



glp.com/eu

G-Park Doncaster

Plot B



High spec



Strategic location



614,850
SQ FT



Close to
M18 J4



Westmoor Park
DN3 3FQ

Option for
1, 2 or 3 unit
schemes

Distribution
& logistics
warehouse

**Build-to-suit
opportunities**
from 100,137 sq ft
to 614,850 sq ft

M18

We're now using
what3words

/// marzipan.flamingo.dabbled
DONCASTER, UK

Computer generated image. One unit scheme.

G-Park Doncaster Plot B

**Build-to-suit opportunities from
100,137 sq ft to 614,850 sq ft**

Plot B is a 32 acre development site,
offering build-to-suit opportunities of
up to 614,850 sq ft with one to three
unit scheme flexibility.

The site is fully serviced with all mains services
available to the boundary and 4 vehicular access
points available from the estate road. Up to 20m
clear internal height can be accommodated.

**Option for
1, 2 or 3
unit schemes**

**2 unit scheme
– indicative**

**Unit 2
159,898 sq ft**

**Unit 1
476,489 sq ft**

**Doncaster 278
Available now**

M18

Indicative layout. Two unit scheme. Computer generated image.



**Strategic
location**

Strategic location

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

Representative image



**Sustainable
benefits**

Sustainable benefits

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

Representative image



**Leading
occupiers**

Home to leading occupiers

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

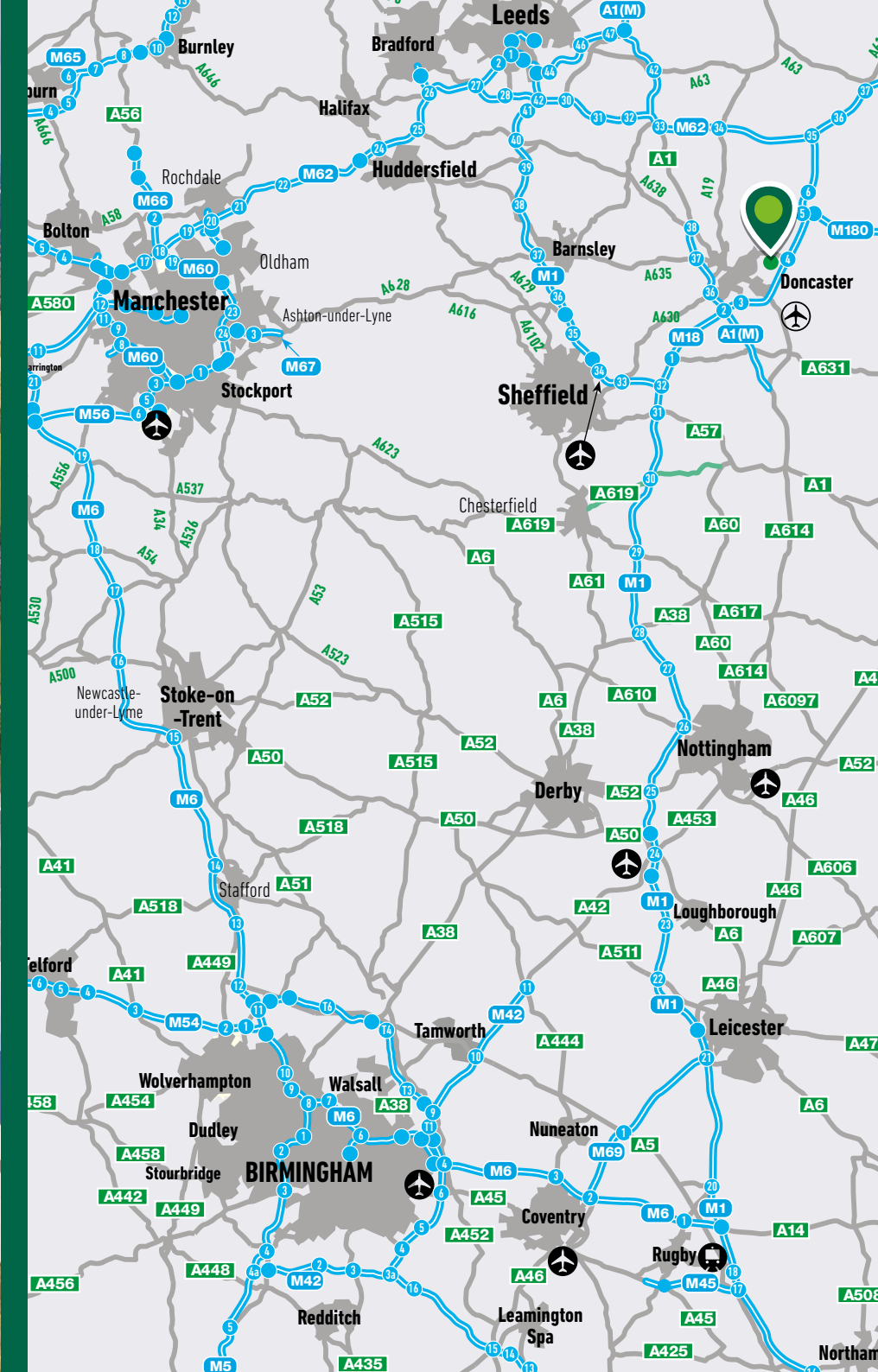
Representative image

J4 M18, West Moor Park, Doncaster

Strategically located

G-Park Doncaster is strategically located off Junction 4 of the M18 near five major motorways including M18, M1, A1(M), M180 and M62.

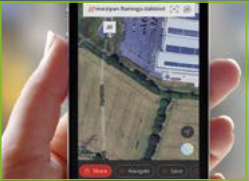
The site is 6 miles from the centre of Doncaster and is within easy reach of Doncaster railway station and Robin Hood Airport (6 miles). G-Park Doncaster is also in close proximity to Doncaster International Railport (6 miles via A18).



