



STRATEGIC INTERMODAL LOGISTICS PARK

DONCASTER, UK

Design & build opportunities capable of supporting 6 million sq ft (557,414 sq m) of warehousing and incorporating a 35 acre Rail Freight Intermodal Terminal



www.iportuk.com

INTERMODAL FREIGHT DELIVERY



ROAD

Junction 3 of the M18 motorway is within ½ mile of the iPort whilst the M18 / A1M intersection is within 1 mile. The A1M / M62 intersection is 18 miles to the north whilst the east coast ports of Immingham and Grimsby are 50 miles to the east. The M18 also provides a direct link to the M1 motorway, some 11 miles to the west of the iPort.



RAIL

iPort has a direct connection to the South Yorkshire Joint Line and can accept euro gauge container traffic. The national rail network provides links to all of the UK's major ports and strategic rail freight terminals.

Passenger services run from Doncaster's east coast mainline station with regular services to Leeds, London, York, Edinburgh and Newcastle.

iPort connects into the national Strategic Freight Network at Doncaster, offering a choice of onward routes for conventional, intermodal and express services. Indicative transit times for rail freight services to and from iPort are shown below.



SEA

The UK's major ports can be accessed via the UK's rail network whilst the M180 and M18 motorways provide direct access to the east coast ports of Immingham and Grimsby, some 50 miles to the east of the iPort.

The inland port at Goole and the port of Hull are accessed via the M62 and M18 motorways and lie some 20 and 50 miles from the iPort. The M62 also provides a direct road link to the port of Liverpool, some 100 miles to the west.



AIR

Doncaster Sheffield International Airport will be connected to the iPort by the new FARRRS link road and is within 5 miles of the iPort. The airport's main runway is 2,900m long and 60m wide and can accommodate the largest passenger and freight aircraft currently in service.

The airport currently handles some 40,000 tonnes of air freight per annum and is looking to significantly increase the volume of freight handled once the FARRRS road is completed in 2015.

RAIL FREIGHT INTERMODEL TERMINAL

The Strategic Rail Freight Terminal will connect into the existing UK rail network via the South Yorkshire Joint Line (ELR = BKS).

The access will be designed to accommodate trains of up to 775m in length connecting to:

- 2 x handling sidings adjacent to the iPort apron each a minimum length of 400m
- 1 x headshunt siding to the south of the handling sidings again a minimum 400m long
- 1 x locomotive release siding
- 1 x cripple siding at a minimum 45 m long

The sidings are designed to support 200 x 25 tonne axle loads per train and to facilitate the handling of W9, W10 and W12 gauge trains.

Adjacent to the sidings will be the iPort apron which will be a minimum of 420m long and 15 metres wide. The apron will accommodate HGV traffic with a maximum axle weight of 50 tonnes and will allow reachstackers to operate with a front axle load of up to 115 tonnes.

The apron is designed to accommodate a 4 high container stack with a maximum load of 122 tonnes.

Adjacent to the apron will be a container storage area which will accommodate 3 aisles each at least 15m wide with a 3 high stack with a maximum load of 95 tonnes.



ABOUT



Delivering over
6 million sq ft of
Grade A logistics
warehousing

iPort Doncaster UK

iPort comprises a 337 acre (net developable) greenfield development site in Doncaster with an outline planning consent for up to 6 million sq ft (557,414 sq m) of warehouse space. The project will incorporate a 35 acre dedicated strategic rail freight terminal.

Highway access to the scheme will be via a new direct road link to Junction 3 of the M18 motorway. The iPort section will be completed by July 2014 as part of the government sponsored Finningley and Rossington Regeneration Route Scheme (FARRRS). The FARRRS road, when fully complete, will provide a direct motorway link to the Doncaster Sheffield Airport.

Logistics Park

- 337 acre greenfield development
- Direct access to Junction 3 M18 motorway via new FARRRS road (completes July 2014)
- Outline planning consent for up to 6 million sq ft (557,414 sq m)
- Warehouse units from 100,000 – 1,200,000 sq ft (9,290 – 111,483 sq m)
- Occupation from Q1 2015

35 Acre Strategic Rail Freight Terminal

- Enabling works for access from South Yorkshire Joint Line complete in June 2015
- Sidings for 775m trains with Euro Gauge containers
- Design flexibility allows for operation by reachstackers or by overhead gantry cranes
- 4 high by 3 container aisle storage space with minimum 15m aisles parallel to the rail sidings

OVERVIEW



Warehouse units at the iPort Logistics Park are available by way of a design and build procurement route.

