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Mammoth 602

G-Park Doncaster



High spec



Strategic location



601,761
SQ FT



Close to
M18 J4



Westmoor Park
DN3 3FQ



Mammoth 602

Opportunity to lease the largest and most sustainable logistics building in the North of England

Distribution & logistics warehouse



We're now using
what3words

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DONCASTER, UK

Computer generated image.



Mammoth 602 statistics

Built for logistics

60

Dock doors

24

Level access doors

16

Large dock doors

4

Van level access doors

20 m

Clear internal height

2

Transport offices

50 m

Yard depth both sides

Cross

dock

Storage capacity

139,150

VNA pallet positions

75,440

Wide aisle positions

80

kN psm
Floor load

Energy supply

5MVA

Incoming power supply

Increased parking

392*

Car parking spaces

20

Electric car charging bays

217

HGV parking spaces

27

Van parking spaces

Sustainability and well being

Excellent

BREEAM fit-out rating

net-Zero

Target build

A

EPC Rating

20m clear internal height
(From internal ground floor level)

Internal ground floor level



1.2m dock wall height

* Includes electric car charging bays





Mammoth 602 G-Park Doncaster

Mammoth 602 is situated on a 32 acre site, offering a 601,761 sq ft brand new, highly specified distribution and logistics warehouse.

The development benefits from a best-in-class specification, including two 50 m service yards, 20 m clear internal height, 60 dock levellers, 16 large dock levellers, 24 level access and 4 van level access doors with visibility from the M18.


Mammoth 602
Opportunity to lease the largest and most sustainable logistics building in the North of England



Mammoth 602 is targeting net-Zero carbon for construction in line with the UKGBC framework. Mammoth 602 will go through the Planet Mark accreditation scheme as part of GLP's strategy to reduce the carbon footprint further.



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next

Mammoth 602

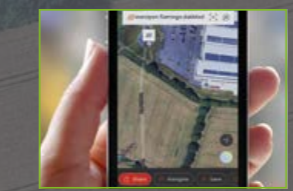
→ M180 6m
→ M62 12m

← M1 18m
← A1(M) 10m

M18

The easy way to navigate your way to Mammoth 602.

On a smartphone, download the what3words app, simply enter **marzipan.flamingo.dabbled** then tap 'Navigate' and select 'Google Maps' to open the location in Google Maps.



Computer generated image.



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

Computer generated image.



Sustainable benefits
Built into every development at no extra cost including water harvesting and optimising natural light.



Representative image



Home to leading occupiers
Existing logistics and manufacturing operators already based in Doncaster include Amazon, IKEA, B&Q, Asda and Next.



Computer generated image.

Strategically located – fast becoming the logistics capital of the North

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.

G-Park Doncaster is strategically located off 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).



The site is located at West Moor Park, an established distribution location off Junction 4 of the M18 motorway.



75% of the UK population can be reached in a 4.5 hour HGV drive time.



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.



The Humber region is set to become a global gateway with its recently granted freeport status.



The Humber Ports are 60 minutes HGV drive time from the site.



Doncaster railway station runs a direct service to London Kings Cross which takes 1hr 45mins.

HGV drive times

- 2 hours
- 3 hours
- 4 hours

Drive to work time

- 30 min labour pool



Destination	Miles
Sheffield	22
Wakefield	37
Leeds	42
Manchester	70
Birmingham	94
Liverpool	105
Newcastle	124
London	171



Ports	Miles
Goole	16
Hull	43
Grimsby Docks	45
Immingham	43
Liverpool Docks	109



Railway stations	Miles
Doncaster International Railport	6
Doncaster Station	6.5



Airports	Miles
Robin Hood Airport	6
Leeds Bradford Airport	55
East Midlands Airport	60
Manchester	72

Source: Google Maps

Strong labour pool – long term access to a skilled workforce

As with all major employment locations, especially those with good strategic access, G-Park Doncaster draws its workforce from a wide area – with a population of over 962,000 within a 45 minute of the site†

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.

