



**FIRSTPOINT  
DONCASTER**

**JUNCTION 3 M18**

DN4 5JQ

## 2 HIGH BAY DISTRIBUTION UNITS TO LET / FOR SALE

**V246**

**246,755 sq ft (22,924 sq m) DISTRIBUTION WAREHOUSE**



**V277**

**277,232 sq ft (25,755 sq m) DISTRIBUTION WAREHOUSE**



**Standard Life  
Investments**

[www.v3-doncaster.com](http://www.v3-doncaster.com)

# Description

V3 comprises 3 speculatively developed industrial/warehouse units located at Firstpoint, to the south east of Doncaster, just off Junction 3 of the M18 motorway. The largest, V415, extends to 415,000 sq ft and has been let to Amazon. V246 and V277 are available for immediate occupation. At the front of the estate is a B&Q Retail Warehouse, hotel and pub, and a Morrisons supermarket is currently under construction. V246 and V277 therefore benefit from being within Doncaster, close to the local labour supply and nearby facilities, together with excellent access to the local motorway network.

# Local Occupiers

Other occupiers already in the Doncaster area include:

- DFS Head Office/Distribution Centre
- B&Q Distribution Centre
- ASDA Distribution Centre
- Polypipe
- Scott's Miracle Gro
- Wincanton Logistics
- Tesco Distribution Centre
- Norbert Dentressangle
- IKEA Distribution Centre
- Next Distribution Centre
- DHL
- BMW

