



MULBERRY
**LOGISTICS
PARK**

DONCASTER

A1(M) J34 / DN10 6BD
A NEW, BUILD-TO-SUIT
LOGISTICS DEVELOPMENT
FLEXIBLE UNITS AVAILABLE
FROM 350,000 SQ FT – 1.2 MILLION SQ FT

MULBERRYLOGISTICSPARKDONCASTER.CO.UK

DEDICATED TO

FLEXIBLE SCALE

MULBERRY LOGISTICS PARK, DONCASTER IS ONE OF THE UK'S LARGEST, FLEXIBLE LOGISTICS OPPORTUNITIES.

Located on the border of Doncaster and the Bassetlaw district, and just 1 mile from the A1(M) J34, it is within easy reach of Doncaster, Sheffield and Nottingham, whilst Doncaster Sheffield Airport is just 15 minutes by car.



Superb access to Yorkshire, the North East, the East Midlands and the East Coast ports via the A1(M)



State-of-the-art, large scale warehouse space on either a leasehold or freehold basis



Rare opportunity to occupy a build-to-suit space with unrivalled flexibility, strategically positioned in an established logistics location with nearby businesses including Daher, Certex, Butternut Box, CPS Manufacturing and Milestone Logistics



A large available labour pool, with weekly wages up to 11% lower than the UK average



Flexible build-to-suit opportunities ranging from 350,000 sq ft - 1.2 million sq ft

DELIVERING SCALE AND FLEXIBILITY

Mulberry Logistics Park, Doncaster offers a rare opportunity in the region for flexible state-of-the-art warehouse space, built to occupier's exact needs, with units available from 350,000 sq ft up to 1.2 million sq ft in a single building.

Set in a well-connected location with a strong available labour pool, this site is already in good company with nearby commercial and logistical businesses including Daher, Certex, Butternut Box, CPS Manufacturing and Milestone Logistics.



A LARGE, COST-EFFECTIVE SUPPLY OF LABOUR

- Over 72% of resident population within a 60-minute drive time are economically active; 165,000 of these are currently unemployed
- Average gross weekly pay is approximately 11% less than the UK average

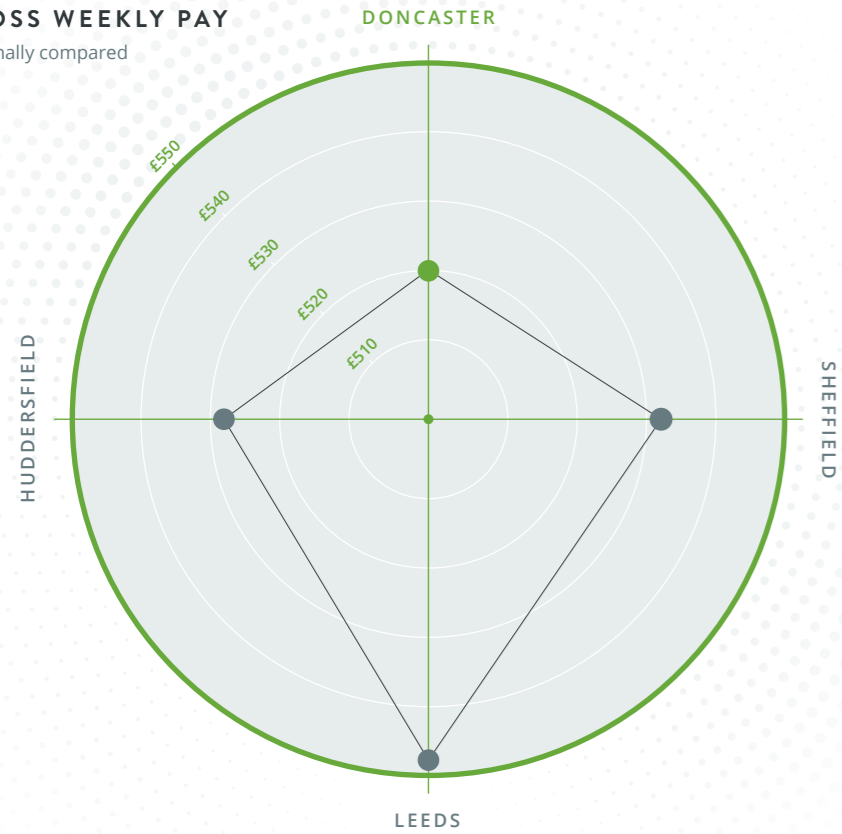
Source: Office of National Statistics, Nomis

- Both Doncaster Council and Bassetlaw District Council have bold plans to build new homes, creating more employment requirements locally. Doncaster's draft local plan targets between 585 and 912 dwellings per annum up to 2032. Bassetlaw already have 3,500 new homes in the pipeline (consented or allocated) with plans for a further 3,700 by 2035.