The scale of the development, allied to the existing planning permission, gives occupiers the flexibility to have fully customisable units developed to meet their exact operational requirements.

Units range from 100,000 sq ft to 1,200,000 sq ft (9,290 sq m to 111,483 sq m). Whether single sided or cross dock loading and/or a bespoke fully automated high bay facility – the iPort Logistics Park has the ability to meet all such requirements.

The iPort Logistics Park has an existing planning permission with 24/7 unrestricted operations and eaves heights of up to 35m. As the iPort is located adjacent to the 35 acre Strategic Rail Freight Terminal, it is possible to offer units with direct rail access on the iPort Logistics Park.

For further information on building specifications or to discuss specific requirements please contact the letting agents.

DEMOGRAPHICS

Labour Market Data

Population

	Total Population	Working Age Population (16-64)	Jsa Claimants
Doncaster	290,600	184,600	15,500
Yorkshire and Humber	5,301,300	3,460,900	825,000

Salary Data

Job Title	Salary Range
Warehouse Operative	£13,671 - £22,799
Fork Lift Truck Driver	£11,594 - £21,565
HGV Driver	£14,492 - £25,995
Warehouse Shift Manager	£17,581 - £33,380
Transport Supervisor	£20,008 - £38,422
Logistics Administrator	£16,250 - £33,186
Transport Manager	£21,598 - £40,928

Gross weekly pay in Doncaster is 8% below the national average for the UK.
Hourly wage rates are 11% below the national average for the UK.

Qualifications

MVQ Level 2 and above	61% of working age population
NVQ level 4	19% of working age population

What is the unemployment rate in Doncaster and how does this compare to the national average?

	Doncaster	UK
Males	11.4%	8.4%
Females	10.7%	6.9%

Source: Nomis

FINANCIAL ASSISTANCE

Funding options

Funding sources and financial incentives that are currently available and that may be of interest to your company include:

- Regional Growth Fund (RGF)
- European Regional Development Fund (ERDF)
- Grant for Business Investment (GBI)
- Joint European Support for Sustainable Investment in City Areas (JESSICA) [Soft Loan]

Rail Grant Funding:

The Mode Shift Revenue Support scheme assists companies with the operating costs associated with running rail freight transport instead of road. Grant funding is subject to criteria and may be withdrawn at any time.

Low Carbon Funding:

We will provide assistance with and access to CO2Sense to help maximise the opportunities for a green building including advice on rain water harvesting, wind turbines and solar power. Subject to detailed discussions financial incentives may be available for the installation of green energy equipment such as biomass boilers.

Business Rates Support:

Business rates assistance is subject to eligibility and each case is reviewed on an individual basis.

State Aid:

