


The UK's most  
advanced multimodal  
**logistics park**



iportrail

 Verdion

[www.iportuk.com](http://www.iportuk.com)

 Verdion





# Built to suit **your** **business**

From bespoke mega-warehouses on an accelerated programme, to speculative units for immediate occupation, iPort offers logistics space that is built to suit your business.

Speed to market is our top priority. Funding is agreed and the infrastructure is already in place for 6 million sq ft of logistics space operating 24/7. We have great multimodal connectivity and strong demographics.

**Come and join us.**



**91%**  
**OF THE UK**  
POPULATION WITHIN A  
**FOUR-HOUR**  
**DRIVETIME**

## PLANNING CONSENT FOR

**24/7  
B8 USE**

## BUILDINGS UP TO

800,000  
SQ FT

**2.4**  
**MILLION SQ FT**  
**REMAINING AVAILABLE**

**52 MVA  
POWER**

iPORT ACADEMY FOR  
**SKILLS &  
EMPLOYMENT**





# Exceptional connectivity

Occupiers at iPort are perfectly placed for nationwide logistics coverage, as well as access to overseas markets.

- Over 91% of the UK's mainland population is accessible within a four-hour drive time
- The UK's four major container ports are also located within four hours
- iPort Rail provides immediate access to the national rail network
- A dedicated intermodal freight exchange onsite means that iPort benefits from outstanding road, rail and air interchange options
- Doncaster Sheffield Airport is just four miles away and can accommodate the biggest airfreight carriers



SUPPLIED BY: MDS TRANSMODAL



SAT NAV: DN11 OBF

## 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

# Strategic

rail freight **solutions** on site

iPort Rail is an integral part of the iPort site. Its state-of-the-art intermodal terminal offers secure modern rail freight handling facilities for iPort occupiers and businesses across the region.

- Direct access to the UK national rail network with gauge-cleared connectivity
- Direct services to Europe via the Channel Tunnel
- Integrated access to iPort: occupiers can directly approach the rail terminal using their own specialist vehicles on the facility's private roads or use the terminal's IMV tugs to transport goods on-site



