

ECLIPSE

UNITY DONCASTER

SMART SPACE LOGISTICS

406,183 SQ FT



GRADE A INDUSTRIAL/WAREHOUSE UNIT J5IM18
STAINFORTH | DONCASTER | DN7 5TZ



A brand new 406,183 sq ft state-of-the-art distribution and logistics space



Strategic location with prime highway communications providing gateway to the region and wider UK logistics network



State-of-the-art Sustainability, designed to reduce energy use, mitigate climate risk and boost biodiversity



Fast direct link to Junction 5 of the M18 motorway at its intersection with the M180



Heart of a new community delivering 3,000 new homes, and 7,000 new jobs

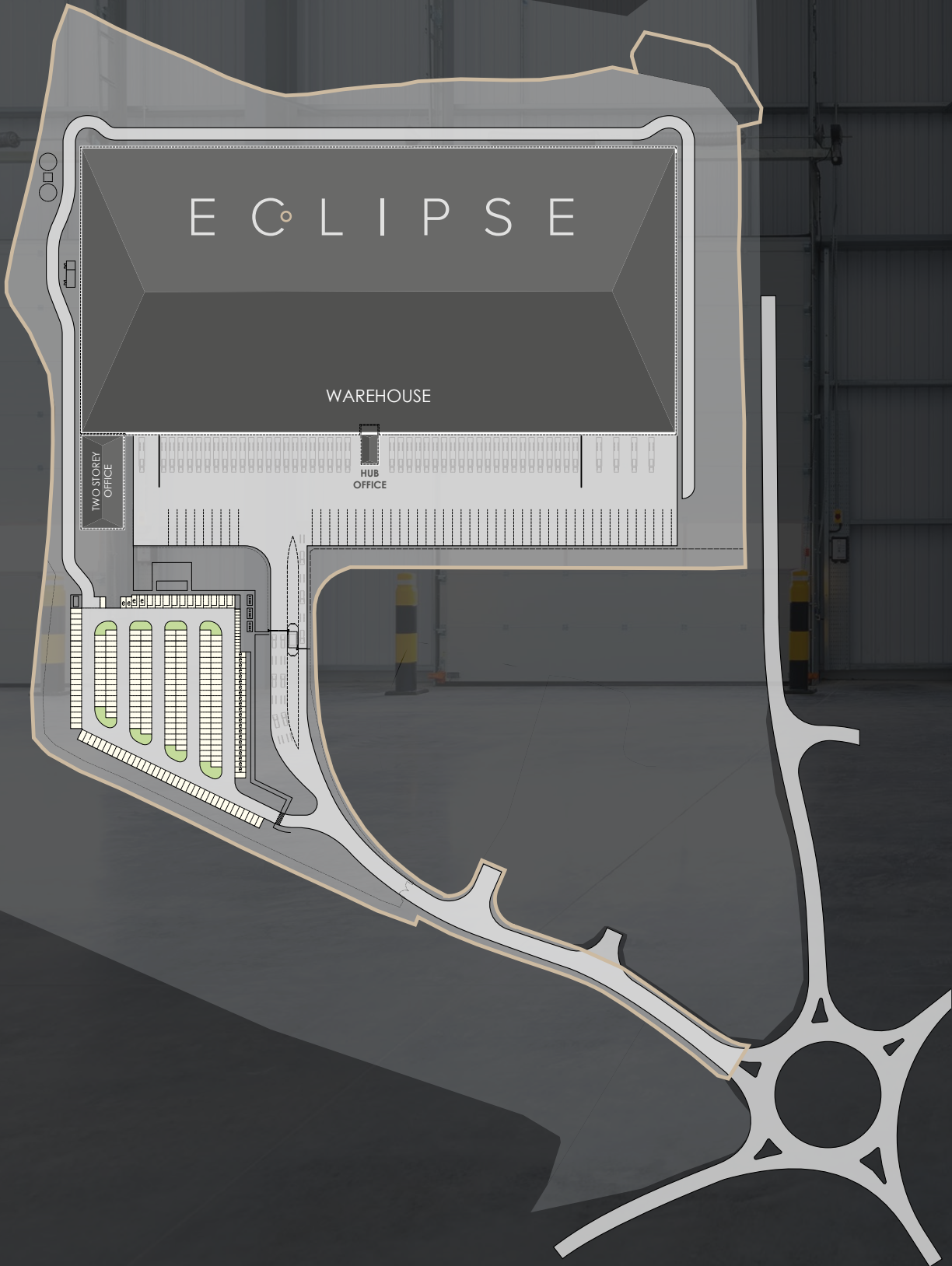


Located at award-winning *Unity* development, one of the UK's largest regeneration and infrastructure projects