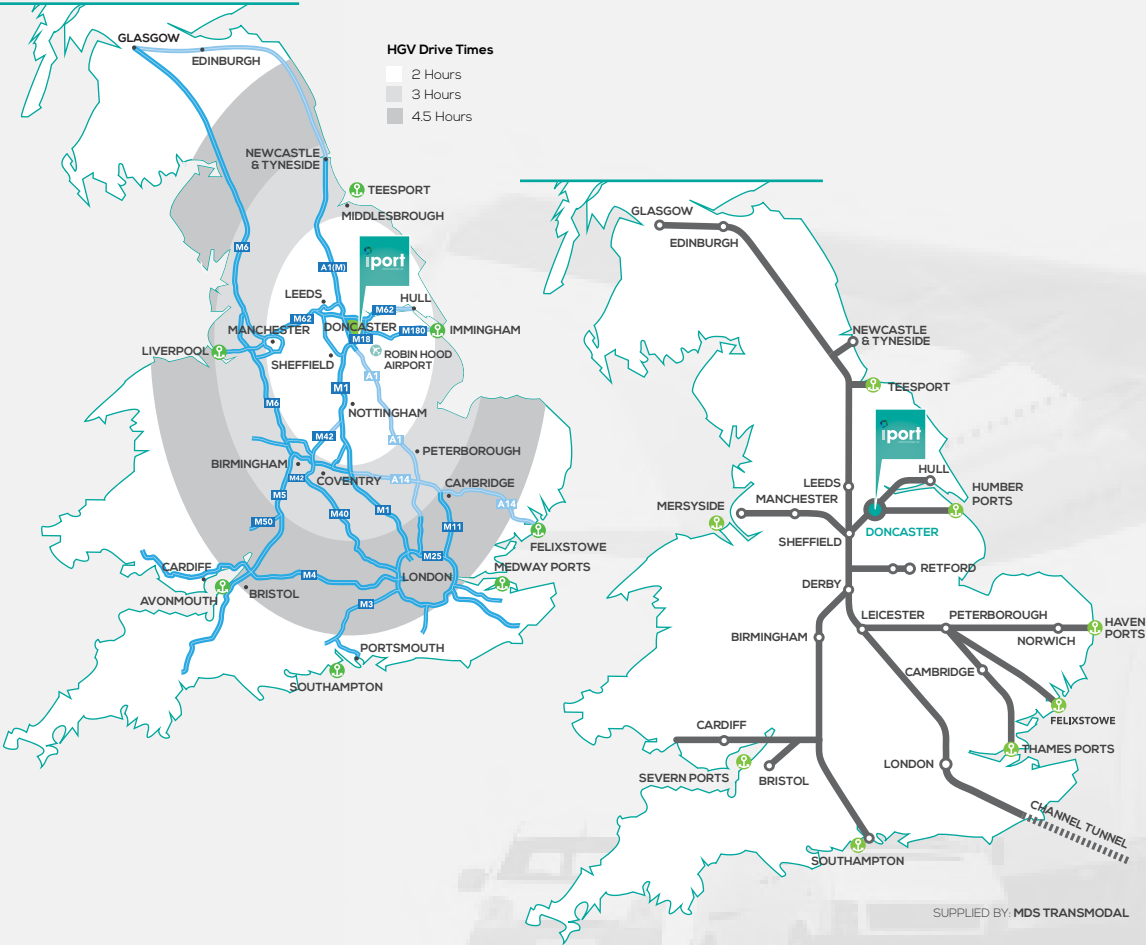
All business assistance is subject to state aid rules.

These currently (under the de-minimis rules) permit DMBC to award a maximum relief of 200,000 euros over 3 years.

This means that DMBC have to consider any support already received from any public resource (central or local). The amount relates to the total business. Therefore, it would include any relief awarded to any part of the company wherever the location.

information current as of December 2013

WELL CONNECTED



ROAD

Location	Distance
Birmingham	102 Miles
Bristol	192 Miles
Edinburgh	240 Miles
Glasgow	251 Miles
Leeds	46 Miles
London	179 Miles
Manchester	83 Miles
Newcastle	129 Miles
Northampton	115 Miles

source: AA Route Planner



AIR

Destinations served by Doncaster Sheffield Robin Hood Airport

Countries	Cities
Bulgaria	Bourgas
Cyprus	Paphos
Egypt	Sharm El Sheikh
Finland	Lapland
Greece	Korfu, Kos, Rhodes
Italy	Turin
Poland	Gdansk, Katowice, Poznan, Warsaw, Wroclaw
Portugal	Faro
Spain	Alicante, Girona, Gran Canaria, Ibiza, Reus, Lanzarote, Majorca, Malaga, Menorca, Tenerife
Tunisia	Enfidha
Turkey	Antalya, Dalaman
Uk	Jersey

Distances are by road only



RAIL

Location	M	C	I	E
Birmingham	100	4.00	3.50	150
Bristol	190	7.50	6.50	300
Cardiff	210	8.50	7.00	300
Channel Tunnel	250	10.00	8.50	400
Dirft	120	5.00	4.00	200
Felixstowe	190	7.50	6.50	300
Glasgow (Mossend)	270	11.00	9.00	400
Goole	25	1.00	1.00	0.50
Grangemouth	255	10.00	8.50	400
Harwich/Ipswich	170	7.00	5.50	250
Hull	50	2.00	1.50	100
Immingham/Grimsby	50	2.00	1.50	100
Liverpool	100	4.00	3.50	150
London (Willesden)	175	7.00	6.00	300
London Gateway	200	8.00	6.50	300
Newcastle/Tyneside	120	5.00	4.00	200
Southampton	210	8.50	7.00	300
Teessport	90	3.50	3.00	150
Tilbury	200	8.00	6.50	300