Suitable skilled workforce in Doncaster*

11,000 people employed within transport & storage

11,000 people employed within manufacturing

7,700 people currently unemployed

10,600 people economically inactive & wanting employment

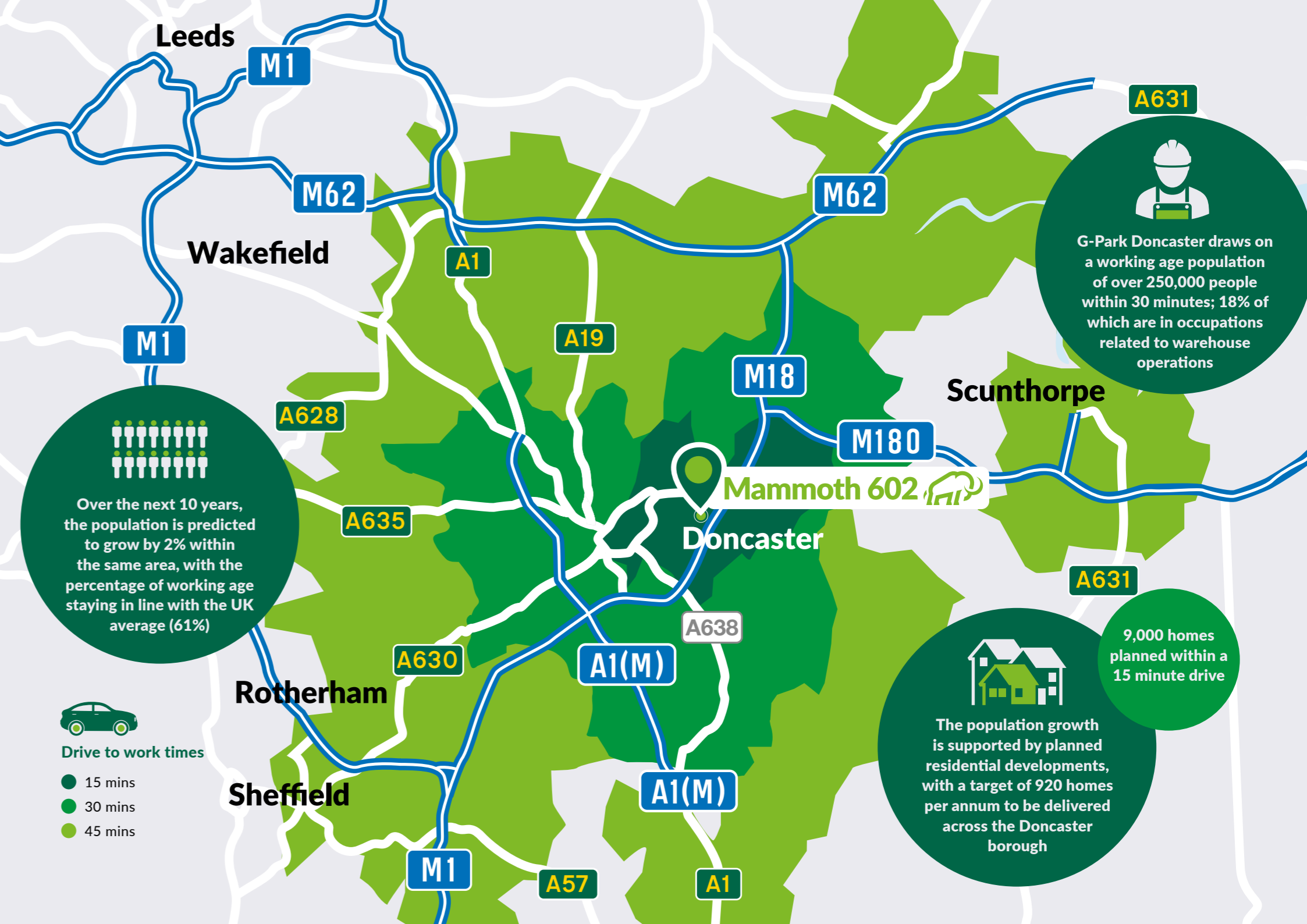
Strong labour pool

DN3 3FQ

Wages in Doncaster*

-13% Gross weekly pay is 13% below the national average for the UK

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



Over the next 10 years, the population is predicted to grow by 2% within the same area, with the percentage of working age staying in line with the UK average (61%)

