



FULL PLANNING CONSENT IN PLACE

unity **375**

J5 M18, DONCASTER, SOUTH YORKSHIRE, DN8 5GS

INDUSTRIAL / LOGISTICS UNIT
WITH THE BENEFIT OF A FULL
DETAILED PLANNING
PERMISSION

375,000
SQ FT
(34,838 SQ M)

DESIGN & BUILD OPPORTUNITY
TO LET / FOR SALE



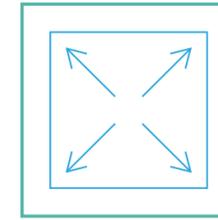
INTRODUCING UNITY 375

Unity 375 is a fully consented 375,000 sq ft (34,838 sq m) industrial / logistics unit at Unity in Doncaster, ready for immediate development and available to let or for sale through a design and build structure.

The unit is available on a build to suit basis by way of a new lease or freehold sale. Full planning permission is in place and the unit can be delivered within 12 months. The site is fully prepared for development, with road infrastructure and services in place.

Unity 375 offers an industrial and logistics unit designed to a high specification with a 15m eaves height, high floor loading capacity and ground and dock level loading access. A minimum of 10% biodiversity net gain will be delivered on-site following construction of the unit.

Focused on sustainability, Unity 375 uses advanced green technologies to minimise carbon emissions and energy consumption. The project features native plant landscaping, Sustainable Drainage Systems (SuDS), and extensive support for sustainable transportation with electric vehicle charging points, cycle spaces, and motorcycle parking.



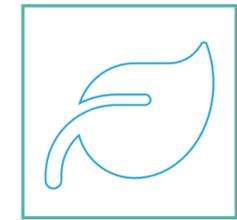
Total site area
19.7 acres
(7.9 hectares)



Investment
Zone Status



BREEAM rating
of VERY GOOD

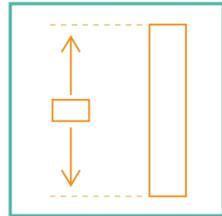


Biodiversity and
Landscaping



FUTURE PROOF DESIGN

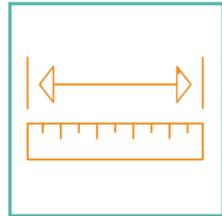
Built with occupier needs in mind, Unity 375 is at the cutting edge of industrial and logistics development.



Eaves
Height 15m



Floor loading
50 kn/m²



50m yard depth



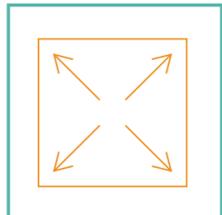
Electrical supply
to 1.50 mVA



4 Level
entry doors



32 Dock
level doors



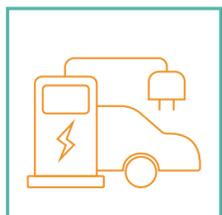
Total site area
19.7 acres
(7.9 hectares)