Key

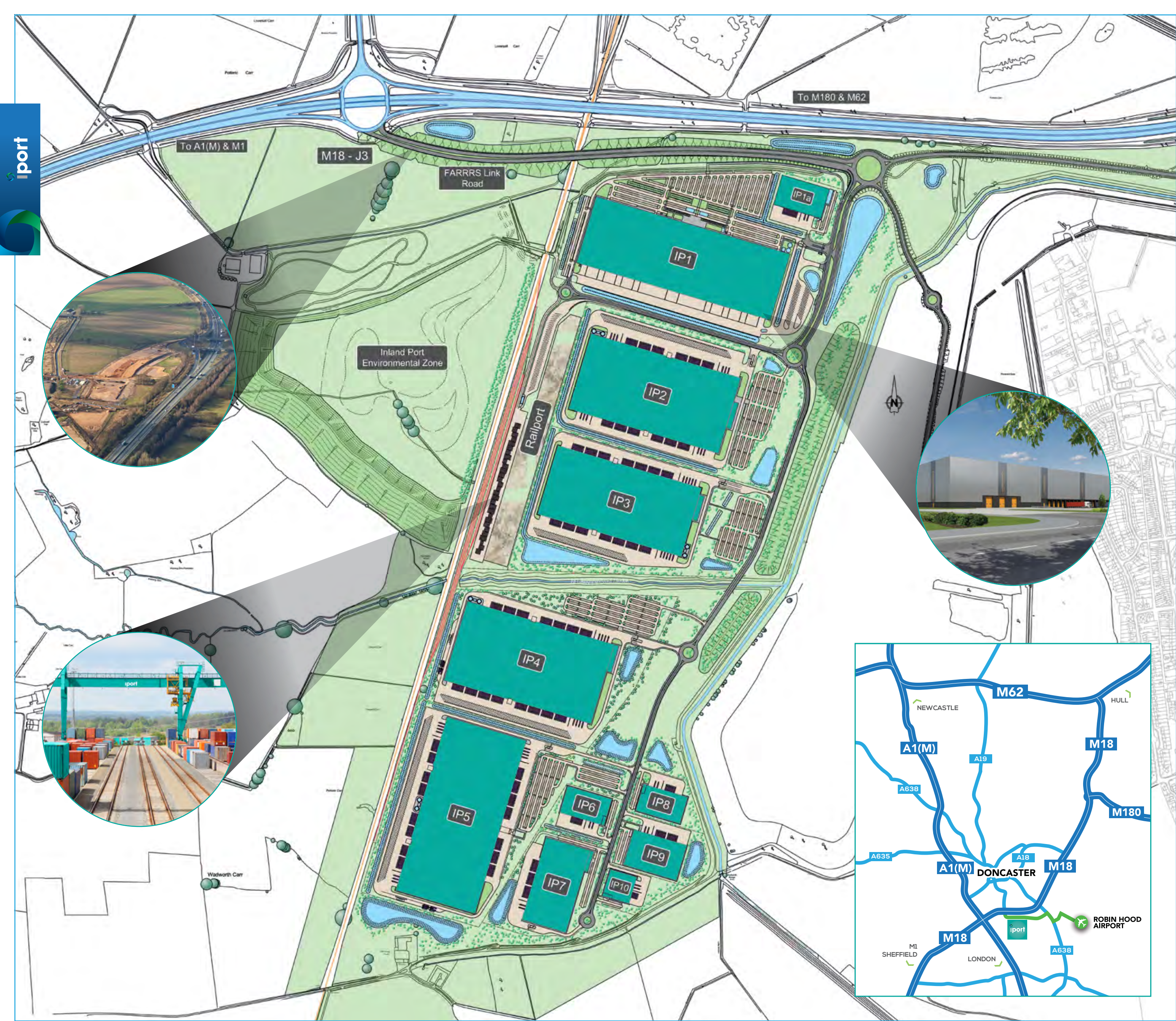
M: Miles C: Conventional Time I: Intermodal Time E: Express Time (Time in Hours)



SEA

Location	Distance
Avonmouth	190 Miles
Felixstowe	193 Miles
Immingham	46 Miles
Liverpool	112 Miles
Medway Ports	219 Miles
Portsmouth	242 Miles
Southampton	219 Miles

Distances are by road only



INDICATIVE SCHEME

The scheme opposite is for illustrative purposes and is intended to give a view as to the scale and density of the proposed development. The units depicted show a range of unit sizes from 100,000 to 1,200,000 sq ft (9,290 to 111,483 sq m) although the development is capable of supporting a single footplate building of up to 1,300,000 sq ft (120,773 sq m).

