 miles). G-Park Doncaster is also in close proximity to Doncaster International Railport (6 miles via A18).



Strategic
location



SAT NAV
DN3 3FQ

G-PARK DONCASTER

REASONS TO BE HERE

Location

G-Park Doncaster's central position makes it easily accessible to all parts of the UK and mainland Europe and thanks to the area's extensive transport network it is fast becoming the logistics capital of the North.

- The site is located at West Moor Park, an established distribution location on Junction 4 of the M18 motorway
- 75% of the UK population can be reached in a 4.5 hour HGV drive time
- The Humber Ports are 60 minutes HGV drive time from the site
- Robin Hood Airport is just 6 miles away and capable of handling the largest cargo planes in the world with its 3,000 m long, 60 m wide runway
- Doncaster railway station runs a direct service to London Kings Cross which takes 1 hr 45min.



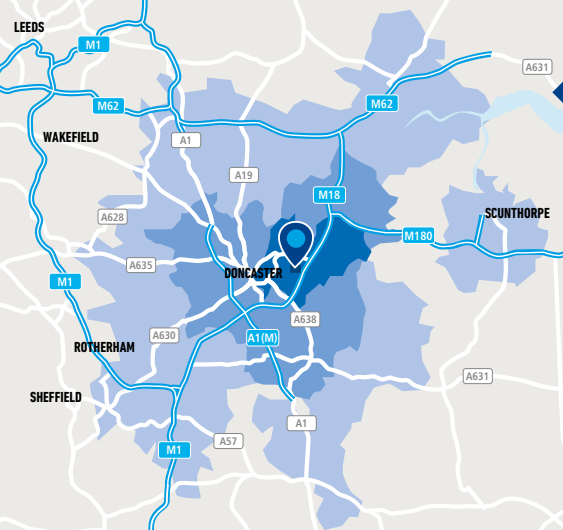
Strong labour pool

Logistics and Manufacturing

The central location and accessibility to the motorway network ensure that the area is excellently serviced by road, rail, air and sea.

Doncaster's continued growth as a leading logistics centre is seen by local government as a vital aspect of the town's future.

Logistics is the third biggest sector in the town, worth over £564 M (14.9%) annually to the local economy.



Drive to work times

- 15 minutes
- 30 minutes
- 45 minutes

Wages in Doncaster



15%

Gross weekly pay is 15% below the national average for the UK.

19%

Hourly wage rates are 19% below the national average for the UK.

