

OVERVIEW

iPort comprises a 337 acre greenfield development connected to Junction 3 of the M18 motorway via the Great Yorkshire Way. The development has funding in place and an outline planning consent for the construction of up to 6 million sq ft of logistics space.

The first phase of iPort, comprising the northern element of the site, is well underway with 1.1 million sq ft under construction for Amazon. A further 215,000 sq ft has been built for CEVA Logistics and Lidl will also be taking a 685,000 sq ft build to suit facility which is expected to be completed in Q1 2018.

The first two speculative units have been let to Amazon and Fellowes respectively whilst a further speculative unit of 195,000 sq ft will be available in May 2017. Further speculative units will be delivered throughout 2017/18.

iPort can still accommodate a further single footprint building in excess of 1 million sq ft and units from 55,000 – 1 million sq ft + are available, with eaves heights of up to 35m, on a build to suit basis.





SCHEDULE OF ACCOMMODATION

All areas are gross internal

UNIT		DISTRIBUTION	OFFICES	TOTAL	PARKING
IP1	AMAZON	1,019,308 sq ft	61,484 sq ft	1,080,792 sq ft	789no. cars
IP1a	Delivery 2019	126,500 sq ft	8,000 sq ft	134,500 sq ft	104no. cars
IP1b	Delivery 2019	85,000 sq ft	5,000 sq ft	90,000 sq ft	70no. cars
IP2a	AMAZON	204,600 sq ft	10,000 sq ft	214,600 sq ft	166no.cars
IP2b	FELLOWES	126,000 sq ft	19,373 sq ft	145,373 sq ft	118no. cars
IP2c	Delivery 2017/18	178,550 sq ft	11,450 sq ft	190,000 sq ft	146no. cars
IP2d	CEVA	205,800 sq ft	10,000 sq ft	215,800 sq ft	118no. cars
IP2e	Delivery Q2 2017	187,000 sq ft	8,000 sq ft	195,000 sq ft	75no. cars
IP2f	Delivery 2017/18	168,500 sq ft	10,000 sq ft	178,500 sq ft	162no. cars
IP3	LIDL	624,616 sq ft	61,213 sq ft	685,829 sq ft	300no. cars
IP4	TO LET	839,000 sq ft	40,000 sq ft	879,000 sq ft	681no. cars
IP5	TO LET	315,000 sq ft	15,000 sq ft	330,000 sq ft	256no. cars
IP6	TO LET	66,000 sq ft	6,000 sq ft	72,000 sq ft	56no. cars
IP7	TO LET	172,500 sq ft	7,500 sq ft	180,000 sq ft	140no. cars
IP8	TO LET	300,000 sq ft	10,000 sq ft	310,000 sq ft	230no. cars
IP9	TO LET	218,000 sq ft	10,000 sq ft	228,000 sq ft	177no. cars
IP10	TO LET	106,000 sq ft	7,500 sq ft	113,500 sq ft	88no. cars
IP11	TO LET	75,000 sq ft	7,500 sq ft	82,500 sq ft	64no. cars
IP12	TO LET	47,500 sq ft	5,000 sq ft	52,500 sq ft	43no. cars
IP13	TO LET	243,000 sq ft	10,000 sq ft	253,000 sq ft	196no. cars
IP14	TO LET	289,500 sq ft	10,000 sq ft	299,500 sq ft	232no. cars
IP15	TO LET	279,000 sq ft	10,000 sq ft	289,000 sq ft	224no. cars
Totals		6,219,394 sq ft			

For further information visit: www.iportuk.com

EXISTING BUILDINGS AND DESIGN & BUILD WAREHOUSE OPPORTUNITIES FROM 50,000 TO 1,200,000 SQ FT (4,645 TO 111,480 SQ M) INCORPORATING A 35 ACRE RAIL FREIGHT INTERMODAL TERMINAL

- › **337 ACRES FOR UP TO 6 MILLION SQ FT**
- › **PLANNING CONSENT FOR 24/7 B8 USE**
- › **2.3 MILLION SQ FT ALREADY COMMITTED**
- › **195,000 SQ FT SPECULATIVE UNIT AVAILABLE MAY 2017**
- › **J3 M18 DONCASTER**

DEVELOPER