# Labour Supply

- Working age population in the Yorkshire & Humber region is circa 3.5 million
- 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

Source: Nomis.

# Ports

- Excellent access to the Humber ports, with all four within 1 hour drive

Source: UK Haulier.

# Air

- Robin Hood Airport currently handles in excess of 1 million passengers per year
- Over 60 major freight forwarders operate within 1 hour travel time
- One of only a few airports with the airfield infrastructure and surface access capability to handle large freight aircraft

Source: www.robinhoodairport.co.uk.



# V246

## Accommodation

<b>Warehouse</b>	238,023 sq ft
<b>Office</b>	8,732 sq ft
<b>Total</b>	<b>246,755 sq ft</b>

## Planning

The units benefit from B1c, B2 and B8 planning consent, with no hours of use restrictions.



**Energy Performance Certificate** HM Government

Valiant (Zone B2)  
First Point  
Baby Car Bank  
DONCASTER  
DN11 5JQ

Certificate Reference Number:  
0265-3082-0188-0000-1491

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical Information**

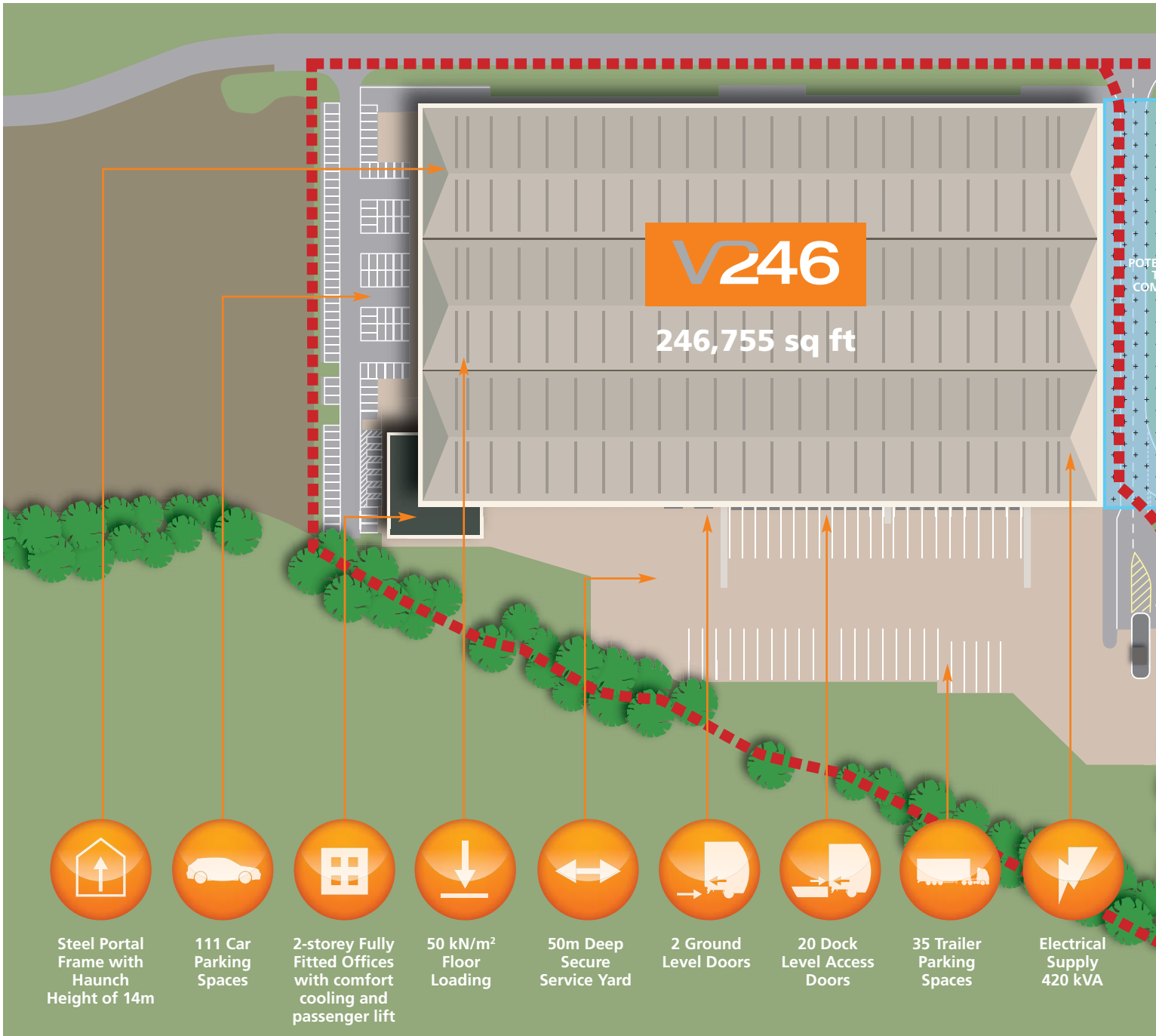
Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 246,755  
Building complexity (NBS level): 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
37 If newly built  
30 If typical of the existing stock

