



MULBERRY

LOGISTICS PARK

DONCASTER

PHASE 2

BLYTH ROAD, DN10 6BD

///TASK.BARN.UPHOLDING

A1(M) J34 / DN10 6BD

A NEW, BUILD-TO-SUIT INDUSTRIAL /
LOGISTICS DEVELOPMENT

FLEXIBLE UNITS AVAILABLE

UP TO C. 1,000,000 SQ FT

DETAILED PLANNING FOR 461,000 SQ FT
AND 760,000 SQ FT

MPDL.CO.UK/DONCASTER

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.



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
industrial location with nearby
businesses including Culina, Kingfisher,
B&Q and Butternut Box



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



Flexible build-to-suit opportunities ranging
from 461,000 sq ft - 1,000,000 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 461,000 sq ft to 1,000,000 sq ft in a single building.

Set in a well-connected location with a strong labour pool available, this site is already in good company with nearby commercial and logistical businesses including Culina, B&Q and Butternut Box.



A LARGE, COST-EFFECTIVE SUPPLY OF LABOUR

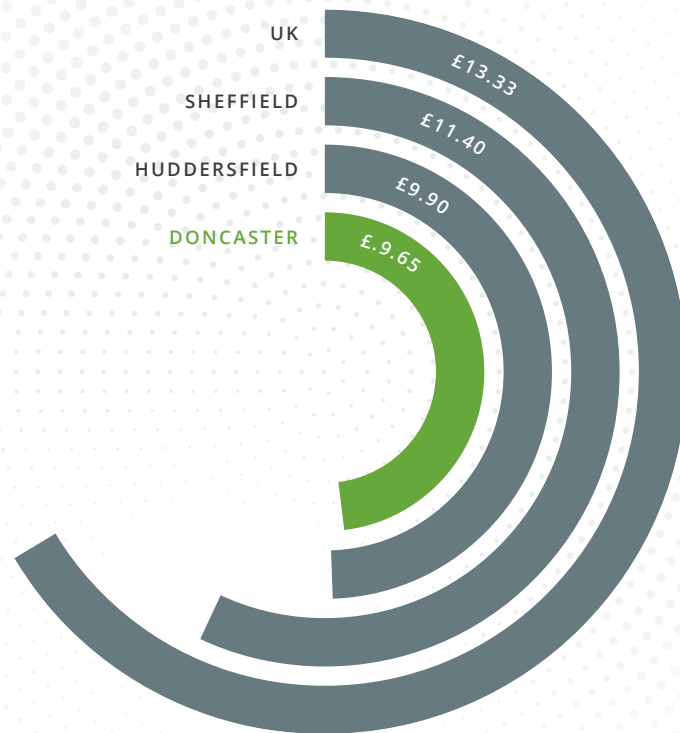
- Over 72% of resident population within a 60-minute drive time are economically active; 165,000 of these are currently unemployed
- Average gross hourly pay is approximately 11% less than the UK average

Source: Office of National Statistics, Nomis

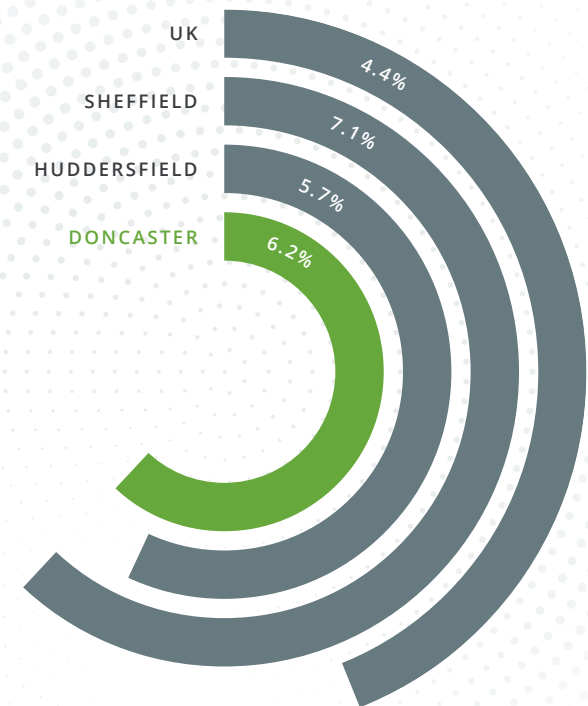
- Both Doncaster Council and Bassetlaw District Council have bold plans to build new homes, creating more employment requirements locally. Doncaster's draft local plan targets between 585 and 912 dwellings per annum up to 2032. Bassetlaw already have 3,500 new homes in the pipeline (consented or allocated)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

