



eu.glp.com

Mammoth 602

G-Park Doncaster



High spec



Strategic location



601,761
SQ FT



Close to
M18 J4



Westmoor Park
DN3 3FQ



Mammoth 602

Opportunity to lease the largest and most sustainable logistics building in the North of England

Immediately available
To Let





Mammoth 602 statistics

Built for logistics

- 60** Dock doors
- 24** Level access doors
- 16** Large dock doors
- 4** Van level access doors
- 20 m** Clear internal height
- 2** Transport offices
- 50 m** Yard depth both sides
- Cross** dock

Storage capacity

- 139,150** VNA pallet positions
- 75,440** Wide aisle positions
- 80 kN psm** Floor load

Energy supply

- 5MVA** Incoming power supply

Increased parking

- 392*** Car parking spaces
- 20** Electric car charging bays
- 217** HGV parking spaces
- 27** Van parking spaces

Sustainability and well being

- Excellent** BREEAM fit-out rating
- net-Zero** Target build
- A** EPC Rating

20m clear internal height
(From internal ground floor level)

Internal ground floor level



1.2m dock wall height

* Includes electric car charging bays





Mammoth 602 G-Park Doncaster

Mammoth 602 is situated on a 32 acre site, offering a 601,761 sq ft brand new, highly specified distribution and logistics warehouse.

The development benefits from a best-in-class specification, including two 50 m service yards, 20 m clear internal height, 60 dock levellers, 16 large dock levellers, 24 level access and 4 van level access doors with visibility from the M18.


Mammoth 602
Opportunity to lease the largest and most sustainable logistics building in the North of England



Mammoth 602 is targeting net-Zero carbon for construction in line with the UKGBC framework. Mammoth 602 will go through the Planet Mark accreditation scheme as part of GLP's strategy to reduce the carbon footprint further.



← M180 6m
← M62 12m

M18

→ M1 18m
→ A1(M) 10m


Westmoor Park
DN3 3FQ


marzipan.flamingo.dabbled
DONCASTER, UK


Strategic location

Strategic location
The site is located at West Moor Park, an established distribution location off Junction 4 of the M18 Motorway.




Sustainable benefits

Sustainable benefits
Built into every development at no extra cost including water harvesting and optimising natural light.


Leading occupiers

Home to leading occupiers
Existing logistics and manufacturing operators already based in Doncaster include Amazon, IKEA, B&Q, Asda and Next.



Strategically located — fast becoming the logistics capital of the North

G-Park Doncaster's central position makes it easily accessible to all parts of the UK and mainland Europe, and thanks to the area's extensive transport network, it is fast becoming the logistics capital of the North.

G-Park Doncaster is strategically located off Junction 4 of the M18 near five major motorways including M18, M1, A1(M), M180 and M62.

The site is 6 miles from the centre of Doncaster and is within easy reach of Doncaster railway station and Robin Hood Airport (6 miles).

G-Park Doncaster is also in close proximity to Doncaster International Railport (6 miles via A18).



The site is located at West Moor Park, an established distribution location off Junction 4 of the M18 motorway.



75% of the UK population can be reached in a 4.5 hour HGV drive time.



Robin Hood Airport is just 6 miles away and capable of handling the largest cargo planes in the world with its 3,000 m long, 60 m wide runway.



The Humber region is set to become a global gateway with its recently granted freeport status.



The Humber Ports are 60 minutes HGV drive time from the site.



Doncaster railway station runs a direct service to London Kings Cross which takes 1hr 45mins.

HGV drive times

- 2 hours
- 3 hours
- 4 hours

Drive to work time

- 30 min labour pool



Destination	Miles
Sheffield	22
Wakefield	37
Leeds	42
Manchester	70
Birmingham	94
Liverpool	105
Newcastle	124
London	171



Ports	Miles
Goole	16
Hull	43
Grimsby Docks	45
Immingham	43
Liverpool Docks	109



Airports	Miles
Robin Hood Airport	6
Leeds Bradford Airport	55
East Midlands Airport	60
Manchester	72



Railway stations	Miles
Doncaster International Railport	6
Doncaster Station	6.5

Source: Google Maps

Strong labour pool – long term access to a skilled workforce

As with all major employment locations, especially those with good strategic access, G-Park Doncaster draws its workforce from a wide area – with a population of over 962,000 within a 45 minute of the site†

Logistics and Manufacturing

The central location and accessibility to the motorway network ensure that the area is excellently serviced by road, rail, air and sea.

Doncaster's continued growth as a leading logistics centre is seen by local government as a vital aspect of the town's future. Logistics is the third biggest sector in the town, worth over £564 M (14.9%) annually to the local economy.