1 unit scheme – indicative

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

On a smartphone, download the what3words app, simply enter [marzipan.flamingo.dabbled](https://www.marzipan.flamingo.dabbled.com) then tap 'Navigate' and select 'Google Maps' to open the location in Google Maps.



Indicative layout. One unit scheme. Computer generated image.

G-Park Doncaster Plot B

Reasons to be here

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 off 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 45mins

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.

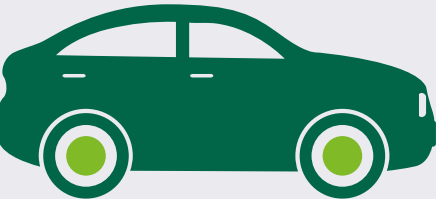
Doncaster's continued growth as a leading logistics centre is seen by local government as a vital aspect of the town's future. Logistics is the third biggest sector in the town, worth over £564 M (14.9%) annually to the local economy.

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
- Source: Nomisweb

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
- Source: Nomisweb

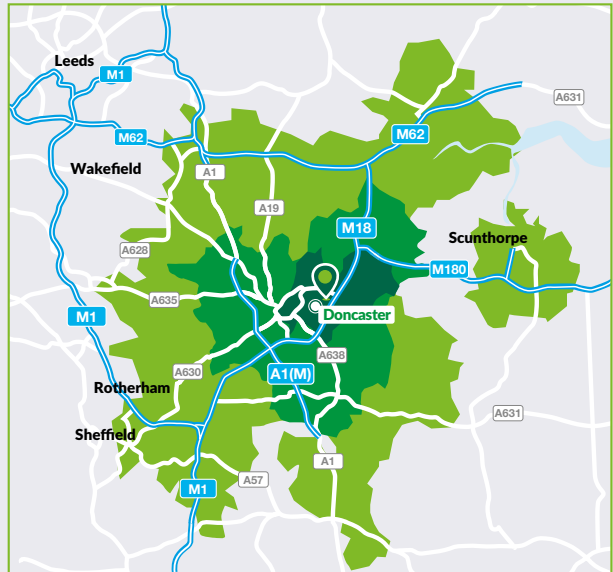


Population within a 45 minute drive of the site: over 962,000

Source: drivetimemaps.co.uk

Drive to work times

- 15 mins
- 30 mins
- 45 mins



Strong labour pool



DN3 3FQ

HGV drive times

- 2 hours
- 3 hours
- 4 hours

Drive to work time

- 30 min labour pool

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



75%

of UK population lives within a 4.5 hour HGV drive

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

1 unit scheme – indicative

Schedule of accommodation

Unit 1

	<div>TOTAL GIA</div> <div>614,850 SQ FT</div>	<div>TOTAL GIA</div> <div>57,121 SQ M</div>
Warehouse	576,929 sq ft	53,598 sq m
Offices (2 storey)	23,067 sq ft	2,143 sq m
Transport (2 storey)	14,639 sq ft	1,360 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	614,850 sq ft	57,121 sq m