Drive to work times

- 15 mins
- 30 mins
- 45 mins

G-Park Doncaster draws on a working age population of over 250,000 people within 30 minutes; 18% of which are in occupations related to warehouse operations

The population growth is supported by planned residential developments, with a target of 920 homes per annum to be delivered across the Doncaster borough

9,000 homes planned within a 15 minute drive



Population within a 45 minute drive of the site: **over 962,000†**

*Source: Nomisweb †Source: drivetimemaps.co.uk



Computer generated image



Representative images





Gym



Attenuation lagoon



Tiny forest



Bee apiary



Walk/run track



Wellbeing area

 Mammoth 602
G-Park Doncaster

Site plan & spec

20m
Clear
Height





Mammoth 602

601,761 sq ft
55,905 sq m

346 m

151 m

External plant area

372 car parking spaces, incl. 19 disabled bays

20 electric car charging bays, incl. 2 disabled bays

Proposed area for waste management

Attenuation lagoon

Tiny forest

Apiary

Walk/run track

Attenuation lagoon

Attenuation lagoon

78 HGV parking spaces

Trucks access/exit

Trucks access/exit

Cars access/exit

10 motorcycle spaces

8 van spaces

Potential level access canopy

Transport office

Potential level access canopy

Attenuation lagoon

Gatehouse

Main Offices

6 level access

9 dock levellers

9 dock levellers

10 dock levellers

9 dock levellers

6 level access

6 level access

10 dock levellers

10 dock levellers

10 dock levellers

9 dock levellers

6 level access

Potential level access canopy

Transport office

Potential level access canopy

4 van level access

Sprinkler tanks

External plant area

19 van spaces

139 HGV parking spaces

net-Zero
A net-Zero target build

Site plan & spec

5 MVA incoming power supply

Building Environmental Analytics

Gym

Wellbeing area

Schedule of accommodation

TOTAL GIA
601,761 SQ FT

TOTAL GIA
55,905 SQ M

Warehouse	549,222 sq ft	51,024 sq m
Offices (2 storey)	28,762 sq ft	2,672 sq m
Meeting Room	1,518 sq ft	141 sq m
Transport office	11,022 sq ft	1,024 sq m
Transport office	11,022 sq ft	1,024 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	601,761 sq ft	55,905 sq m

Key features

- Clear height 20 m
- 31.98 acres (12.94 ha)
- 80 kN floor loading
- 24 level access
- 60 dock doors
- 16 large dock doors
- 217 HGV parking
- 372 car parking
- 50m yard depth
- Dual entrance
- Cross dock
- 20 charging car bays



Increased capacity

What difference does the increased capacity make?

- ✓ Three additional rack heights
- ✓ 37,950 extra pallet positions
- ✓ One additional mezzanine over and above a standard 15m to eaves building