Suitable skilled workforce in Doncaster*

11,000 people employed within transport & storage

11,000 people employed within manufacturing

7,700 people currently unemployed

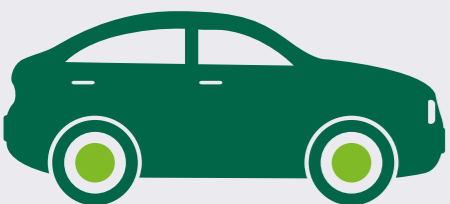
10,600 people economically inactive & wanting employment



Wages in Doncaster*

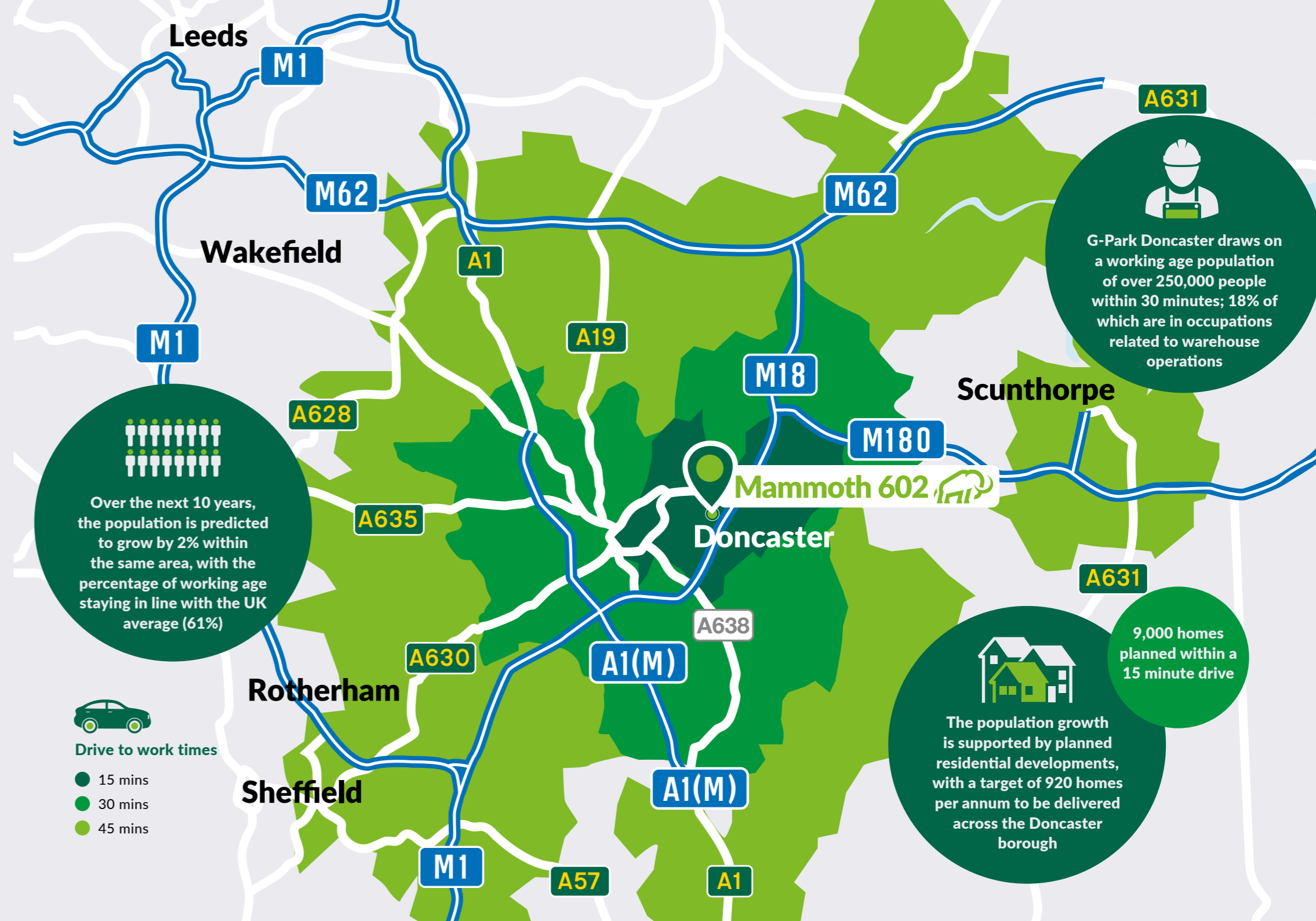
-13% Gross weekly pay is 13% below the national average for the UK

-19% Hourly wage rates are 19% below the national average for the UK



Population within a 45 minute drive of the site: **over 962,000†**

*Source: Nomisweb †Source: drivetimemaps.co.uk



Over the next 10 years, the population is predicted to grow by 2% within the same area, with the percentage of working age staying in line with the UK average (61%)

G-Park Doncaster draws on a working age population of over 250,000 people within 30 minutes; 18% of which are in occupations related to warehouse operations

The population growth is supported by planned residential developments, with a target of 920 homes per annum to be delivered across the Doncaster borough