Key features

Clear height 20m

12.94 acres (31.98 ha)

Floor loading 80 kN psm

8 level access

109 dock doors

50m yard depth

169 HGV parking

386 car parking

20 charging car bays



Representative image



2 unit scheme – indicative

Schedule of accommodation


Unit 1

	<div>TOTAL GIA</div> <div>476,489 SQ FT</div>	<div>TOTAL GIA</div> <div>44,267 SQ M</div>
Warehouse	439,322 sq ft	40,814 sq m
Offices (2 storey)	22,313 sq ft	2,073 sq m
Transport office x 2	14,639 sq ft	1,360 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	476,489 sq ft	44,267 sq m

Key features



Clear height 15m



8 level access




50 dock doors



154 HGV parking



302 car parking



50m yard depth

Unit 2

	<div>TOTAL GIA</div> <div>159,898 SQ FT</div>	<div>TOTAL GIA</div> <div>14,855 SQ M</div>
Warehouse	147,314 sq ft	13,686 sq m
Offices (2 storey)	12,368 sq ft	1,149 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	159,898 sq ft	14,855 sq m

Key features



Clear height 15m



3 level access



15 dock doors



37 HGV parking



120 car parking



50m yard depth



3 unit scheme – indicative

Schedule of accommodation

Unit 1

	<div>TOTAL GIA</div>	<div>TOTAL GIA</div>
	334,911 SQ FT	31,114 SQ M
Warehouse	311,112 sq ft	28,903 sq m
Offices (2 storey)	16,264 sq ft	1,511 sq m
Transport office	7,320 sq ft	680 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	334,911 sq ft	31,114 sq m

Key features

Clear height 18m

2 level access

28 dock doors

85 HGV parking

209 car parking

50m yard depth

Unit 2

	<div>TOTAL GIA</div>	<div>TOTAL GIA</div>
	100,137 SQ FT	9,303 SQ M
Warehouse	89,729 sq ft	8,336 sq m
Offices (2 storey)	10,194 sq ft	947 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	100,137 sq ft	9,303 sq m

Key features

Clear height 15m

2 level access

10 dock doors

23 HGV parking

64 car parking

50m yard depth

Unit 3

	<div>TOTAL GIA</div>	<div>TOTAL GIA</div>
	175,453 SQ FT	16,300 SQ M
Warehouse	162,224 sq ft	15,071 sq m
Offices (2 storey)	13,014 sq ft	1,209 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	175,453 sq ft	16,300 sq m

Key features

Clear height 15m

2 level access

20 dock doors

27 HGV parking

110 car parking

50m yard depth



Sustainability as standard

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 2020 specification includes:

- ✓ BREEAM® Excellent – to all buildings
- ✓ Air source heat pumps
- ✓ LED lighting
- ✓ Low water spray taps
- ✓ 12% less embodied carbon than industry standard
- ✓ 15% less operational carbon in day-to-day operations
- ✓ Provision for electric vehicles
- ✓ Rainwater harvesting
- ✓ 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



