iport
iportuk.com

iP2e
AVAILABLE NOW

195,000 SQ FT
(18,116 SQ M)
DISTRIBUTION FACILITY
TO LET

iP2e, ONTARIO DRIVE,
DONCASTER DN11 0BF

Delivered by
VERDION
verdion.com

Description

iP2e comprises a steel portal framed warehouse unit with ancillary two-storey offices, car parking and a secure 55 metre deep goods yard. Elevations are insulated profile metal sheeting, with pitched insulated profile metal sheet roofs incorporating translucent rooflights.

Services

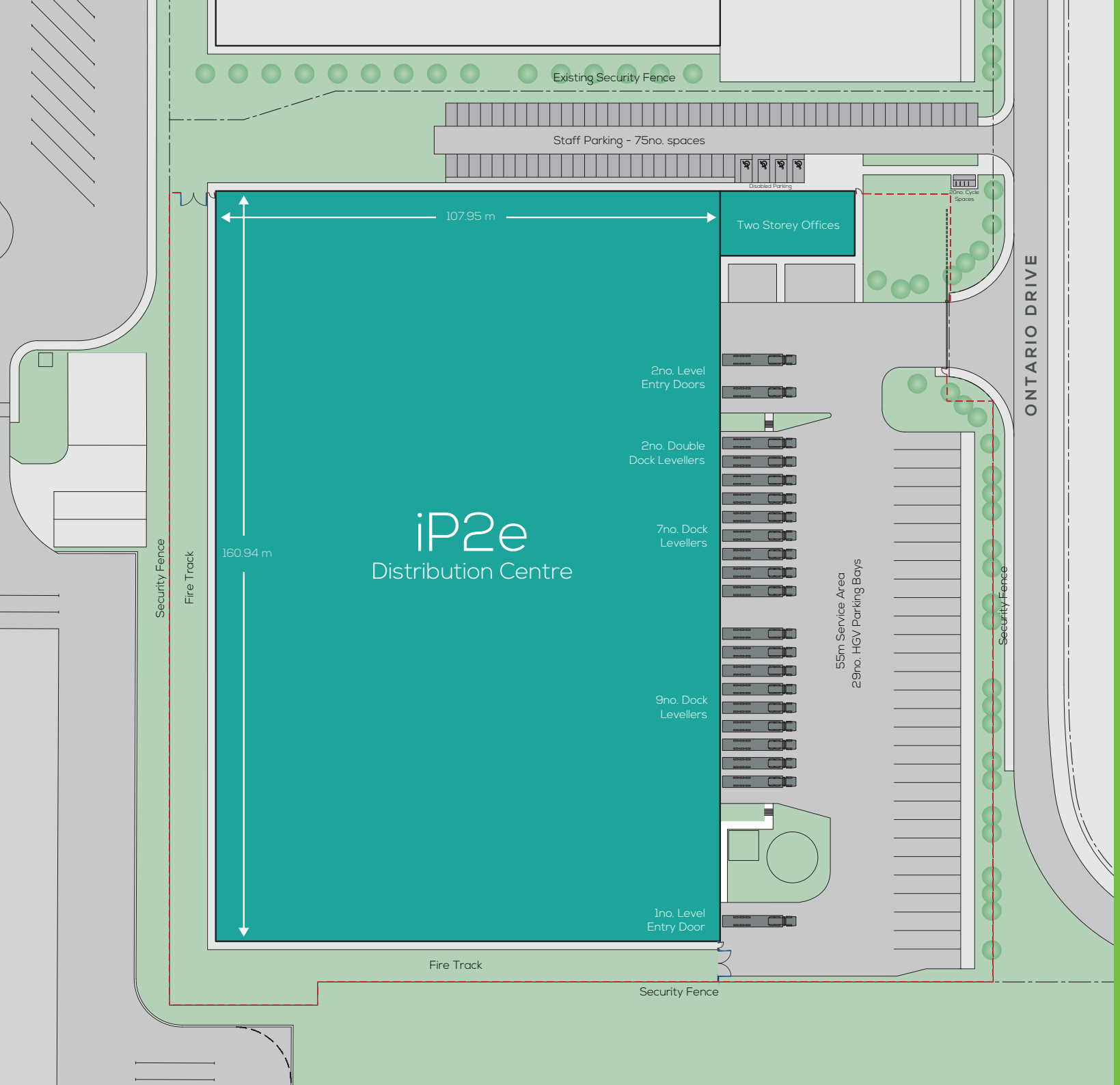
All mains services including gas, three-phase electricity, mains water, and foul and surface water drainage are connected and available to the unit.

Terms

Available on request from the joint agents.