9,000 homes planned within a 15 minute drive

Drive to work times

- 15 mins
- 30 mins
- 45 mins





Gym

Representative image



Representative image



Bee apiary

Representative image



Attenuation lagoon

Representative image



Tiny forest



Representative image

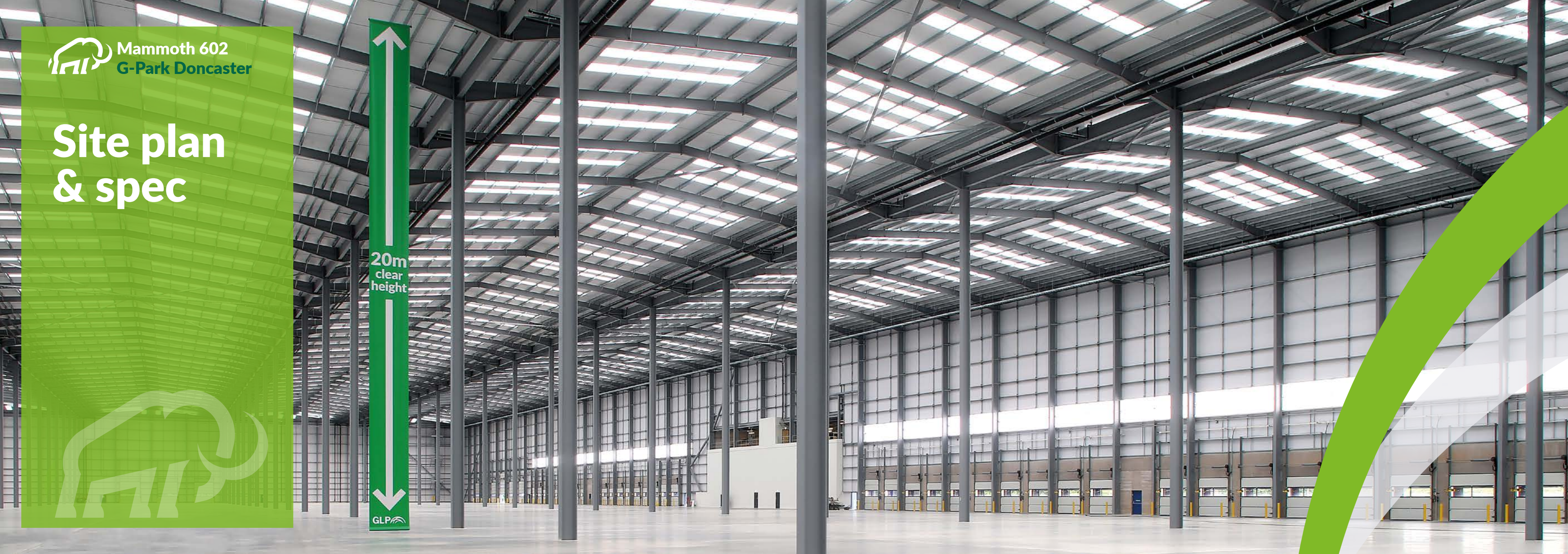


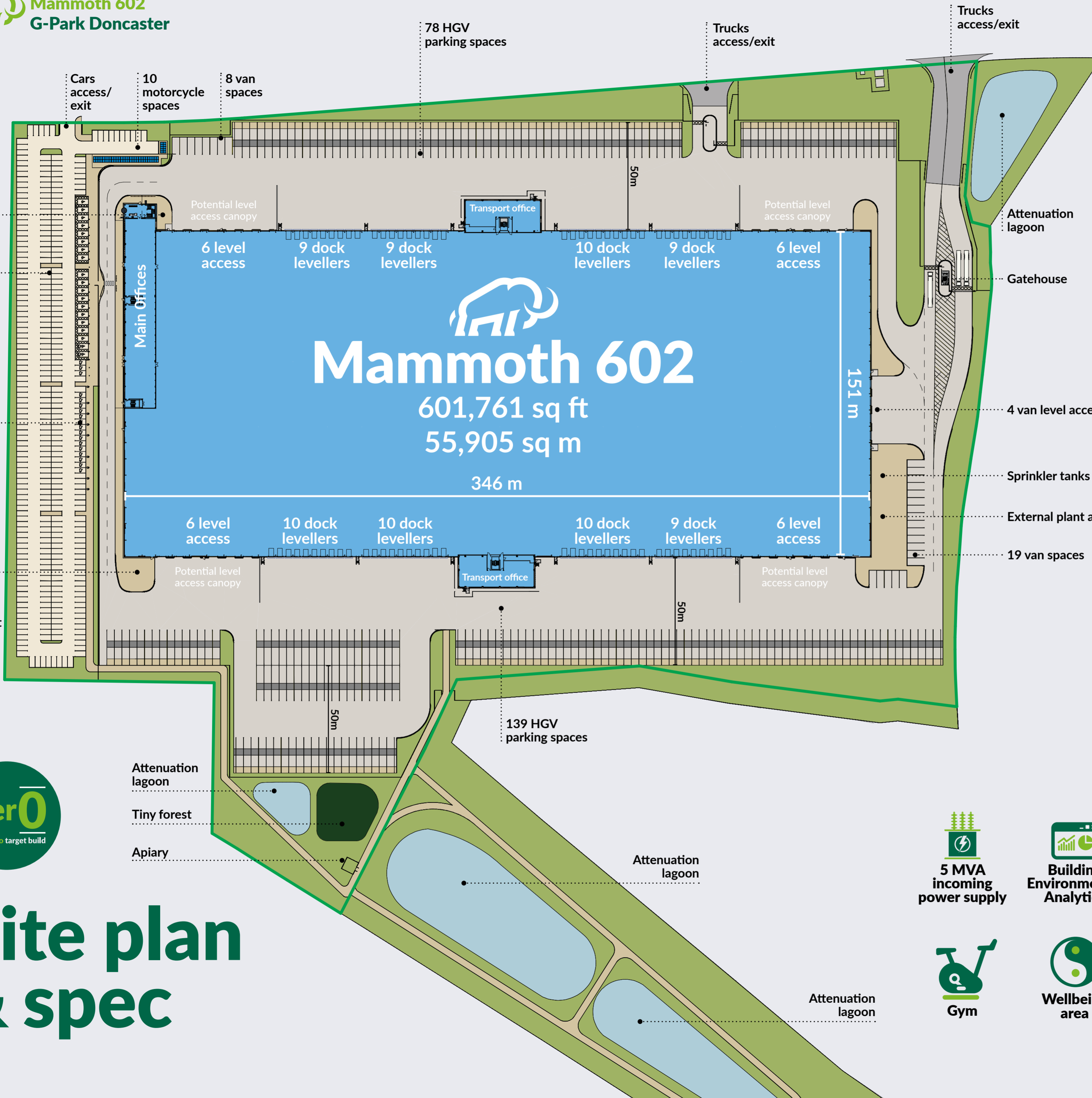
Wellbeing area

Representative image

Site plan & spec

20m
clear
height





Mammoth 602
601,761 sq ft
55,905 sq m

Schedule of accommodation

	TOTAL GIA 601,761 SQ FT	TOTAL GIA 55,905 SQ M
Warehouse	549,222 sq ft	51,024 sq m
Offices (2 storey)	28,762 sq ft	2,672 sq m
Meeting Room	1,518 sq ft	141 sq m
Transport office	11,022 sq ft	1,024 sq m
Transport office	11,022 sq ft	1,024 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	601,761 sq ft	55,905 sq m

Key features

- Clear height 20 m
- 31.98 acres (12.94 ha)
- 80 kN floor loading
- 24 level access
- 60 dock doors
- 16 large dock doors
- 217 HGV parking
- 372 car parking
- 50m yard depth
- Dual entrance
- Cross dock
- 20 charging car bays



Site plan & spec

- 5 MVA incoming power supply
- Building Environmental Analytics
- Gym
- Wellbeing area



Increased capacity

What difference does the increased capacity make?

- ✓ Three additional rack heights
- ✓ 37,950 extra pallet positions
- ✓ One additional mezzanine over and above a standard 15m to eaves building



20m Mammoth 602 clear height
Increased racking height with VNA
Increased mezzanine floor capacity