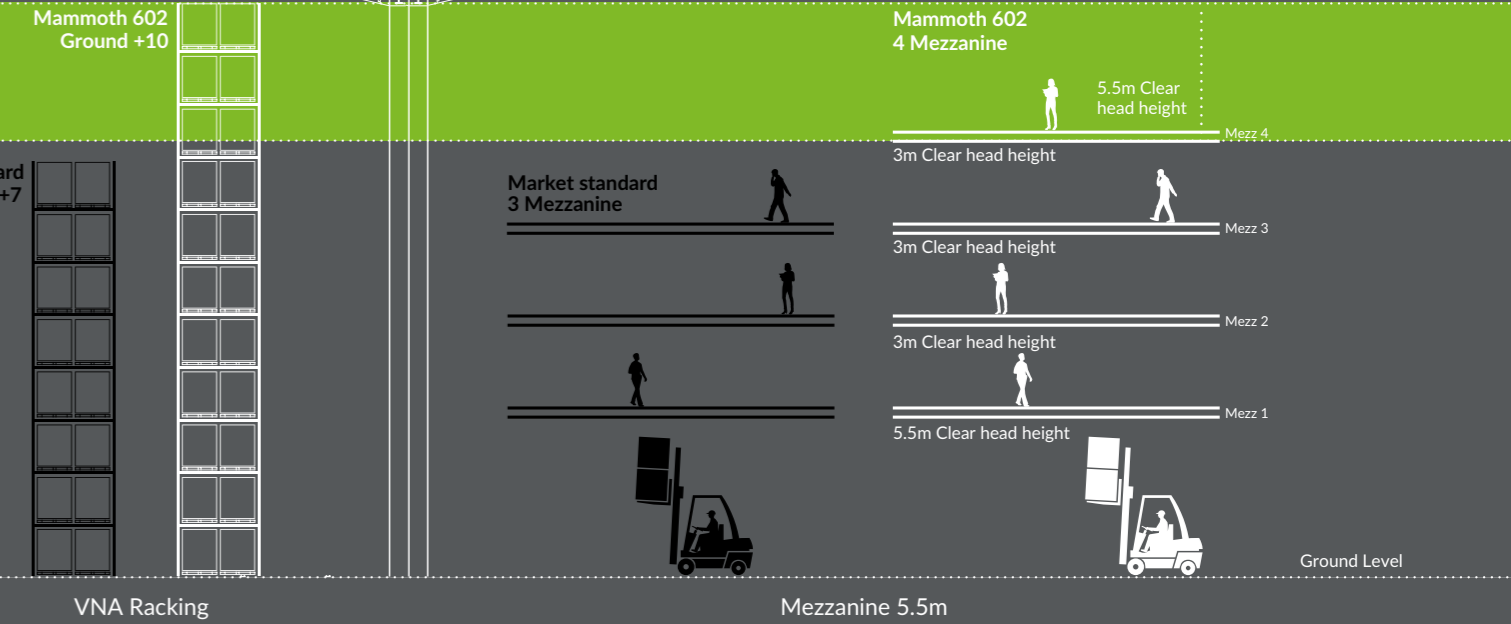


20m Mammoth 602 clear height
Increased racking height with VNA
Increased mezzanine floor capacity

