

# G-PARK DONCASTER



TOTAL  
SQ FT  
278,852

TOTAL  
SQ M  
25,906

## Available Now

**To Let** 278,852 sq ft

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 immediate occupation. 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 development benefits 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.



### 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

Infrastructure works are complete, featuring a new access road serving unit 1 and the adjoining land. The adjoining plot can accommodate buildings of up to 606,000 sq ft on a build to suit basis



### Leading occupiers

#### Home to 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 1hr 45min.



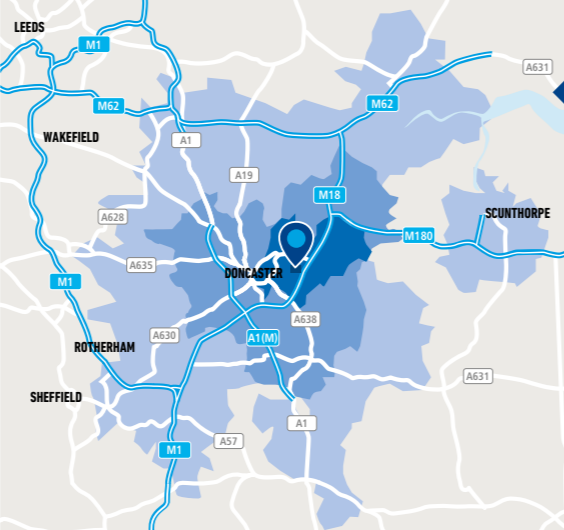
Strong labour pool

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



SAT NAV DN3 3FQ



HGV drive times

- 2 hours
- 3 hours
- 4 hours



SITE PLAN & SPEC

SITE PLAN

SITE SPEC

TOTAL  
SQ FT  
278,852

TOTAL  
SQ M  
25,906

High  
spec

UNIT 1 - SPEC BUILD

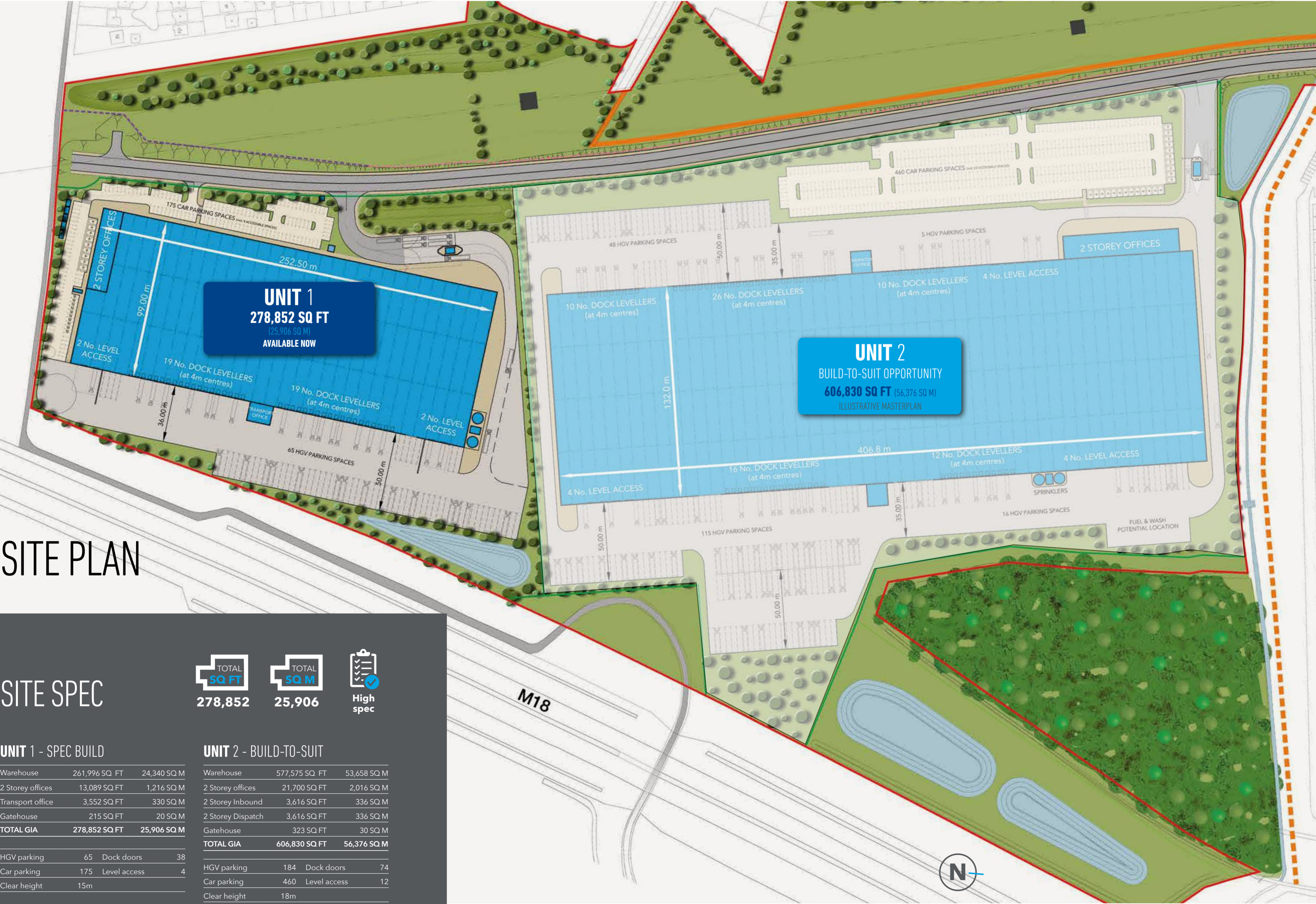
Warehouse	261,996 SQ FT	24,340 SQ M
2 Storey offices	13,089 SQ FT	1,216 SQ M
Transport office	3,552 SQ FT	330 SQ M
Gatehouse	215 SQ FT	20 SQ M
TOTAL GIA	278,852 SQ FT	25,906 SQ M

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

UNIT 2 - 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

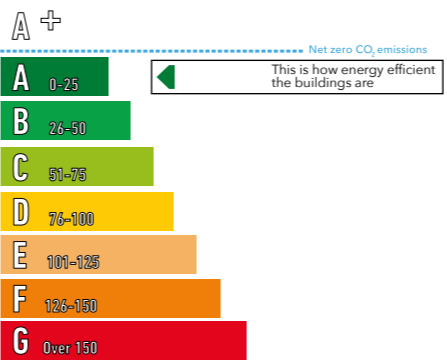
OUR  
SUSTAINABILITY

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 New Construction 2014:  
Industrial (Shell and Core)



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



SAT NAV  
DN3 3FQ

# CONTACTS

If you would like any further information on the building, or to arrange a meeting, please email or call:

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