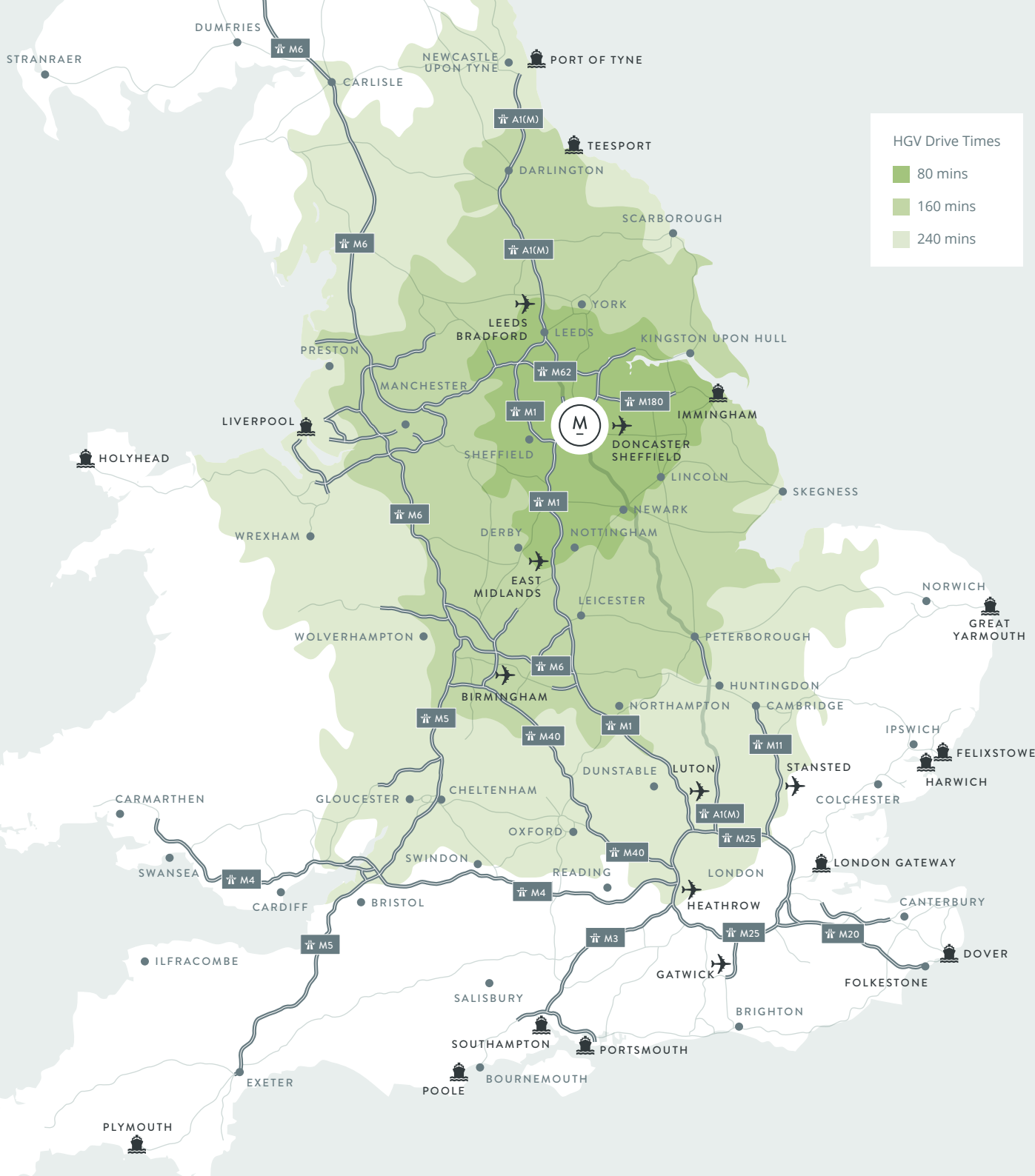
Sources: Doncaster Council/Bassetlaw District Council

GROSS HOURLY PAY



UNEMPLOYMENT





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 20 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 (centre)	10.8 miles	22 mins
Sheffield	27 miles	35 mins
Nottingham	35.7 miles	55 mins
Leeds	43.4 miles	45 mins
Hull	53.5 miles	1 hr
Manchester	63.7 miles	1 hr 25 mins
London	154 miles	2 hr 40 mins

Source: Google Maps



INDICATIVE OPTIONS

UNIT 3	sq ft	sq m	UNIT 4	sq ft	sq m
Warehouse	725,000	67,354	Warehouse	436,000	40,506
Office	30,000	2,788	Office	20,000	1,858
Hub Office 1	2,500	232	Hub Office 1	2,500	232
Hub Office 2	2,500	232	Hub Office 2	2,500	232
Total Area	760,000	70,606	Total Area	461,000	42,828

588 car spaces / 214 HGV spaces

100 dock level doors / 8 level access doors

357 car spaces / 152 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 'A' rating
- 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 / Steril 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

EXTERNAL

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





MULBERRY
**LOGISTICS
PARK**
DONCASTER



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A development by



MULBERRY
DEVELOPMENTS

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