Mammoth 602
Ground +10

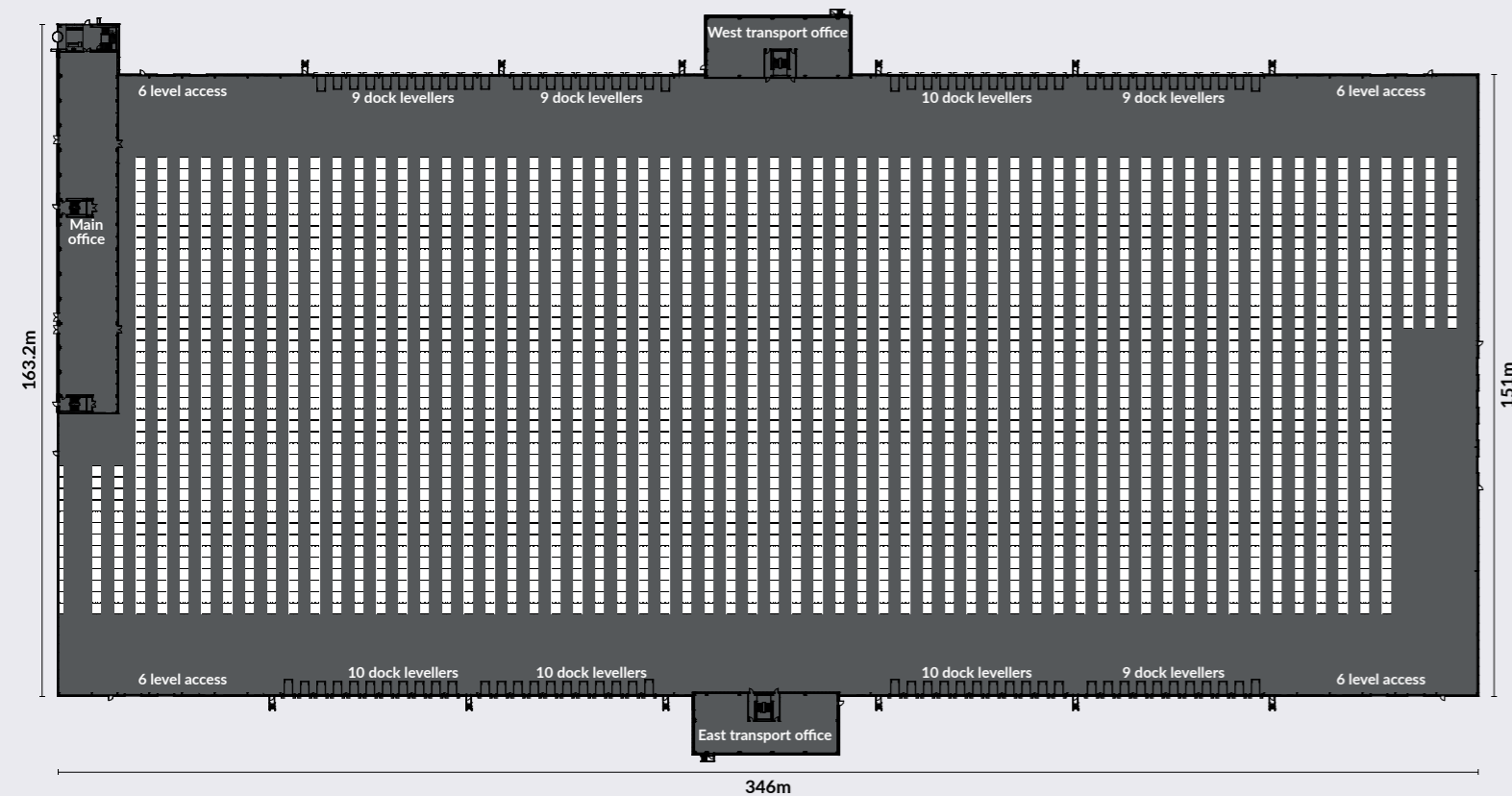
15m Market standard clear height


Market standard
Ground +7



Indicative racking layout

Wide aisle racking layout

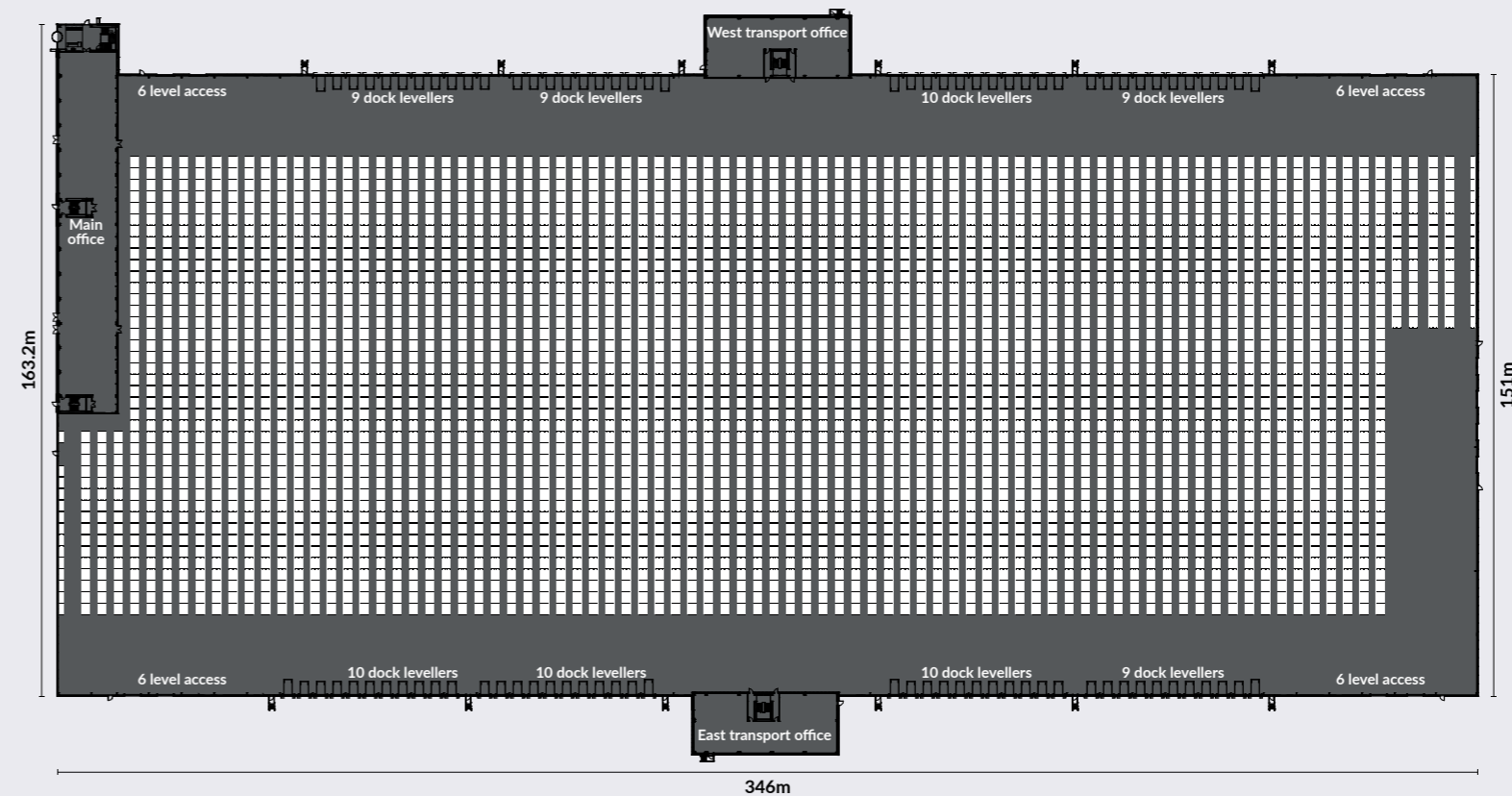




75,440
pallet
spaces*

*Assuming 8 levels, ground +7

Indicative racking layout

Very narrow aisle racking layout




139,150
pallet
spaces

*Assuming 11 levels, ground +10

New, enhanced GLP base build specification

The unit will feature the enhanced GLP 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

New innovations
 The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.

Enhanced spec