BIG IDEAS BIG SPACES

ACCOMMODATION



50m Yard Depth



50 HGV Parking Spaces



18m Clear Internal Height



40 Dock Level Doors



5 Level Access Loading Doors



4 Euro Dock Level Doors



1 MVA with Capacity to Increase



50 kN/m2 Floor Loading



256 Car Parking Spaces



Two Storey Hub Office



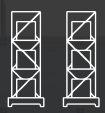
Full Perimeter Fencing



Security Gatehouse



Wide Aisle Racking
Approx. 77,710 Pallet Locations




Narrow Aisle Racking
Approx. 104,278 Pallet Locations

FLOOR	USE	SQ M	SQ FT
Ground	Main Office	855.8	9,212
	Hub Office	133.7	1,439
	Warehouse	35,744.1	384,746
	Gatehouse	12.5	135
First	Main Office	855.8	9,212
	Hub Office	133.7	1,439
TOTAL		37,735.6	406,183

GREENS^o

Prioritising sustainability at the design, construction and operation of our assets is most effective when it aligns with our customers' needs.

Eclipse delivers market-leading sustainability credentials, designed specifically to reduce energy use, mitigate climate risk, boost biodiversity; both reducing occupancy costs and fulfilling a number of the environmental, social, and corporate governance criteria in measuring the sustainability and social impacts associated with occupation.



10% Roof Lights




Secure Cycle Parking



High Performance Insulated Cladding



EPC Rating A




Capacity For Up To 100% Roof Solar PV Panels



BREEAM 'Excellent'



Low Air Permeability Design



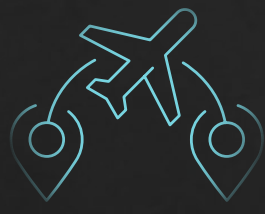
26 EV Charging Bays

LOCATION[○]

Eclipse is a brand new development situated along a prime arterial highway at the intersection of Junction 5 / M18 and the M180 motorway.