Mammoth 602
Ground +10



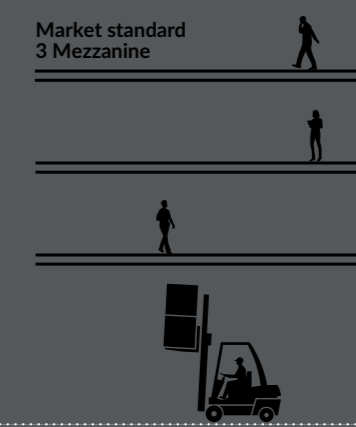
VNA Racking

15m Market standard clear height

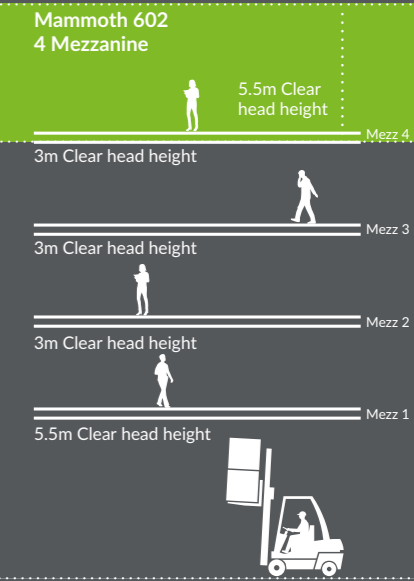
Market standard
Ground +7



Market standard
3 Mezzanine



Mammoth 602
4 Mezzanine

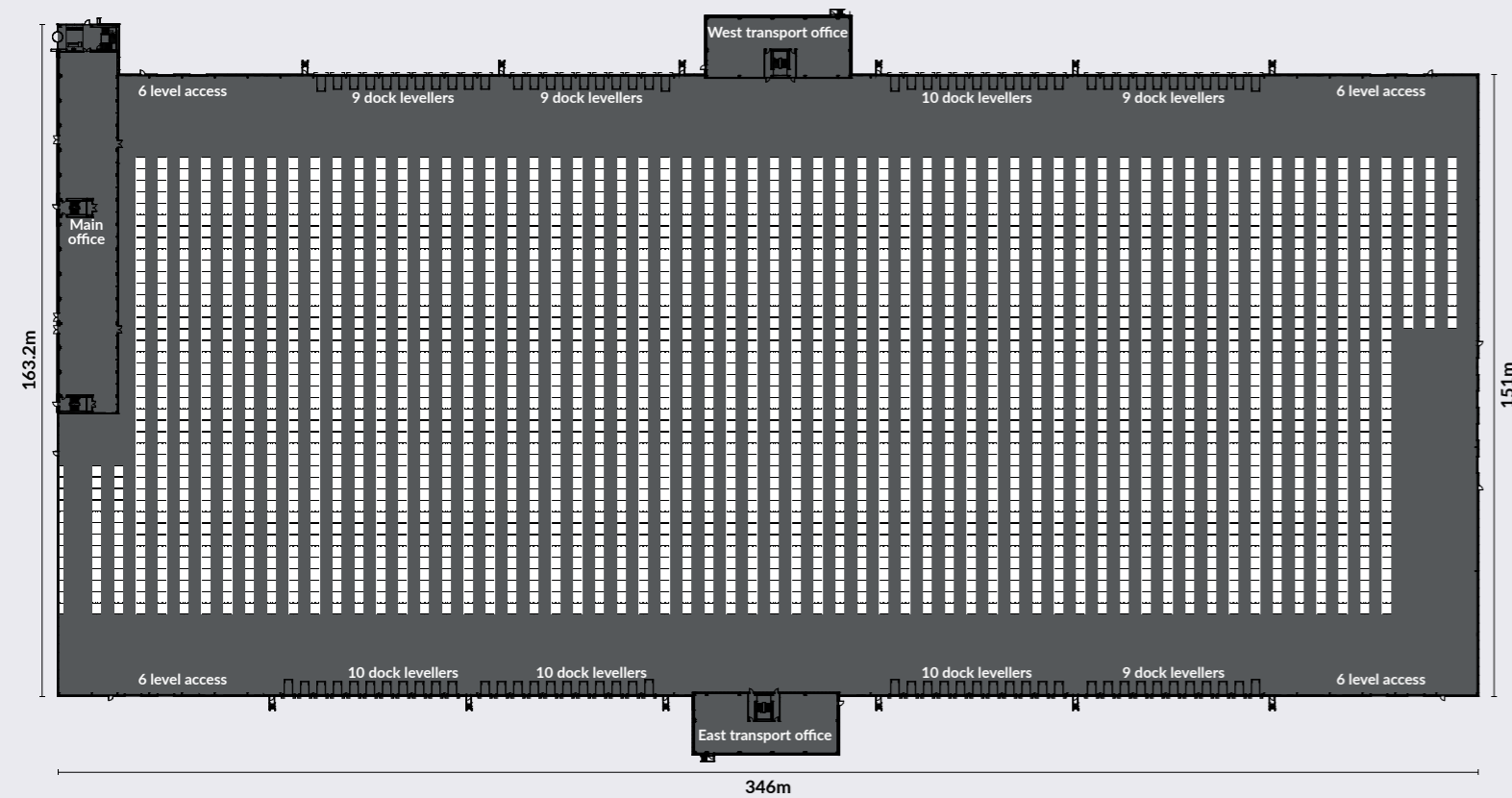



Mezzanine 5.5m

Ground Level

Indicative racking layout

Wide aisle racking layout

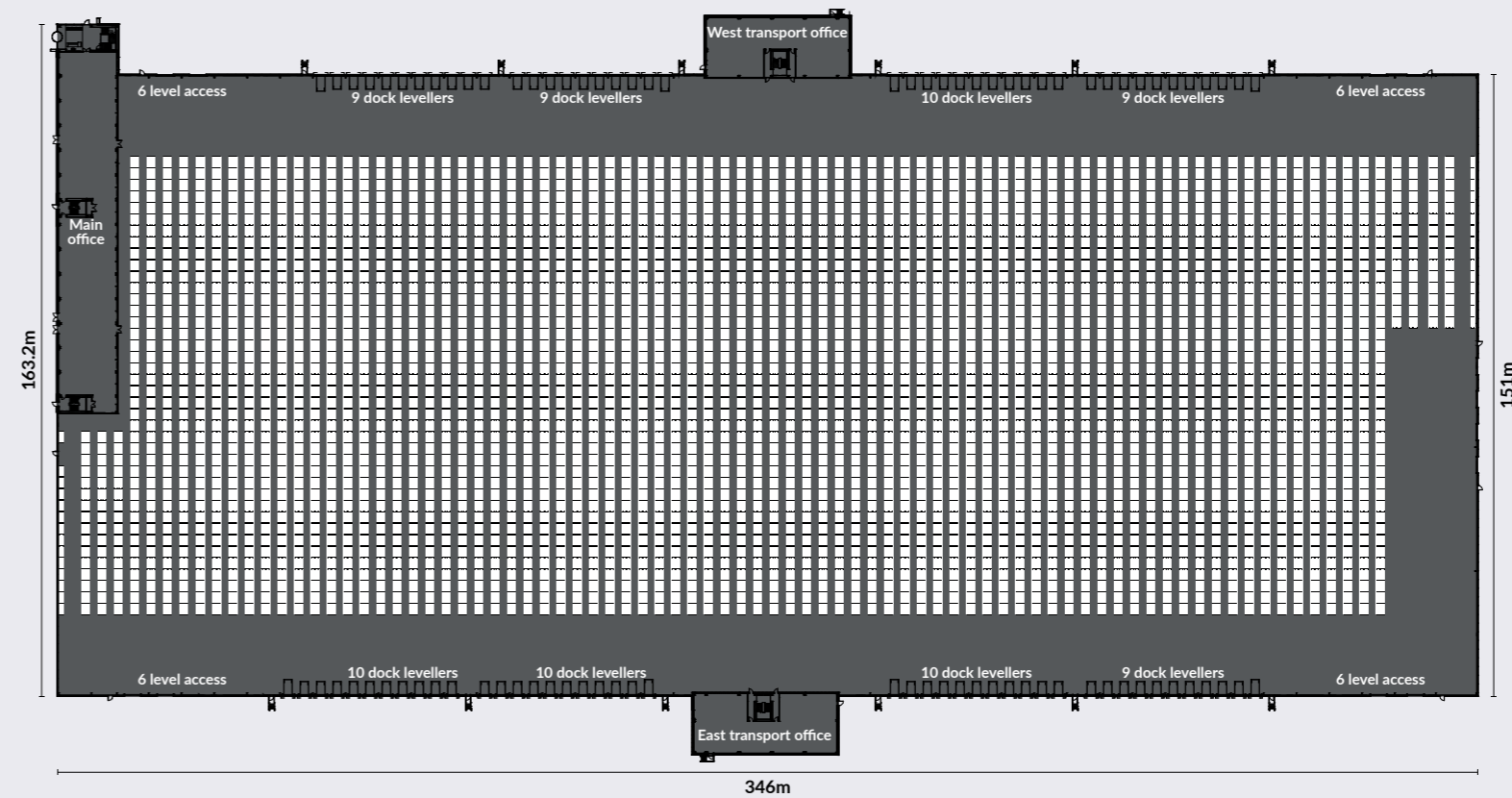




75,440
pallet
spaces*

*Assuming 8 levels, ground +7

Indicative racking layout

Very narrow aisle racking layout




139,150
pallet
spaces

*Assuming 11 levels, ground +10

New, enhanced GLP base build specification

The unit features the enhanced GLP 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

New innovations
The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.



The unit features the enhanced GLP 'standard' specification – with a range of cutting edge enhancements throughout.

Enhanced spec
Modern, glazed entrance with LED feature lighting



Enhanced spec
Distinctive reception area



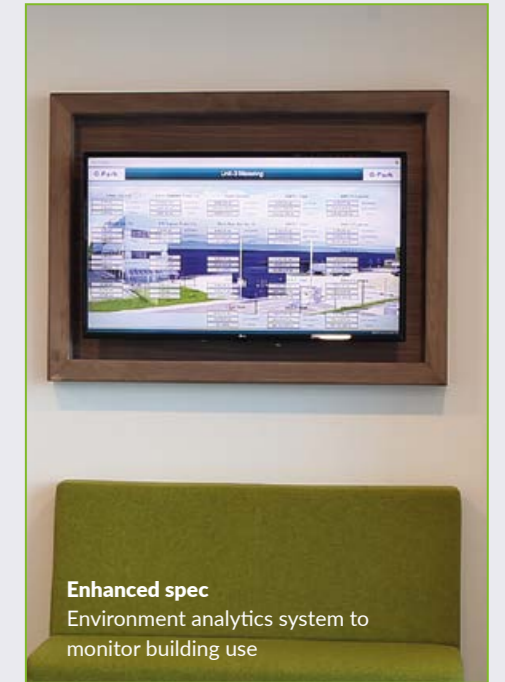