The unit will feature the enhanced GLP 'standard' specification – with a range of cutting edge enhancements throughout.

Enhanced spec
 Modern, glazed entrance with LED feature lighting



Enhanced spec
 Distinctive reception area



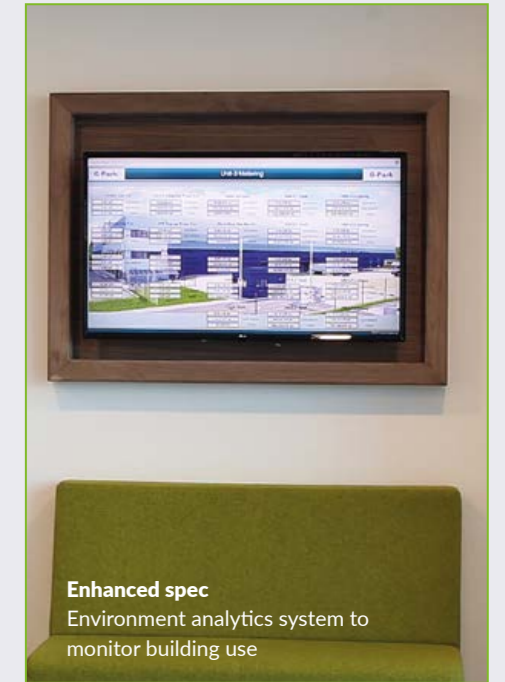
Enhanced spec
 Open plan kitchen and break-out area



Enhanced spec
 Modern simplified building design



Enhanced spec
 Panoramic windows



Enhanced spec
 Environment analytics system to monitor building use

Our commitment to sustainability

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

GLP 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.