Source: Nomisweb

Population within a 45 minute drive of the site



OVER 962,000

Source: www.drivetimemaps.co.uk



Indicative image

Suitable skilled workforce in Doncaster

11,000 people employed within transport and storage

10,000 people employed within manufacturing

8,300 people currently unemployed

Source: Nomisweb



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SITE PLAN & SPEC

SITE PLAN

SITE SPEC



**TOTAL
SQ FT**

278,852



TOTAL
SQ M

25,906



UNIT A - SPEC BUILD

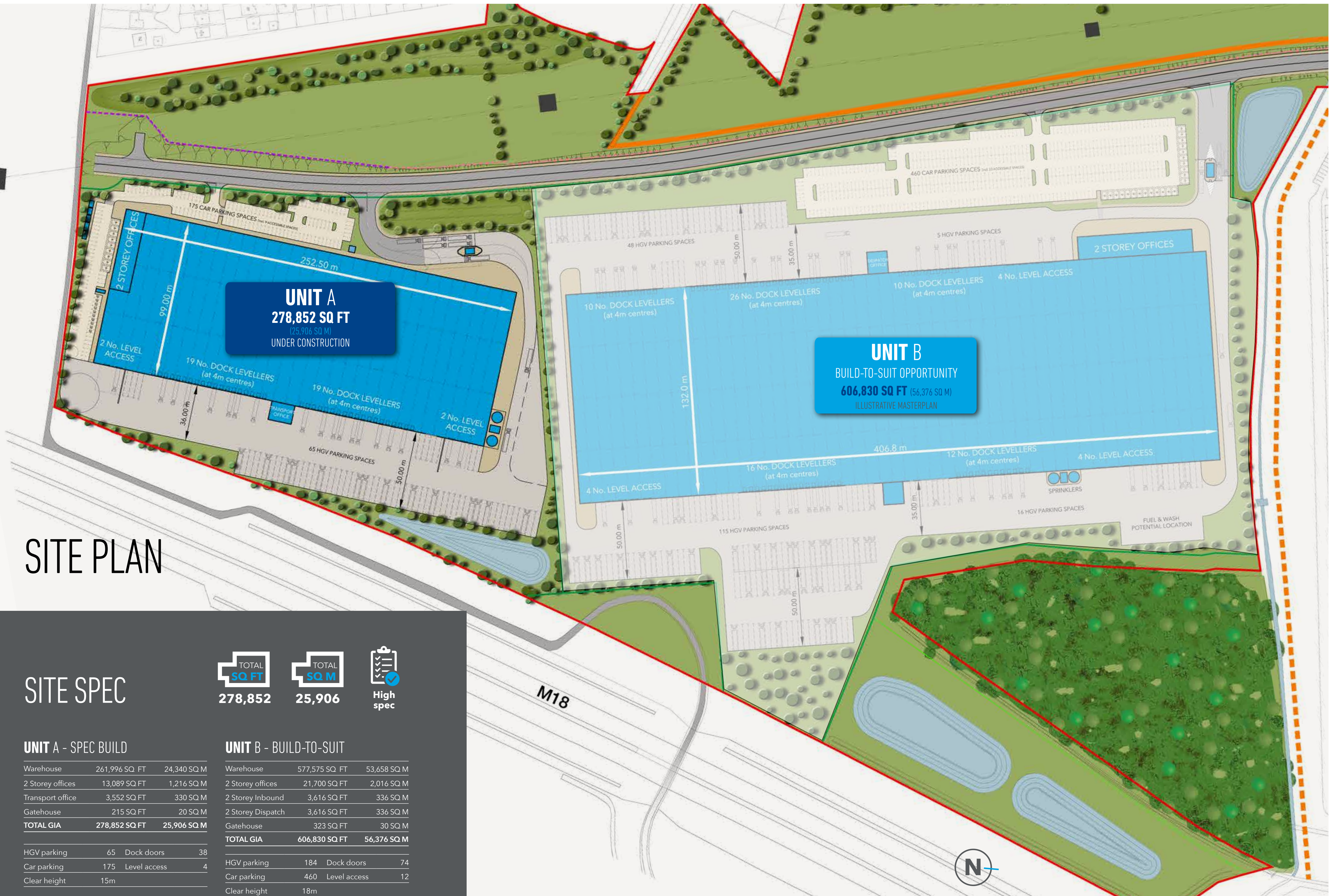
Warehouse	261,996 SQ. FT	24,340 SQ M
2 Storey offices	13,089 SQ FT	1,216 SQ M
Transport office	3,552 SQ FT	330 SQ M
Gatehouse	215 SQ FT	20 SQ M
TOTAL GIA	278,852 SQ FT	25,906 SQ M

HGV parking	65	Dock doors	38
Car parking	175	Level access	4
Clear height	15m		

UNIT B - BUILD-TO-SUIT

Warehouse	577,575 SQ. FT.	53,658 SQ. M.
2 Storey offices	21,700 SQ. FT.	2,016 SQ. M.
2 Storey Inbound	3,616 SQ. FT.	336 SQ. M.
2 Storey Dispatch	3,616 SQ. FT.	336 SQ. M.
Gatehouse	323 SQ. FT.	30 SQ. M.
TOTAL GIA	606,830 SQ. FT.	56,376 SQ. M.

HGV parking	184	Dock doors	74
Car parking	460	Level access	12
Clear height	18m		





G-PARK DONCASTER

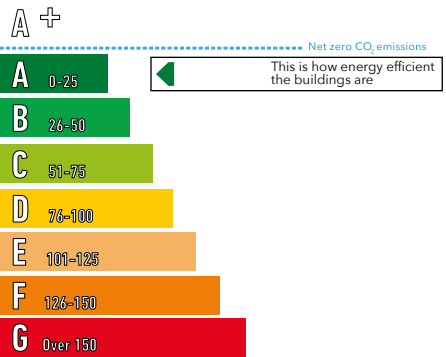
OUR
SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

BREEAM® UK

BREEAM UK New Construction 2014:
Industrial (Shell and Core)



★★★★☆

Rating: Very Good



Energy
usage

Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption.



Cost
effective

Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Water
usage

Reducing water usage
Rainwater harvesting for use in toilet flushing and other non-potable applications.



Optimising
natural light

Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycling
performance

Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding
regulations

Exceeding requirements
Gazeley is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

ABOUT GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France, Spain and the Netherlands. In addition to its operating portfolio, which is 96% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 16 million square feet. Gazeley is GLP's Europe platform.



17 million sq ft
portfolio



Leading with
innovation



European
market leader



Award winning
developments



LOCATION AND TRAVEL DISTANCES



Road	Miles	Rail	Miles
Sheffield	22	Doncaster International Railport	6
Wakefield	37	Doncaster Station	6.5
Leeds	42		
Manchester	70	Air	Miles
Birmingham	94	Robin Hood Airport	6
Liverpool	105	Leeds Bradford Airport	55
Newcastle	124	East Midlands Airport	60
London	171	Manchester	72

Sea / Port	Miles
Goole	16
Hull	43
Grimsby Docks	45
Immingham	43

Source: Google maps



Strategic location



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For further information, please visit
gazeley.com

CONTACTS

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