Enhanced spec
Open plan kitchen and break-out area



Enhanced spec
Modern simplified building design



Enhanced spec
Panoramic windows



Enhanced spec
Environment analytics system to monitor building use

Our commitment to sustainability

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



The GLP enhanced specification includes:

- ✔ BREEAM® Excellent – to all buildings
- ✔ WELL ready
- ✔ LED lighting throughout
- ✔ Low water spray taps
- ✔ 12% less embodied carbon than industry standard
- ✔ 15% less operational carbon in day-to-day operations
- ✔ Provision for electric vehicles
- ✔ Planet Mark offered for first year of occupancy to help manage energy use
- ✔ G-Hive scheme and wildflower planting to improve biodiversity
- ✔ 100% recycled and recyclable carpets
- ✔ Painted using VOC free natural paint



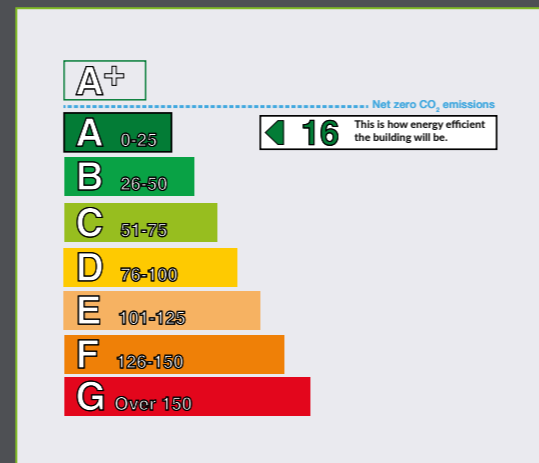
BREEAM® and Energy Efficiency Ratings

BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



★★★★★
Rating: Excellent



Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption.