UNIT	DISTRIBUTION	MAIN OFFICES	DIST.OFFICES	TOTAL	PARKING	SITE AREA
IP1	88,254 sq m 949,960 sq ft	8,314 sq m 89,500 sq ft	-----	96,568 sq m 1,039,460 sq ft	1962 cars	20.41 hectares 50.44 acres
IP1a	10,219 sq m 110,000 sq ft	697 sq m 7,500 sq ft	-----	10,916 sq m 117,500 sq ft	78 cars	2.39 hectares 5.90 acres
IP2	83,612 sq m 900,000 sq ft	1,749 sq m 18,825 sq ft	650 sq m 7,000 sq ft	86,011 sq m 925,825 sq ft	614 cars	20.75 hectares 51.27 acres
IP3	73,394 sq m 790,000 sq ft	1,672 sq m 18,000 sq ft	650 sq m 7,000 sq ft	75,716 sq m 815,000 sq ft	540 cars	18.91 hectares 46.72 acres
IP4	86,306 sq m 929,000 sq ft	2,694 sq m 29,000 sq ft	650 sq m 7,000 sq ft	89,650 sq m 965,000 sq ft	712 cars	16.76 hectares 41.41 acres
IP5	101,728 sq m 1,095,000 sq ft	2,229 sq m 24,000 sq ft	650 sq m 7,000 sq ft	104,607 sq m 1,126,000 sq ft	747 cars	20.77 hectares 51.33 acres
IP6	8,640 sq m 93,000 sq ft	372 sq m 4,000 sq ft	-----	9,012 sq m 97,000 sq ft	64 cars	1.91 hectares 4.73 acres
IP7	26,849 sq m 289,000 sq ft	1,022 sq m 11,000 sq ft	-----	27,871 sq m 300,000 sq ft	163 cars	5.24 hectares 12.95 acres
IP8	8,431 sq m 90,750 sq ft	372 sq m 4,000 sq ft	-----	8,803 sq m 94,750 sq ft	63 cars	1.75 hectares 4.32 acres
IP9	13,819 sq m 148,750 sq ft	859 sq m 9,250 sq ft	-----	14,678 sq m 158,000 sq ft	105 cars	2.65 hectares 6.55 acres
IP10	4,947 sq m 53,250 sq ft	372 sq m 4,000 sq ft	-----	5,319 sq m 57,250 sq ft	51 cars	1.30 hectares 3.22 acres
Railport				325 sq m 3,500 sq ft	36 cars	10.41 hectares 25.72 acres
TOTALS				529,476 sq m 5,699,285 sq ft		125.05 hectares 309.01 acres

SUSTAINABILITY

iPort Builders and developers are committed to sustainable building practices and the minimum expected accreditation shall be BREEAM "very good".

The Logistics Park will incorporate energy saving features such as solar power and developers are working closely with the local community to create a landscaped environment that provides a range of habitats for wildlife and insects.

Because of the unique direct rail access to iPort, this project will contribute to removing HGV's off the UK's road network According to Network Rail's Value and Importance of Rail Freight 2010 report, each fully loaded freight train removes between 43-7 HGV's off the UK's roads.

COMMODITY	FULLY LOADED TRAIN POTENTIAL	EQUIVALENT NUMBER OF HGV'S
Coal	1,500 tonnes	52
Metals and Ore	1,000 to 2,500 tonnes	60
Construction Materials	1,500 to 3,000 tonnes	77
Oil and Petroleum	2,000 tonnes	69
Consumer Goods	600 to 1,100 tonnes	43
Other Traffic	1,000 to 1,500 tonnes	43

Source: Network Rail - Value and Importance of Rail Freight 2010

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