Net zero CO<sub>2</sub> emissions

**50** This is how energy efficient the building is.



# V277

## Accommodation

<b>Warehouse</b>	266,964 sq ft
<b>Office</b>	10,268 sq ft
<b>Total</b>	<b>277,232 sq ft</b>



**Energy Performance Certificate**  
Non-Domestic Building

Victor (Zone B1)  
First Point  
Babby Cart Bank  
DONCASTER  
DN4 5JD

Certificate Reference Number:  
0120-0231-4630-1862-6006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

**A+** 0-25  
**A** 26-50  
**B** 51-75  
**C** 76-100  
**D** 101-125  
**E** 126-150  
**F** Over 150  
Less energy efficient

Net zero CO<sub>2</sub> emissions

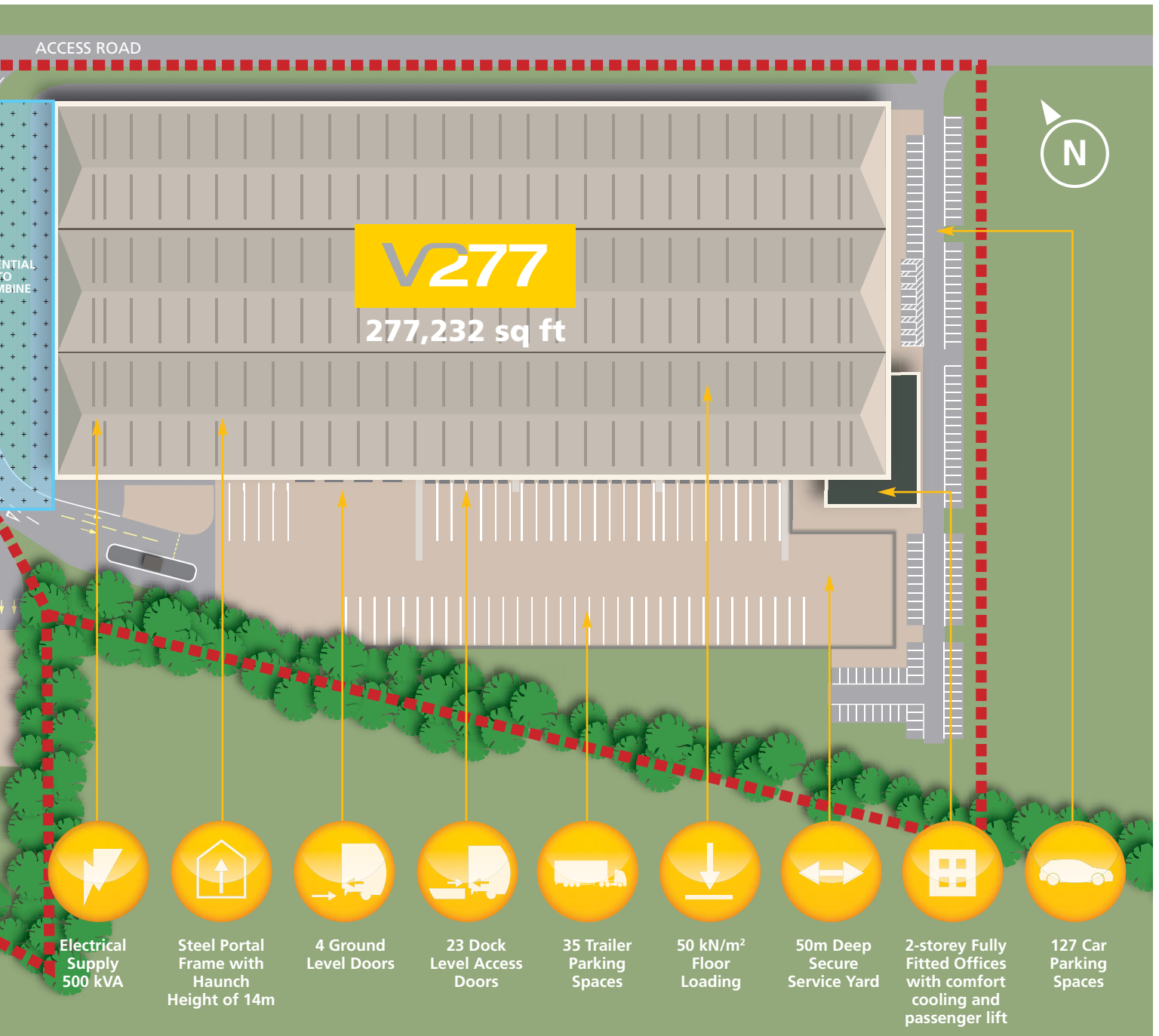
**50** This is how energy efficient the building is

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total usable floor area (m<sup>2</sup>): 25208  
Building complexity: 4  
NBS level: 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
36 if newly built  
81 if typical of the existing stock



# Communications

## Drive Times from V3

Destinations	Distance Miles	Travel times (approx) HGVS
Rail freight depot	1.1	4 mins
Doncaster mainline station	2.5	7 mins
Robin Hood Airport	8.7	19 mins
Sheffield	20	28 mins
Leeds	36	47 mins
Hull	48	55 mins
Manchester	72	1hr 21 mins
Birmingham	92	1hr 38 mins
Newcastle	117	2hrs 26 mins
London	168	2hrs 54 mins

Source: UK Haulier.