Cost-effective
We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Reducing water usage
Rainwater harvesting for use in toilet flushing and other non-potable applications.



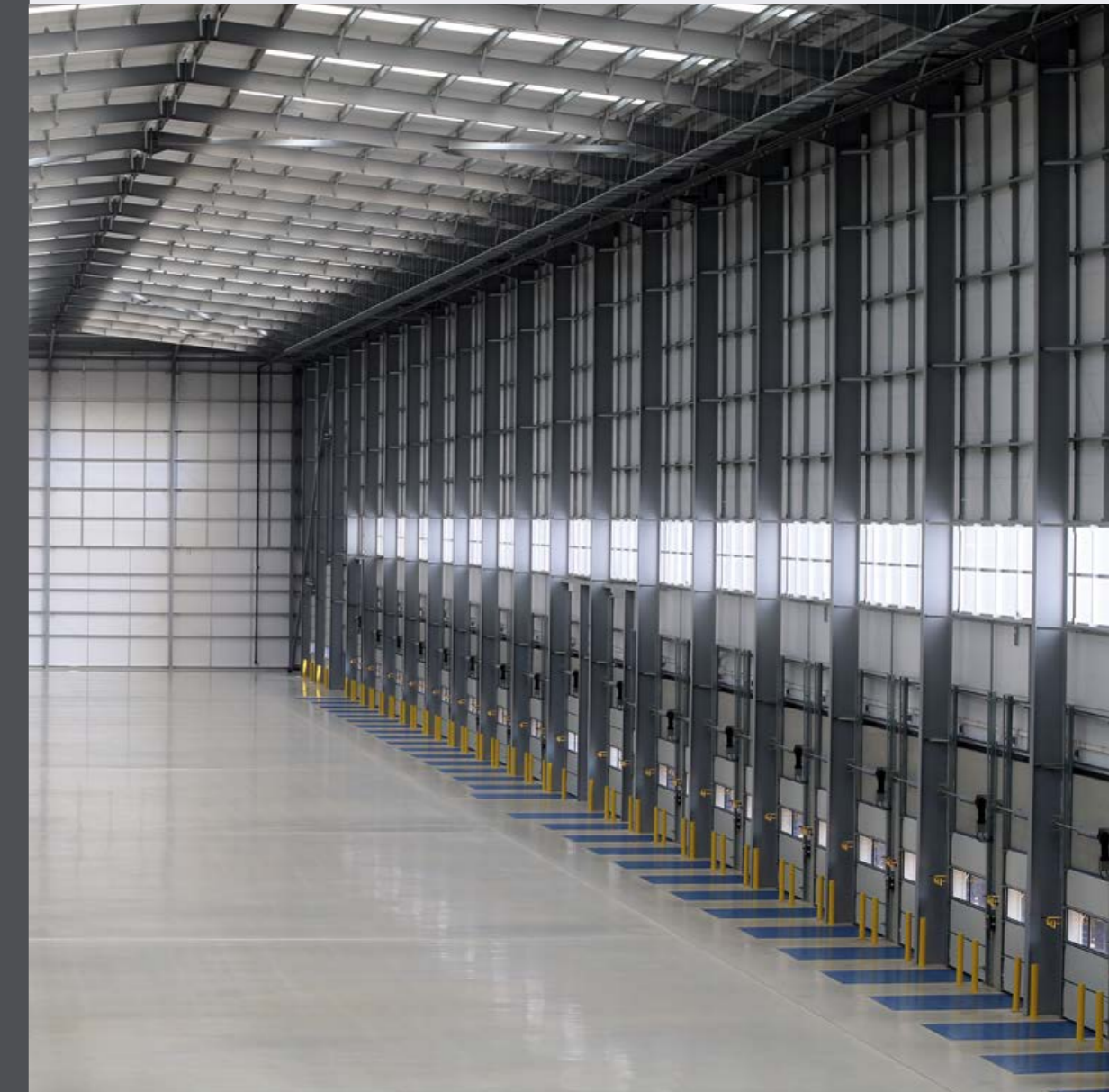
Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Exceeding requirements
GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. Learn more at glp.com/global

Our European operating portfolio consists of more than 5.6 million sq m across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m. To learn more about our European operations, please go to eu.glp.com