Specification

- 15m clear headroom
- 50kN/m² floor loading
- 16 standard dock level doors
- 2 extra height dock level doors
- 3 level entry doors
- 55m deep yard
- 75 car parking spaces (extendable)
- 29 HGV parking bays
- Adjacent to the 30-acre iPort Rail strategic freight terminal
- 2.4m concrete plinth around building
- Automated sliding gate
- Fenced yard
- Bicycle shelter
- Energy Efficiency rating is A 14 (Energy Performance Certificate available on request)
- High quality office and amenity areas
- Potential for 24,710 pallet positions in a wide aisle configuration and 32,699 in a narrow aisle configuration



Accommodation

UNIT	SQ FT	SQ M
iP2e	**195,000**	**18,116**
Two storey office	8,000	743
Distribution centre	187,000	17,373

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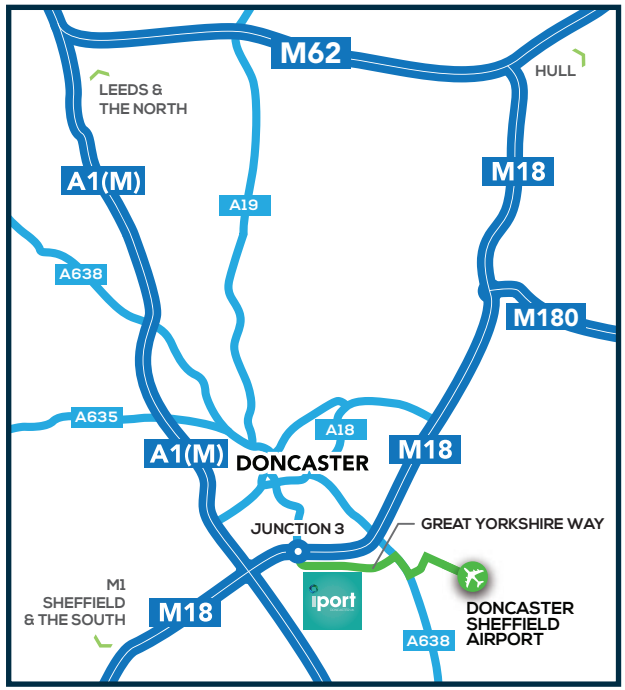
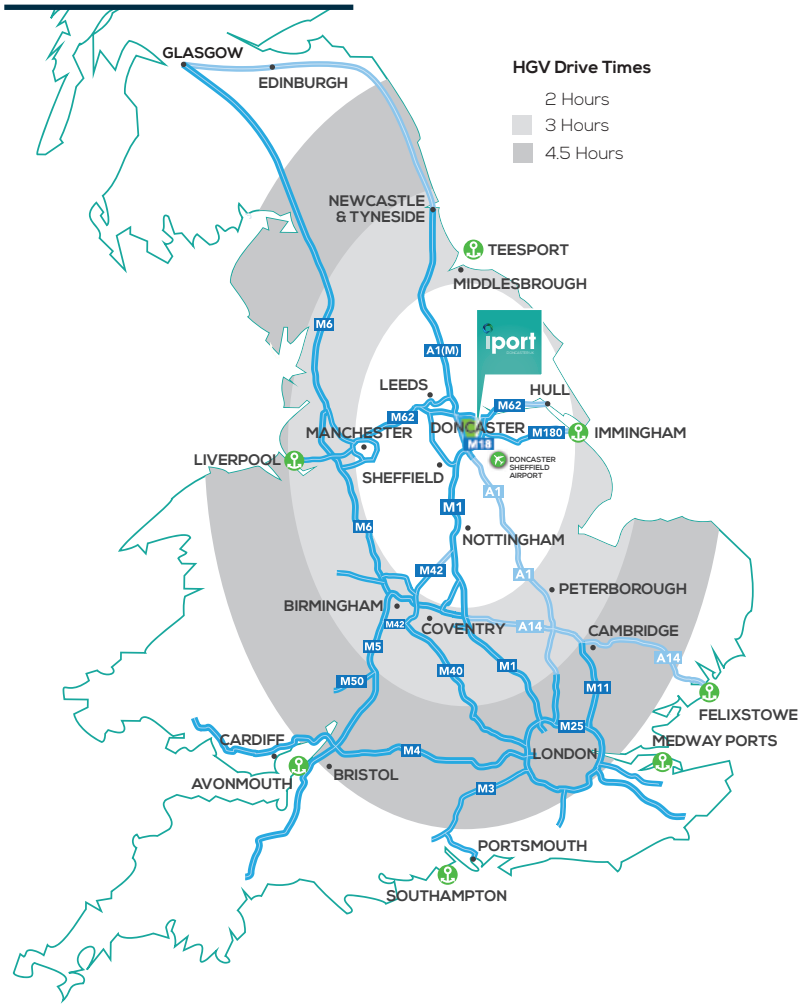
PERFECTLY CONNECTED - CENTRAL UK LOCATION





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