Building
Environmental
Analytics

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

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**



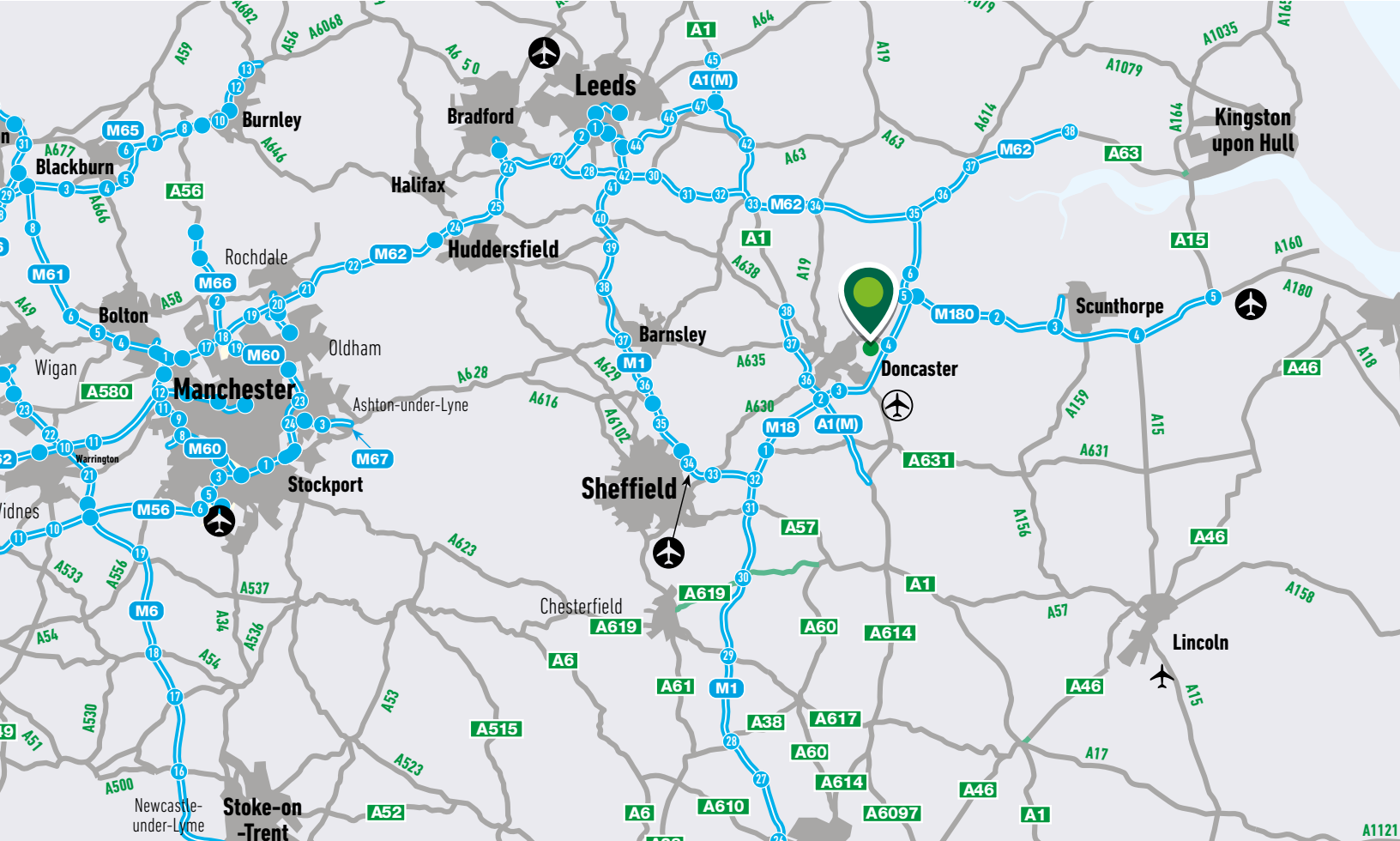
**4 million sq m
development pipeline**



**Strong
global presence**



Location & travel distances



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Leeds	42
Manchester	70
Birmingham	94
Liverpool	105
Newcastle	124
London	171

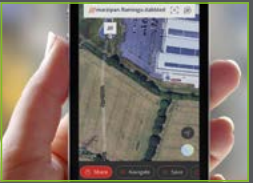
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Representative image



Representative image





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Contacts

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



Adrienne Howells
Development Director, GLP

 adrienne.howells@glp.com
 +44 (0)7908 901 375

Spencer Alderton
Development Surveyor, GLP

 spencer.alderton@glp.com
 +44 (0)7947 959 081



London office
50 New Bond Street
London W51 1BJ


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. January 2021. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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Rebecca Schofield
 rebecca.schofield@knightfrank.com
 +44 (0)7776 172 123

Charles Binks
 charles.binks@knightfrank.com
 +44 (0)7793 441 911

Iain McPhail
 iain.mcphail@knightfrank.com
 +44 (0)7962 360 297



Richard Harris
 rich.harris@eu.jll.com
 +44 (0)7808 290 894



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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Doncaster, UK



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