

The logo icon consists of three horizontal white bars of equal length, stacked vertically. The top bar is slightly offset to the right, the middle bar is centered, and the bottom bar is offset to the left, creating a sense of motion or a stylized 'W' shape.

wmpe

A Vision For Doncaster

Developing the future of Doncaster

M18 Junction 4

Adjacent to the established West Moor Park, WMPE is a new South Yorkshire development proposal, with the vision to further expand and build on the potential of the area. Focusing on new **opportunities for employment**, the scheme can accommodate almost 3 million sq ft of **high quality, sustainability focused units** benefiting from **unrivalled connectivity** to the UK and beyond.

Creating a flexible, modern space



Committed payments
to the local authority



Improved
cycle ways



Improved carriage ways, footpaths
and pedestrian movements



Contributions to the
bus network



Significant highway
improvements



Logistics made easy



Immingham Docks

Direct route to one of the UK's busiest and fastest growing ports just 44 miles away handling the UK's largest capacity of over 55m tonnes of freight each year. A new £100m freight terminal is planned

Doncaster Railport

Just 7.3 miles to the west, running rail freight services to and from Southampton, Felixstowe, Teesport and Immingham, moving around 500 containers per day with average turnaround times of 20 minutes



UK population

75% of the UK population can be reached in a 4.5 hour HGV drive time. Within just 45 minutes, 962,000 people can be reached



Unleashing the potential of a ready workforce



WMPE can provide new skilled employment opportunities for Doncaster and the region by delivering an exemplar and sustainable environment for inward investment.

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.

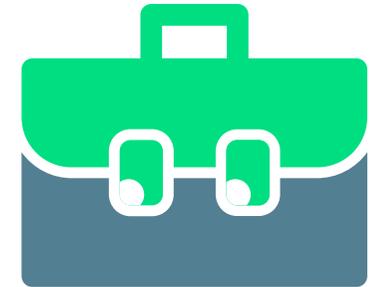
To navigate the logistics of transport and storage

A nationally competitive location with a skilled employment base



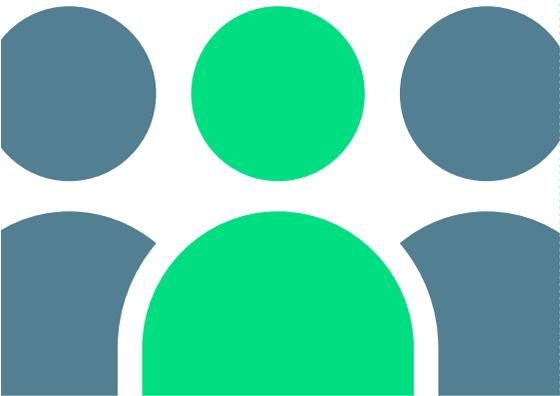
Doncaster has an economy worth £5.2 billion

374,193 of working age within 30 minute drive of Doncaster



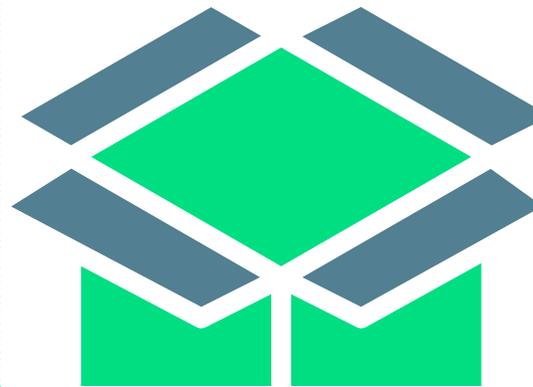
6,600 people currently unemployed in the surrounding area are actively looking for work

Over 72% of resident population within a 60-minute drive time are economically active



1,049,000+ people live within a 15 mile radius of site

12.6% of Doncaster's population is employed in the transport and storage sector, over 16,000 people



18% of those living within a 30 minute radius of site are in occupations related to warehouse operations

Amongst the best

next

Next Distribution Centre
This facility totals 650,000 sq ft and employs approximately 400 staff



Anglo Beef Processors
Totalling 140,000 sq ft, including 20,000 sq ft of offices and employs 700 staff. ABP supplies products to Asda

Scotts Miracle Gro



Scott's Miracle Gro
A 160,000 sq ft distribution centre. Incorporating 9,000 sq ft of offices and managed by DHL

IKEA

Ikea Distribution Centre
At 1.3 million sq ft, this is the largest Ikea facility in the world and employs around 400 staff



Site Entrance

M18

J4

A630

M18

The model of sustainable design

The proposed units will utilise the latest technology and sustainability measures to deliver an exemplar carbon net zero development.

The development will target BREEAM Outstanding or Excellent rating (most stores achieve only 'Very Good' or do not target BREEAM rating at all).