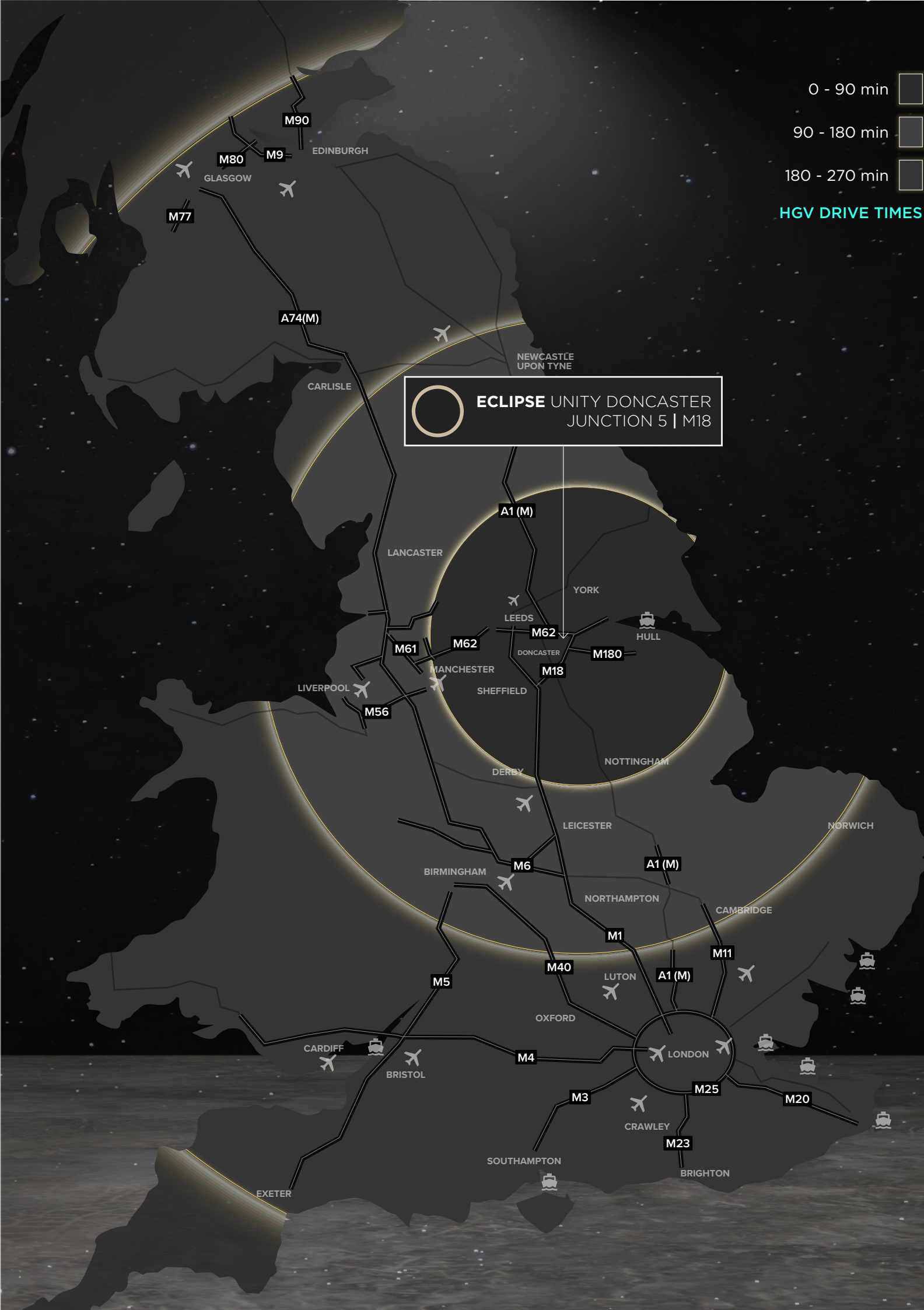
The location delivers unrivalled access to regional markets, providing direct exposure to an estimated population of 11.6 million within a 30 minute drive time in addition to prime links to the UK motorway / logistics network.

A new link road connects this prime development to the motorway interchange which in turn provides easy access to J35/M62 (7 miles / 9 minutes), the A1(M)/J35 (11.6 miles / 13 minutes) and J32/M1 (20 miles / 21 minutes).



J5/M18/180	1.7 miles	Leeds Bradford	49 miles	Birmingham	38 miles
J35/M62	7 miles	East Midlands	65 miles	Hull	39 miles
Doncaster	8.5 miles	Manchester	73 miles	Liverpool	110 miles
A1(M)/J35	12.5 miles	Birmingham	99 miles	Felixstowe	196 miles
J32/M1	20 miles	London Heathrow	179 miles	Southampton	223 miles
Sheffield	30 miles				
Leeds	40 miles				
Nottingham	53 miles				
Birmingham	98 miles				
Liverpool	105 miles				
London	172 miles				

POSTCODE: DN7 5TZ



ECLIPSE

UNITY DONCASTER



DEMOGRAPHICS

Unity is set to become an employment location of regional significance with 3,000 new homes delivering an estimated 7,000 new jobs.

The supply of labour and access to markets is regionally unrivalled and will continue to drive inward investment into a thriving commercial hub, growing businesses and expanding into the future of business connectivity.