The GLP enhanced specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



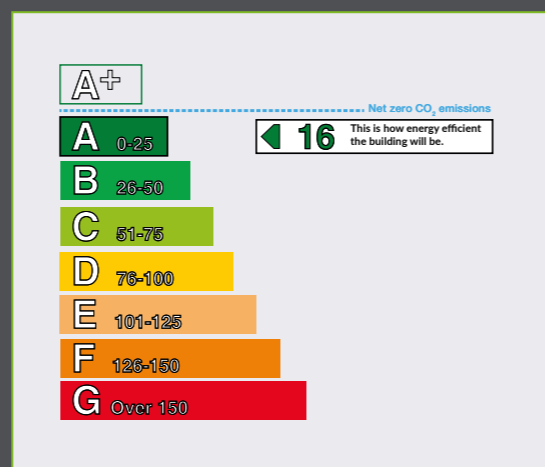
BREEAM® and Energy Efficiency Ratings

BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



★★★★★
Rating: Excellent



Monitoring energy usage

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



Cost-effective

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



Reducing water usage

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



Optimising the use of natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding requirements

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



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million sq m across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. **Learn more at www.glp.com**



**4 million sq m
operating portfolio**



**9 million sq m
development in 30 years**



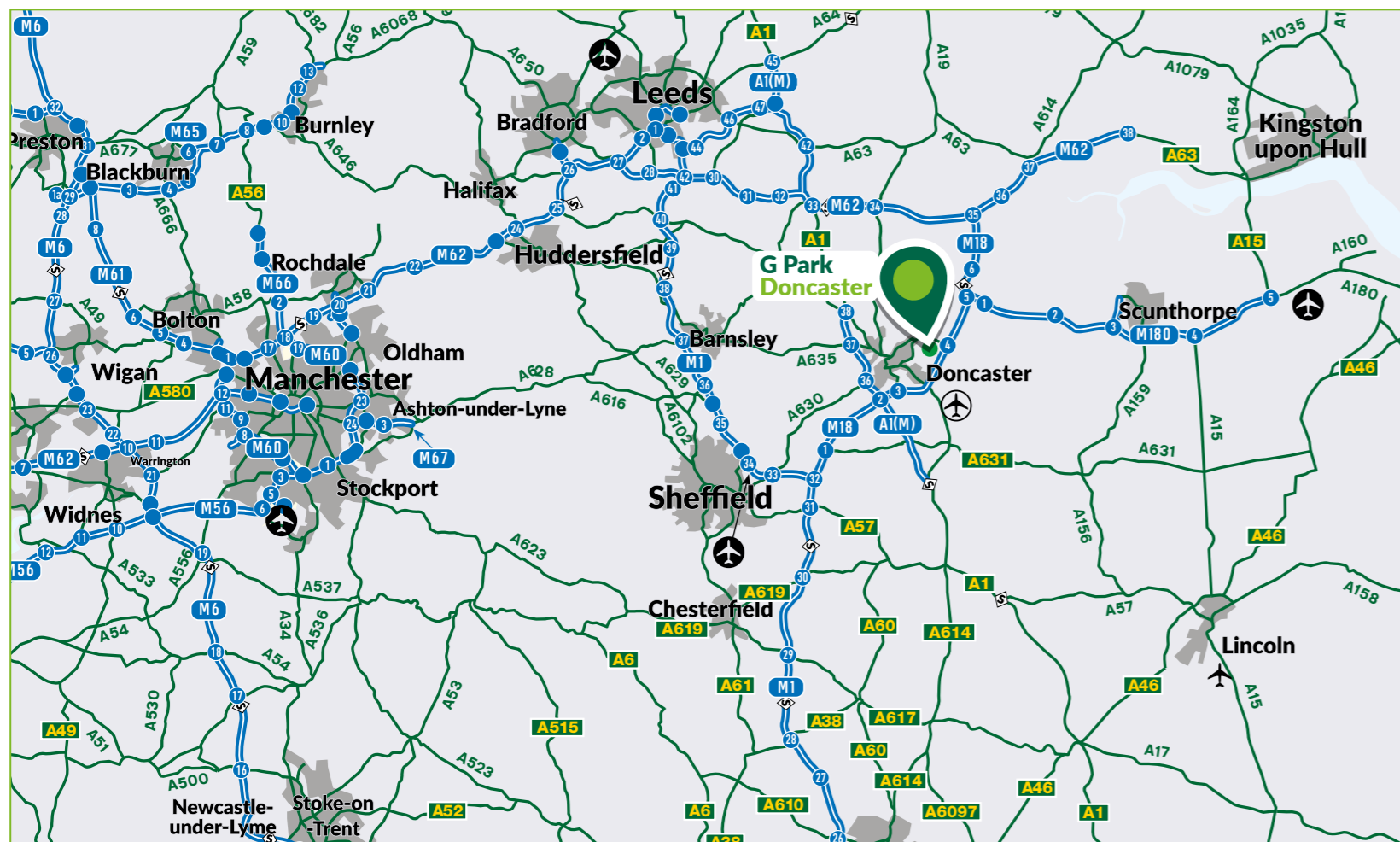
**4 million sq m
development pipeline**



**Strong
global presence**



Location & travel distances