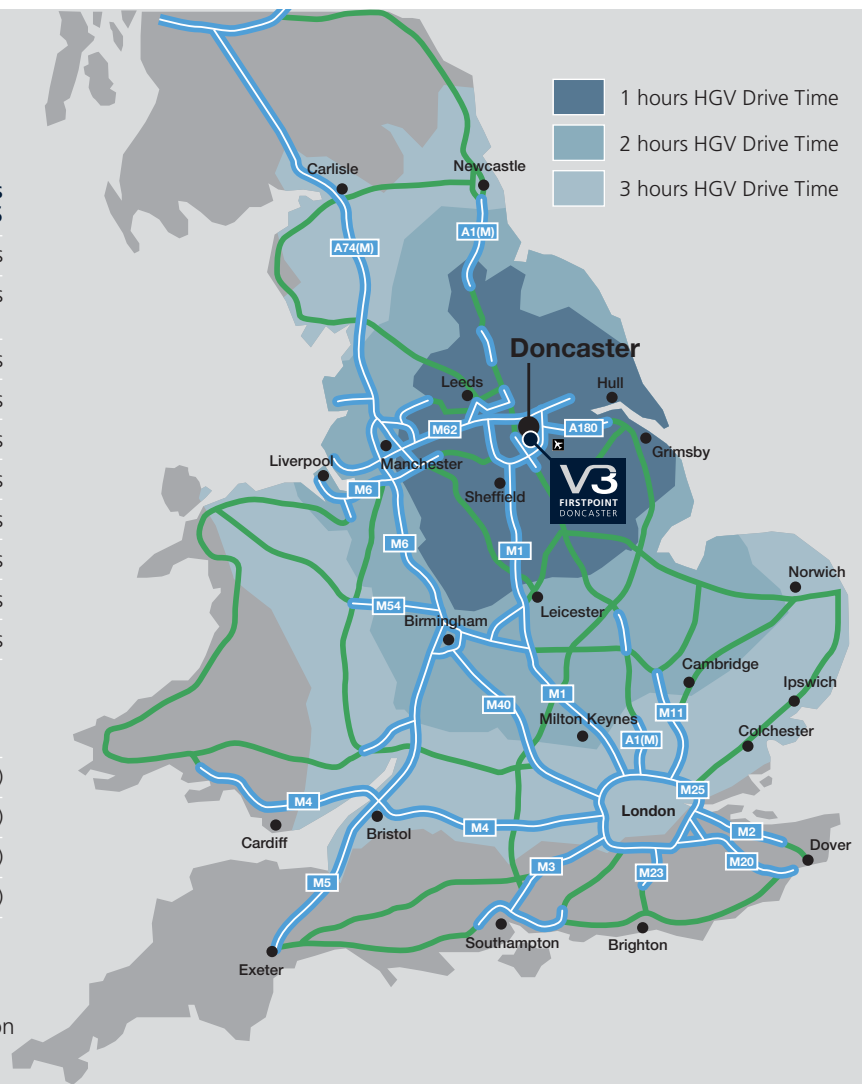
## Port Drive Times from V3

Grimsby Docks	51	58 mins (HGV)
Hull	47	55 mins (HGV)
Immingham	49	57 mins (HGV)
Goole	22	28 mins (HGV)

Source: UK Haulier.

## Rail Freight Terminal

Doncaster Rail Freight Terminal is located near Junction 3 of the M18 and close to V3 Doncaster. For more information please visit [www.freightliner.co.uk](http://www.freightliner.co.uk).



Approximate and indicative of UK Haulier HGV route times.

# Demographics

## Local Demographics

	Population	Economically Active	Unemployed
10 Minute Drive Time	66,352	28,155	2,239
20 Minute Drive Time	498,535	217,534	14,270
30 Minute Drive Time	1,441,013	614,474	41,569

## National Demographics

	Population	% of UK population
2 hour Drive Time	21,231,816	34.1
3 hour Drive Time	31,985,118	51.4
4 hour Drive Time	49,659,463	79.8

Source: CACI 2011 Population.

Approximately 18.8% of the local population are involved in the Transport and Communications sectors.

Source: Nomis.

Gross weekly pay in Doncaster is 8.0% below the national average of the UK. Hourly wage rates are 11.0% below the national average of the UK.

Source: Nomis.

## Unemployment Rates Comparison

National Average	4.0%
Doncaster	5.9%
Milton Keynes	4.1%

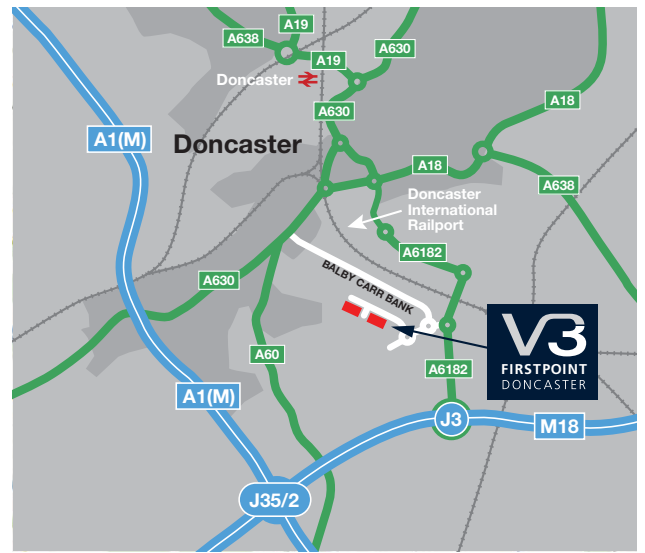
Source: Nomis, June 2012.

## Assistance from Doncaster Metropolitan Borough Council

Invest in Doncaster (01302 737 447) is the Inward Investment and business support arm of Doncaster Council. Their services are free and confidential and include:

- Identifying and securing any available financial support
- Assistance with planning issues
- HR support for recruiting, training and developing staff
- HR support for staff relocating
- Identifying supply chain opportunities
- Introductions to local business networks





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**[www.v3-doncaster.com](http://www.v3-doncaster.com)**

**Standard Life Investments**

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