Sources: Doncaster Council/Bassetlaw District Council

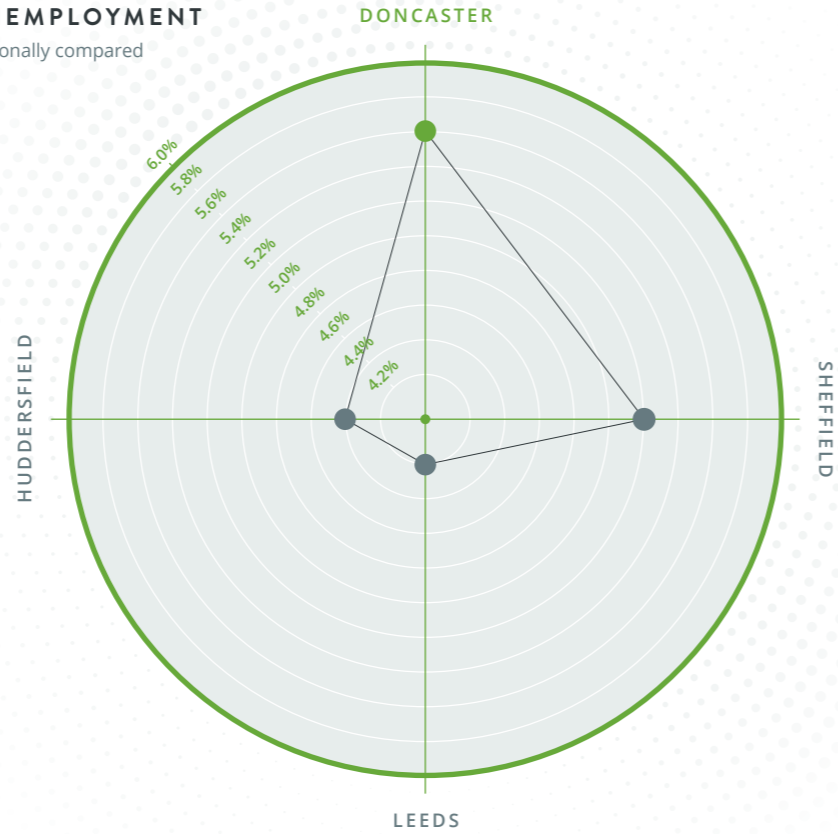
GROSS WEEKLY PAY

Regionally compared



UNEMPLOYMENT

Regionally compared



A THRIVING LOGISTICS LOCATION

Less than half a mile to the A1(M) J34 and Blyth Services, Mulberry Logistics Park, Doncaster is ideally located for fast distribution.

This development serves the North of England and the Midlands, as well as having Doncaster Sheffield Airport within a short 15-minute drive.

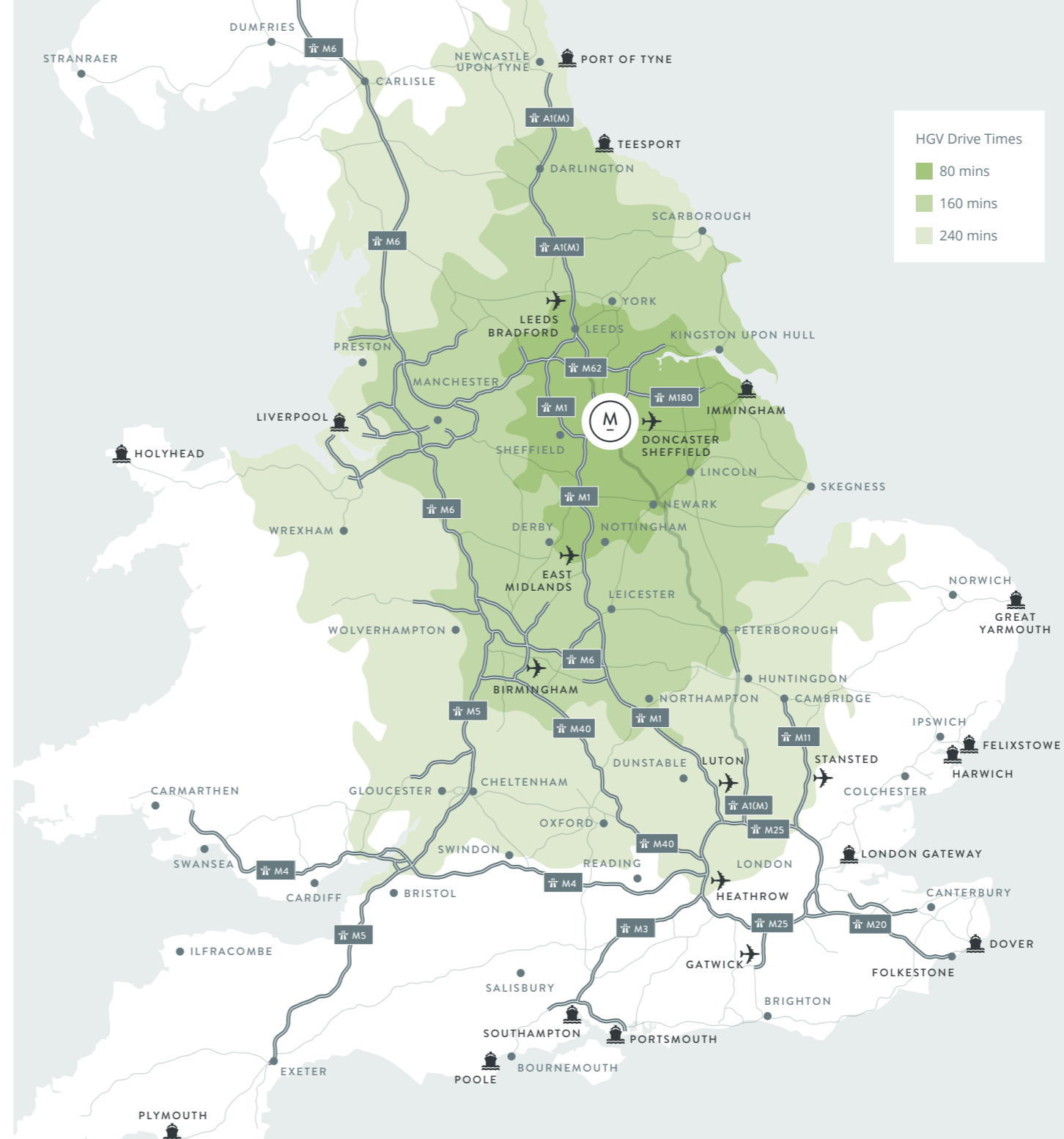
The site is also situated close to other logistics and commercial businesses, with access to growing economical and residential areas (such as Harworth and Bircotes), as well as being well-connected to strategic links along the A1(M), the M1 and the M18.

