

Project Spotlight



iP6, iP7 & iP8 – iPort Doncaster, UK

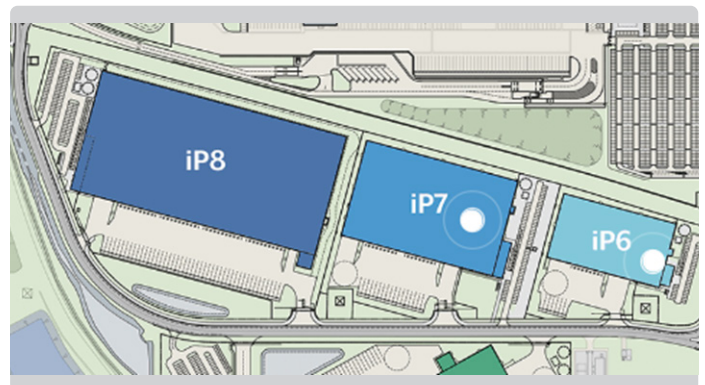
3 developer speculative warehouses
SFRC ground bearing Freeplan® 'jointless' floor slabs

Twintec were employed to design and construct three new warehouses, for the next phase of works on Verdion's flagship UK industrial logistics park at Doncaster, UK.

iPort is the UK's most advanced multimodal logistics hub with over 17 individual units totalling approximately 600,000m² of space plus a large inland rail port with connection to the East Coast main line linking the development to London in less than 90 minutes.

The units were built speculatively to Verdion's preferred design as 'jointless' steel fibre slabs. Twintec have worked on previous phases on the site constructing around 150,000m² of warehouse space now utilised by Amazon, CEVA Logistics and Fellowes.

The three new units consist of a further 51,500m² with iP6 & iP7 being designed to accommodate a 92kN racking leg load, and iP8 designed to accommodate 100kN leg load. All units benefit from the use of CoSinus Slide® joint profile in the marshalling zone around the dock levellers, with straight joint utilised elsewhere for joint armouring.



Project Data

End User	Verdion	Fibre Dosage	30kg/m ³
General Contractor	Buckingham Group	Completion Date	June 2023
Consultant	BWB Consulting	Slab Depth	185mm
Total Area	51,557m ²	Fibre Type	AFT® + 10/60 HE
Pour Days	39		

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Verdion and their General Contractor, Buckingham Group, benefitted from Twintec's previous experience on the site and a clear understanding of the developer's specification and expectations. In order to simplify the project and achieve the most economic and environmentally friendly solution, Twintec design team switched the fibre type to the more performant AFT®+10/60 HE (hook-end) fibre during the negotiation stage. This, along with the adoption of a layer of 'joint-mesh' along the internal joints in iP8, allowed a 185mm thick slab to be constructed in all three units.

The surface of the slabs were treated with a high-performance light grey coloured dry shake topping, in line with the developer's specification, and the result is an excellent, light-reflective, and consistent surface finish. The high degree of light reflectivity will aid future users in keeping their energy bills down when compared to a standard concrete floor.



The AFT®+10/60HE steel fibre is a high-performance reinforcement material designed to enhance the strength, durability, and toughness of concrete. Manufactured for demanding applications, it provides excellent crack resistance and structural integrity, making it ideal for industrial floors, precast elements, and heavy-duty infrastructure projects. Its optimised geometry and high tensile strength ensure effective stress distribution and superior performance under dynamic and static loads. The AFT®+10/60HE steel fibre is engineered for easy mixing and uniform dispersion, delivering consistent results, and improving the longevity of concrete structures.



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