Access to 11.6 Million People Within a 30 Mile Radius



£5.2 Billion Economy



Labour Force of 187,400



581 Manufacturing Businesses



819 Transportation and Storage Businesses



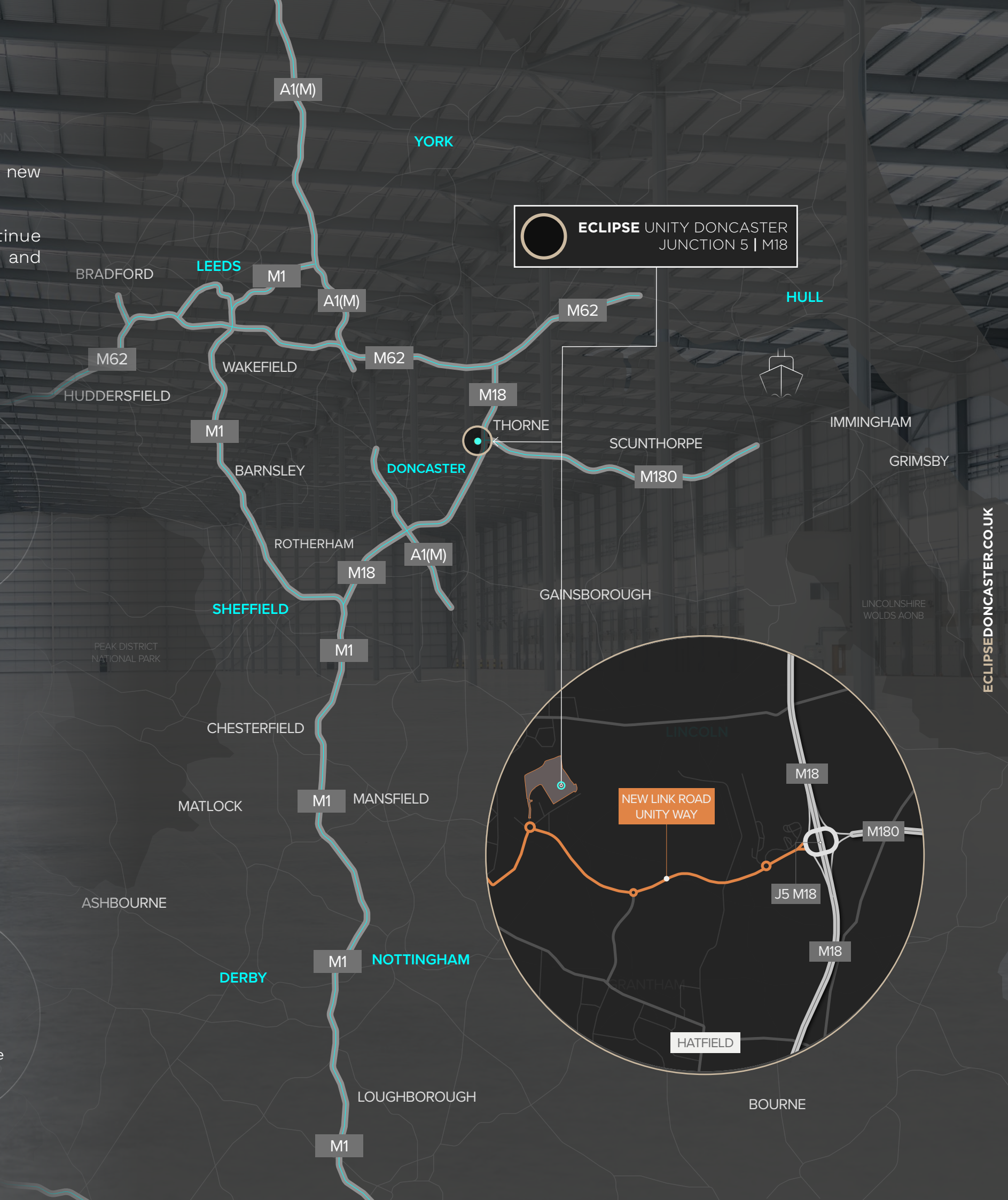
Doncaster's Economy Supports 8,800 Businesses, 122,500 Jobs



The Largest Metropolitan Borough Covering 220 Square Miles of Opportunity



The Median Gross Weekly Wage is £479





ECLIPSE



ECLIPSE

UNITY DONCASTER

SMART SPACE LOGISTICS

ECLIPSEDONCASTER.CO.UK

CBRE

MIKE BAUGH

M: +44 (0) 7785 284 994

E: mike.baugh@cbre.com

DANIELLE RAUNJAK

M: +44 (0) 7714 145 984

E: danielle.raunjak@cbre.com



REBECCA SCHOFIELD

M: +44 (0) 7776 172 123

E: rebecca.schofield@knightfrank.com

CHARLES BINKS

M: +44 (0) 7793 441 911

E: charles.binks@knightfrank.com

IAIN MCPHAIL

M: +44 (0) 7962 360 297

E: iain.mcphail@knightfrank.com


A Development by:

**Blackbrook
Capital** 



RULA DEVELOPMENTS

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Designed and created by  www.eightystudio.com