TRAVEL TIMES

BY ROAD (HGV)

Destination	Distance	Time
Doncaster	7.8 miles	15 min
Sheffield Airport		
Doncaster (Centre)	10.8 miles	22 min
Sheffield	27 miles	35 min
Nottingham	35.7 miles	55 min
Leeds	43.4 miles	45 min
Hull	53.5 miles	1 hr
Manchester	63.7 miles	1 hr 25 min
London	154 miles	2 hr 40 min

Source: Google Maps





INDICATIVE OPTIONS

UNIT 1	sq ft	sq m
Warehouse Area	500,000	46,451
Office	15,000	1,394
Hub Office	5,000	464
Level Access Pods	45,380	4,216
Total Area	565,380	52,525

440 car spaces / 127 HGV spaces
72 dock level doors / 12 level access doors

UNIT 3	sq ft	sq m
Warehouse Area	665,000	61,781
Office	35,000	3,252
Hub Office	10,000	929
Total Area	710,000	65,962

550 car spaces / 234 HGV spaces
100 dock level doors / 8 level access doors

UNIT 2	sq ft	sq m
Warehouse Area	548,438	50,952
Office	15,000	1,394
Hub Office	5,000	464
Total Area	568,438	52,810

440 car spaces / 185 HGV spaces
72 dock level doors / 12 level access doors

UNIT 4	sq ft	sq m
Warehouse Area	380,000	35,303
Office	20,000	1,858
Hub Office	10,000	929
Total Area	410,000	38,090

330 car spaces / 163 HGV spaces
64 dock level doors / 8 level access doors

THE NEXT LEVEL OF LOGISTICS

Mulberry Logistics Park, Doncaster will achieve a BREEAM 'Very Good' rating, with buildings being constructed to an exceptionally high quality, in line with occupiers' specific requirements.

This is a rare and unrivalled opportunity in the region to take advantage of a possible eaves height of up to 18m. This is logistics to the highest level in every sense.

SPECIFICATION

TYPICAL WAREHOUSE SPECIFICATION

- BREEAM 'Very Good' and EPC Rating A
- Built-up cladding with 25-year guarantee
- Triple-skinned roof lights to 15% of floor area
- FM2 (special) floor slab: uniformly distributed loading of 50kN/m²
- Rooftop photo-voltaic array
- LED lighting to external yard areas
- Rack loading of 9 tonnes
- Hormann / Stertil level access and dock doors
- Reinforced concrete dock walls with dock height of 1200mm / 1300mm to suit
- Adjustable dock levellers rated to 6,000kg with rectangular shelters, LED traffic lights and lighting

TYPICAL OFFICE SPECIFICATION

- Enhanced cladding and curtain walling to improve natural lighting
- Air conditioning to all office areas
- LED office lighting with automatic movement and daylight controls
- Energy monitoring system with 'smart meters'
- Heavy duty raised-access floor with provision for data cabling
- Fire alarm system, with main panel designed for the future connection of a warehouse fire alarm system

EXTERNAL

- Electric car charging points
- LED security lighting
- Secure weldmesh fencing
- 55m yard depths

Indicative images





MULBERRY
**LOGISTICS
PARK**
DONCASTER



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MULBERRY
DEVELOPMENTS

GreenWhiteStar
Acquisitions

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