



GATEWAY 4

DONCASTER, SOUTH YORKSHIRE, DN3 3EA

JUNCTION 4, M18

- Direct access to J4 M18
- 15m internal eaves height
- 34 dock level loading doors
- 4 ground level loading doors
- 50 KN M² floor loading
- Up to 55m service yards
- 83 HGV parking spaces
- Power supply up to 1.0 mVA

www.gateway4m18.co.uk

TO LET/ FOR SALE
ON SITE Q4 2019

408,961 SQ FT

COMPLETION
Q3 2020

TD
TREBOR
DEVELOPMENTS

in FOLLOW TREBOR

HILLWOOD
A PEROT COMPANY®

TO LET/FOR SALE - NEW SPECULATIVE INDUSTRIAL/DISTRIBUTION UNIT



ACCOMMODATION

UNIT A	SQ FT	SQ M
3 STOREY OFFICES	20,667	1,920
2 STOREY HUB OFFICES	4,994	464
WAREHOUSE	383,000	35,582
GATEHOUSE	300	28
TOTAL	408,961	37,994

These measurements are based on GIA (Gross Internal Area).

PLANNING

B2/B8 planning application submitted.

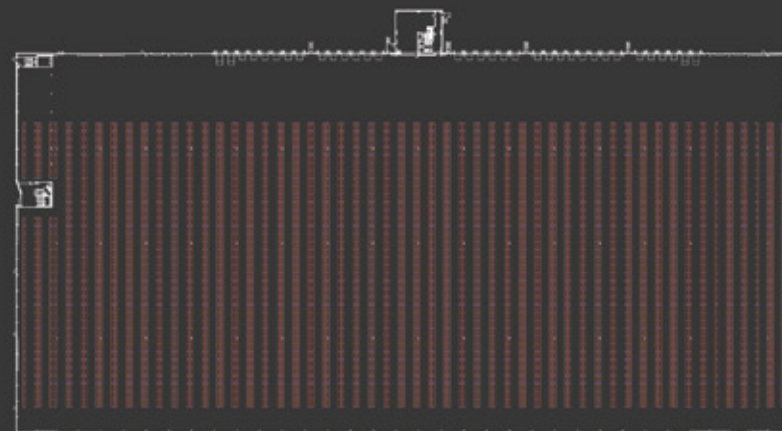
TENURE

The property is available to let. A freehold sale may be considered.

RENT/PRICE

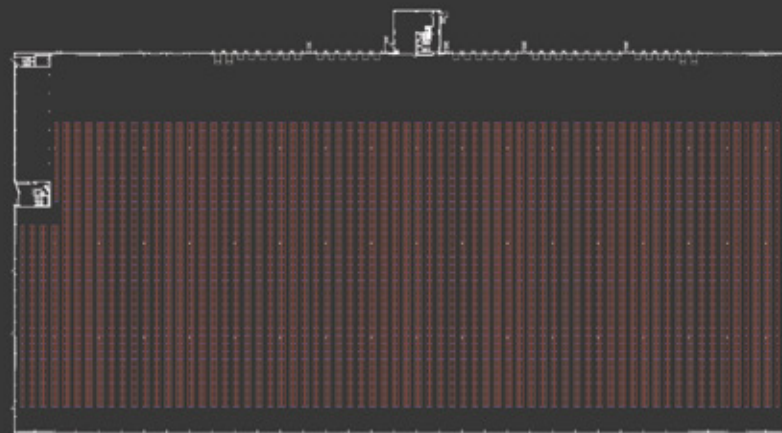
On application. Please contact the retained agents for further information.

RACKING LAYOUTS



WIDE AISLES

PALLET CAPACITY 64,350



NARROW AISLES

PALLET CAPACITY 84,726

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DRIVE TIMES

iPort Rail Freight Facility	7 miles	Liverpool	105 miles
Sheffield	22 miles	Newcastle	120 miles
Wakefield	37 miles	London	171 miles
Hull	41 miles	M18 (J4)	0.5 miles
Leeds	42 miles	M180 (J1)	4.9 miles
Immingham Port	44 miles	A1[M] (J35)	8 miles
Grimsby Port	46 miles	M62 (J35)	11 miles
Manchester	70 miles	M1 (J32)	21 miles
Birmingham	94 miles		

Source: Google Maps

RAIL

Gateway 4 is located within 7 miles of the new iPort Rail facility which opened in January 2018 and offers one of the highest specification rail terminals in the UK (www.iportrail.com).

The rail terminal is used by a number of local occupiers and currently runs 5 trains per day to Felixstowe, Teesport & Southampton.

FURTHER INFORMATION

Please contact the retained agents:



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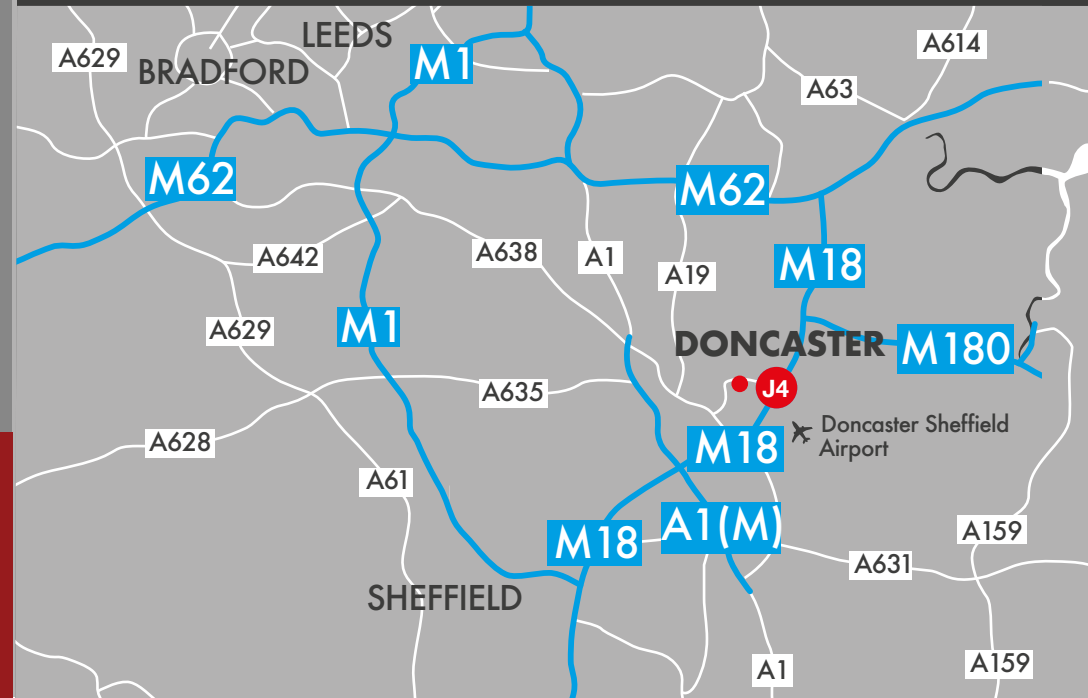
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in FOLLOW TREBOR



SAT NAV: DN3 3EA



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