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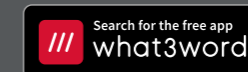
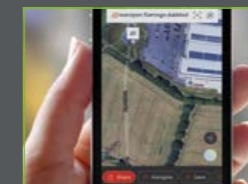
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Source: Google Maps

The easy way to visit and navigate your way to G-Park Doncaster.

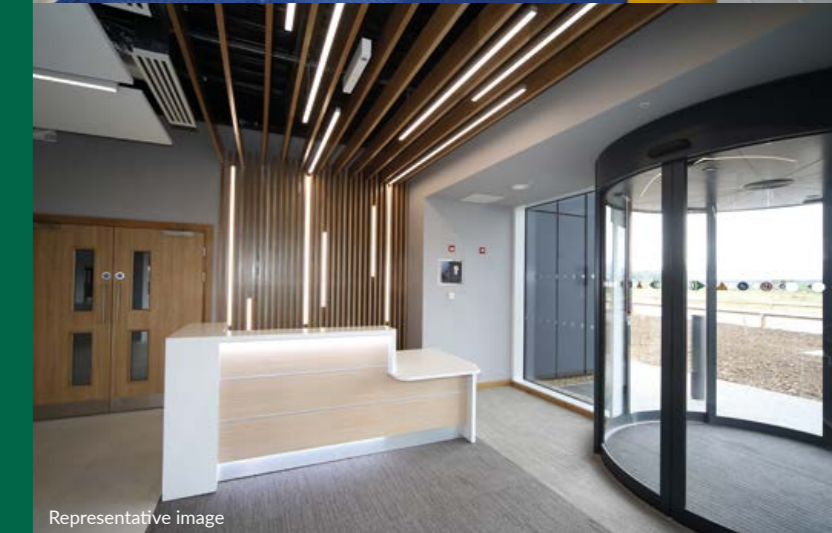
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Computer generated image



Representative image



Representative image

Contacts

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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. September 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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Navigating via the what3words app
You can also simply enter your destination's what3words address into the what3words app, then tap 'Navigate' to get directions in your favourite apps such as Google Maps, Waze or Navmii. When navigating from your mobile device, please drive safely and do not use your device while driving.

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