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AROUND  
**2**  
HOURS

HUMBER  
PORTS

AROUND  
**7**  
HOURS

FELIXSTOWE  
LONDON GATEWAY  
SOUTHAMPTON  
MOSSEND



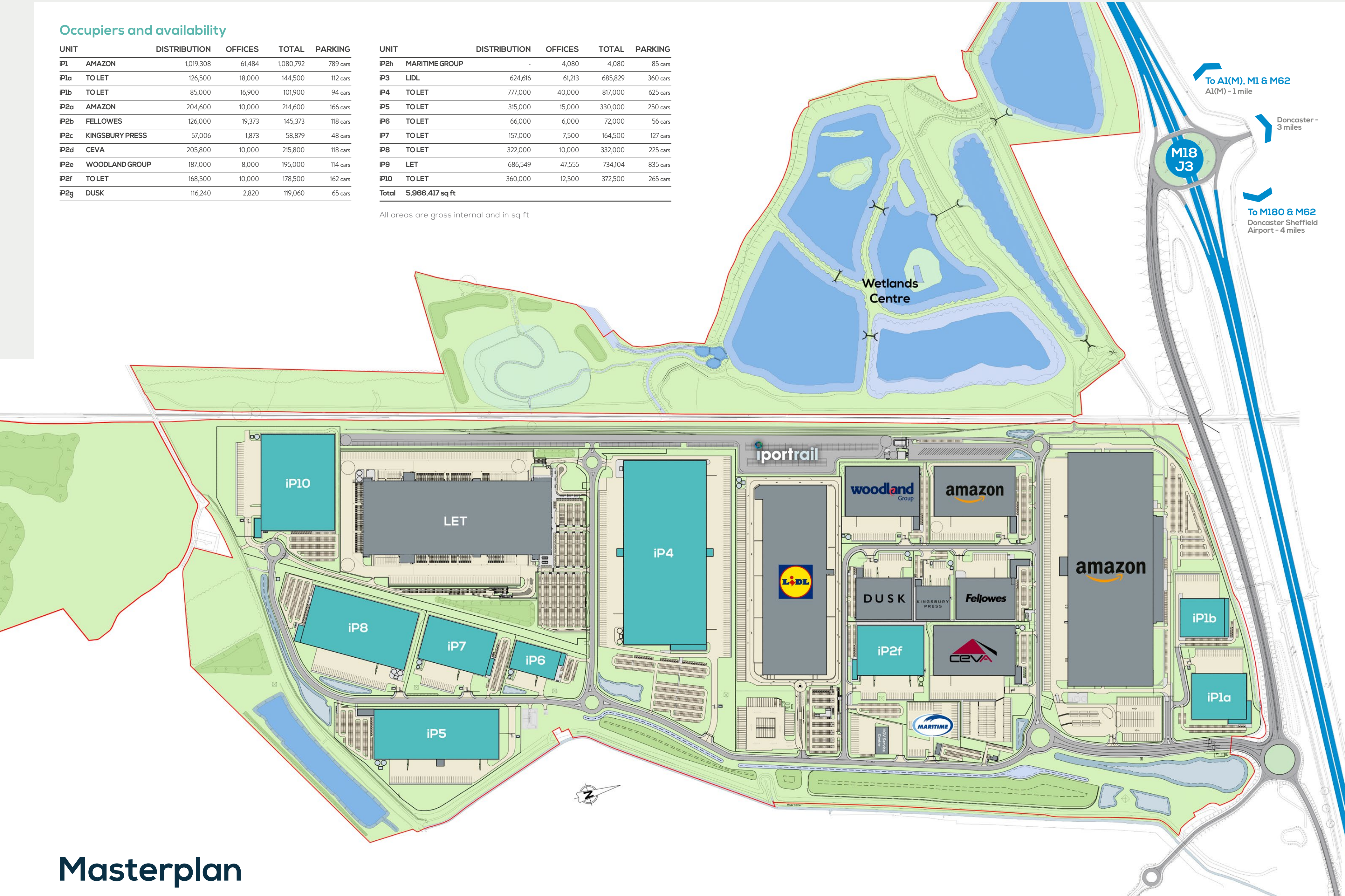


Occupiers and availability

UNIT		DISTRIBUTION	OFFICES	TOTAL	PARKING
iP1	AMAZON	1,019,308	61,484	1,080,792	789 cars
iP1a	TO LET	126,500	18,000	144,500	112 cars
iP1b	TO LET	85,000	16,900	101,900	94 cars
iP2a	AMAZON	204,600	10,000	214,600	166 cars
iP2b	FELLOWES	126,000	19,373	145,373	118 cars
iP2c	KINGSBURY PRESS	57,006	1,873	58,879	48 cars
iP2d	CEVA	205,800	10,000	215,800	118 cars
iP2e	WOODLAND GROUP	187,000	8,000	195,000	114 cars
iP2f	TO LET	168,500	10,000	178,500	162 cars
iP2g	DUSK	116,240	2,820	119,060	65 cars

UNIT		DISTRIBUTION	OFFICES	TOTAL	PARKING
iP2h	MARITIME GROUP	-	4,080	4,080	85 cars
iP3	LIDL	624,616	61,213	685,829	360 cars
iP4	TO LET	777,000	40,000	817,000	625 cars
iP5	TO LET	315,000	15,000	330,000	250 cars
iP6	TO LET	66,000	6,000	72,000	56 cars
iP7	TO LET	157,000	7,500	164,500	127 cars
iP8	TO LET	322,000	10,000	332,000	225 cars
iP9	LET	686,549	47,555	734,104	835 cars
iP10	TO LET	360,000	12,500	372,500	265 cars
Total		5,966,417 sq ft			

All areas are gross internal and in sq ft



Masterplan



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