BREEAM 'Outstanding or Excellent'



40% EV Charging



Heat Recovery System



Water Saving Measures



PV Roof Panels Installed



Low Carbon Tech



Sustainable Building Materials



Existing Transport Network



LED Lighting Fitted



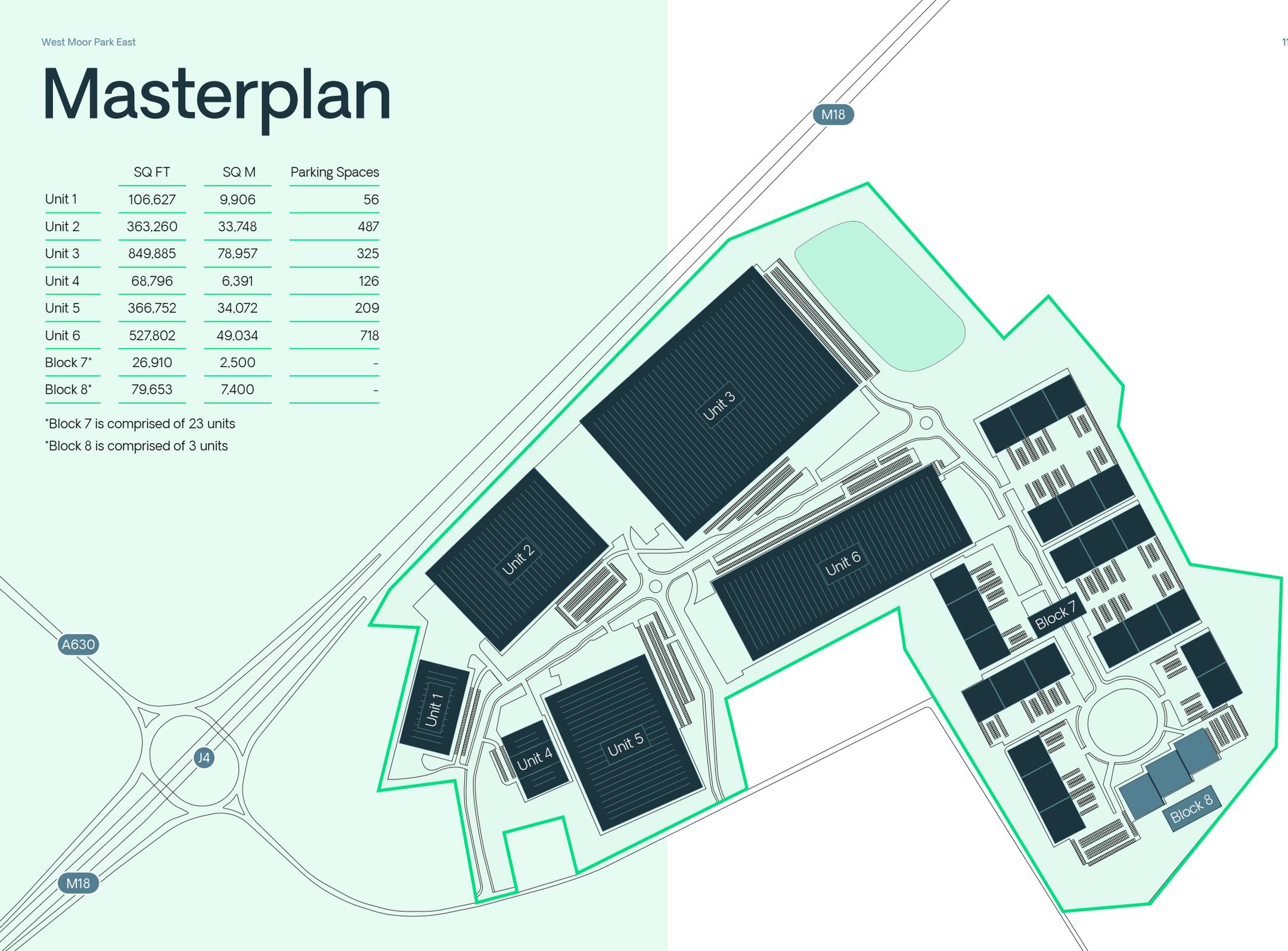
Use of Efficient Transport

Masterplan

	SQ FT	SQ M	Parking Spaces
Unit 1	106,627	9,906	56
Unit 2	363,260	33,748	487
Unit 3	849,885	78,957	325
Unit 4	68,796	6,391	126
Unit 5	366,752	34,072	209
Unit 6	527,802	49,034	718
Block 7*	26,910	2,500	-
Block 8*	79,653	7,400	-

*Block 7 is comprised of 23 units

*Block 8 is comprised of 3 units



Masterplan option one

	SQ FT	SQ M	Parking Spaces
Unit 1	35,000	3,251	56
Unit 2	500,000	46,451	487
Unit 3	275,000	25,548	325
Unit 4	120,000	11,148	126
Unit 5	175,000	16,258	209
Unit 6	700,000	65,032	718
Unit 7	650,000	60,387	665
Unit 8	550,000	51,096	569
Total	3,005,000	279,173	3,155



Masterplan option two

Demonstrating the rare capability of WMPE providing single buildings substantially in excess of 1m sq ft.

	SQ FT	SQ M
Unit 1	500,000	46,451
Unit 2	35,000	3,251
Unit 3	80,000	7,432
Unit 4	175,000	16,258
Unit 5	700,000	65,032
Unit 6	275,000	25,548
Unit 7	1,400,000	130,064
Total	3,321,500	308,577



Experienced project team

Developer

Buccleuch Propety

Litton Property Group

Architects

The Harris Parternship

Planning Consultants

Peacock + Smith

Leasing Team

CBRE

CPP

Barnsdales

Cost & Commercial Management

Turner & Townsend

Engineers

Eastwood Consulting Engineers





For any further enquiries please contact one of the joint retained agents:

CBRE
020 7182 2000
www.cbre.co.uk

CP
COMMERCIAL PROPERTY PARTNERS
0114 273 8857
www.cpartners.co.uk

barnsdales™
01302 323 453
www.barnsdales.co.uk

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