**5.6 million sq m
operating portfolio**



**9 million sq m
development in 30 years**



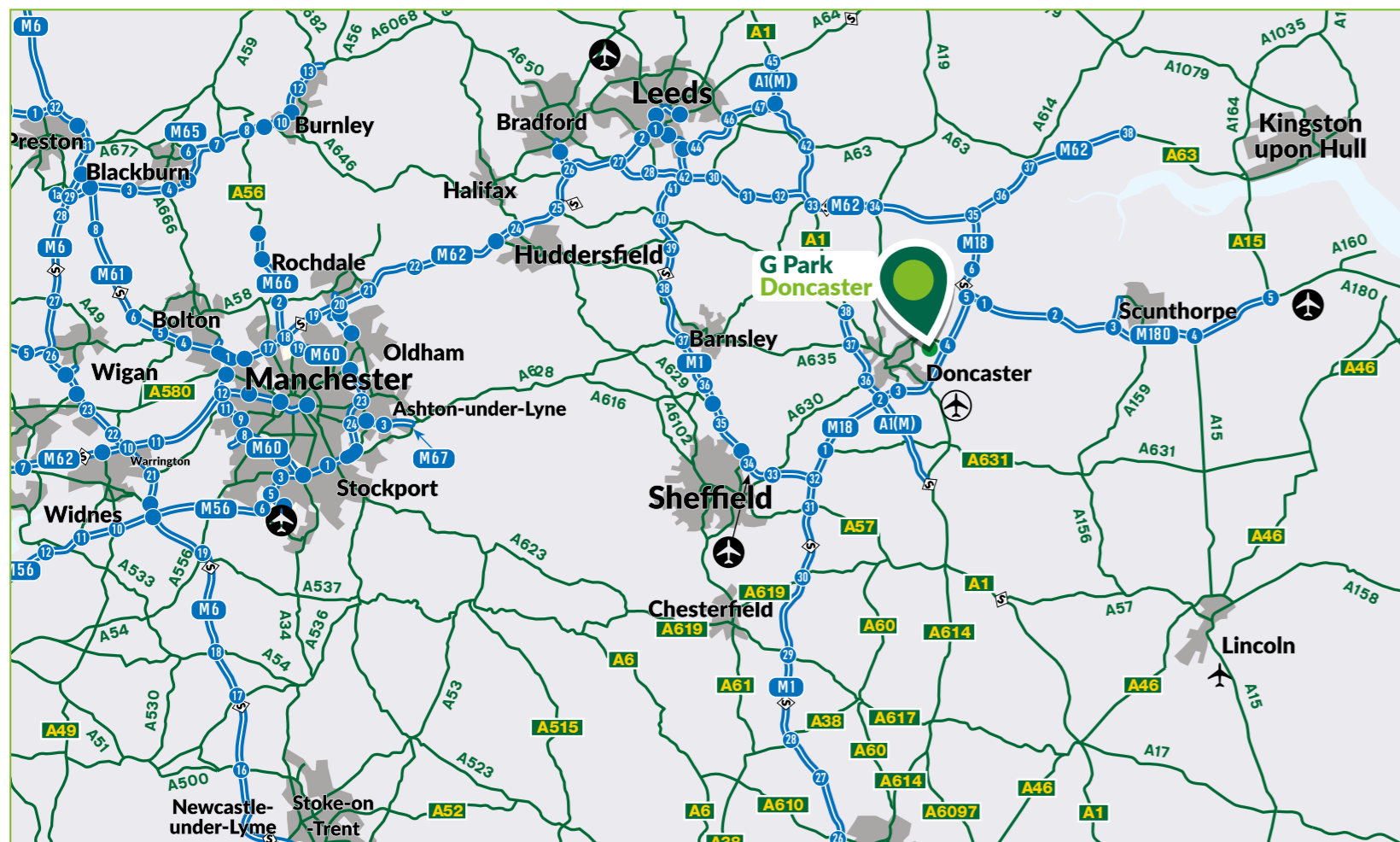
**4 million sq m
development pipeline**



**Strong
global presence**



Location & travel distances



Destination	Miles
Sheffield	22
Wakefield	37
Leeds	42
Manchester	70
Birmingham	94
Liverpool	105
Newcastle	124
London	171

Ports	Miles
Goole	16
Hull	43
Grimsby Docks	45
Immingham	43

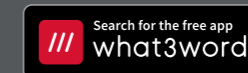
Airports	Miles
Robin Hood Airport	6
Leeds Bradford Airport	55
East Midlands Airport	60
Manchester	72

Railway stations	Miles
Doncaster	6
International Railport	
Doncaster Station	6.5

Source: Google Maps

The easy way to visit and navigate your way to G-Park Doncaster.

On a smartphone, download the what3words app, simply enter **marzipan.flamingo.dabbled** then tap 'Navigate' and select 'Google Maps' to open the location in Google Maps.




Contacts


If you would like any further information on the building, or to arrange a meeting, please contact:



Adrienne Howells
Senior Development Director, GLP

 adrienne.howells@glp.com
 +44 (0)7908 901 375

Alex Eade
Development Surveyor, GLP

 alex.eade@glp.com
 +44 (0)7398 195 069


London office
50 New Bond Street
London WS1 1BJ



GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. June 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



eu.glp.com




Rebecca Schofield
 rebecca.schofield@knightfrank.com
 +44 (0)7776 172 123

Charles Binks
 charles.binks@knightfrank.com
 +44 (0)7793 441 911

Iain McPhail
 iain.mcphail@knightfrank.com
 +44 (0)7962 360 297



Richard Harris
 rich.harris@eu.jll.com
 +44 (0)7808 290 894



Navigating via the what3words app
You can also simply enter your destination's what3words address into the what3words app, then tap 'Navigate' to get directions in your favourite apps such as Google Maps, Waze or Navmii. When navigating from your mobile device, please drive safely and do not use your device while driving.

 [marzipan.flamingo.dabbled](https://www.what3words.com/marzipan.flamingo.dabbled)
Doncaster, UK



Mammoth 602
G-Park Doncaster
West Moor Park
Doncaster
DN3 3FQ