BREEAM rating
of VERY GOOD



350 car
parking spaces



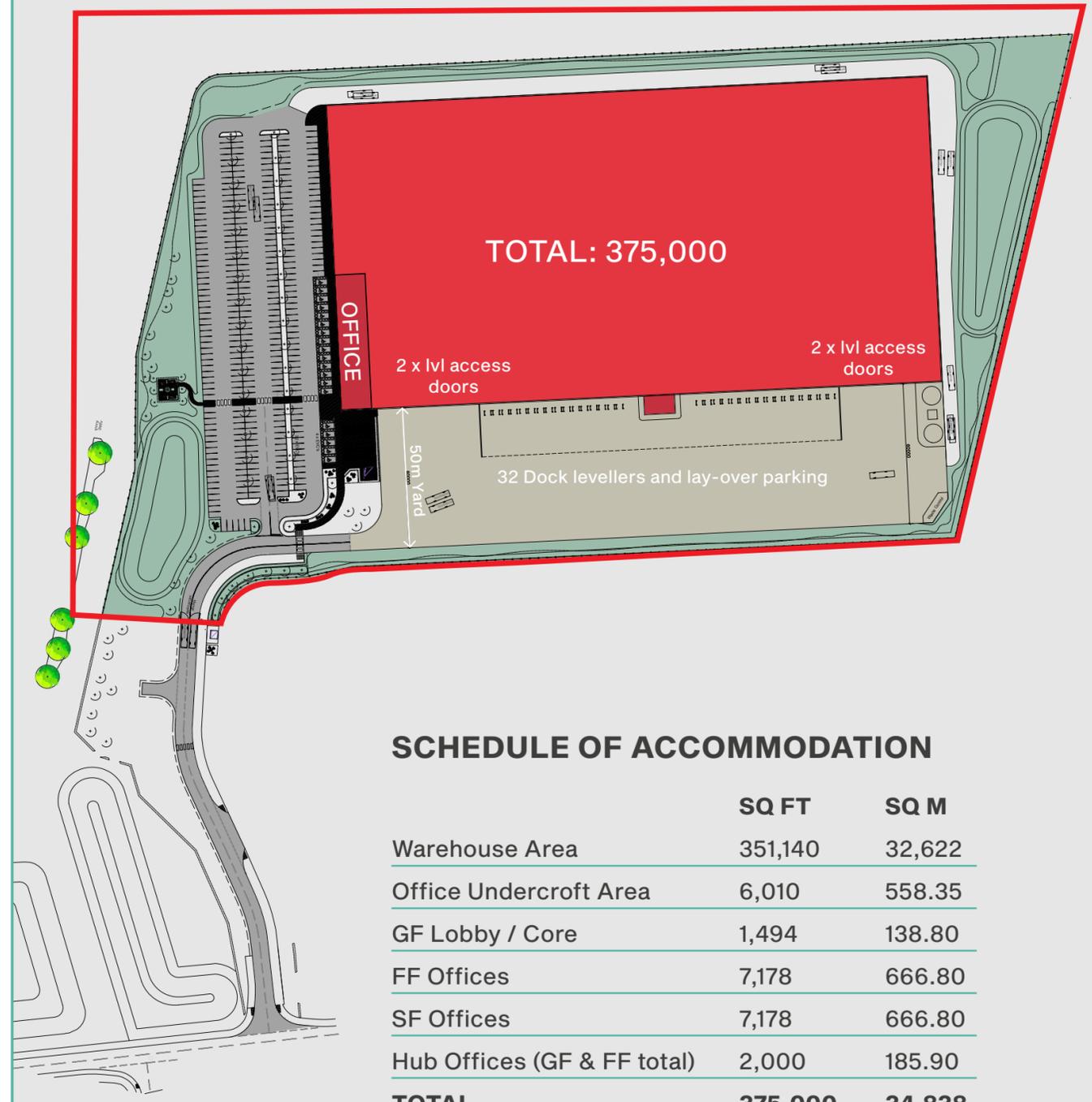
35 EV
Charging points



48 Covered
cycle spaces



24 Motorcycle
parking spaces



SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
Warehouse Area	351,140	32,622
Office Undercroft Area	6,010	558.35
GF Lobby / Core	1,494	138.80
FF Offices	7,178	666.80
SF Offices	7,178	666.80
Hub Offices (GF & FF total)	2,000	185.90
TOTAL	375,000	34,838

TOTAL SITE AREA: 19.7 ACRES (7.9 HECTARES)

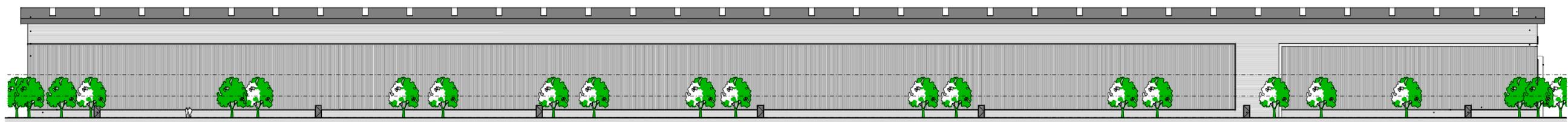
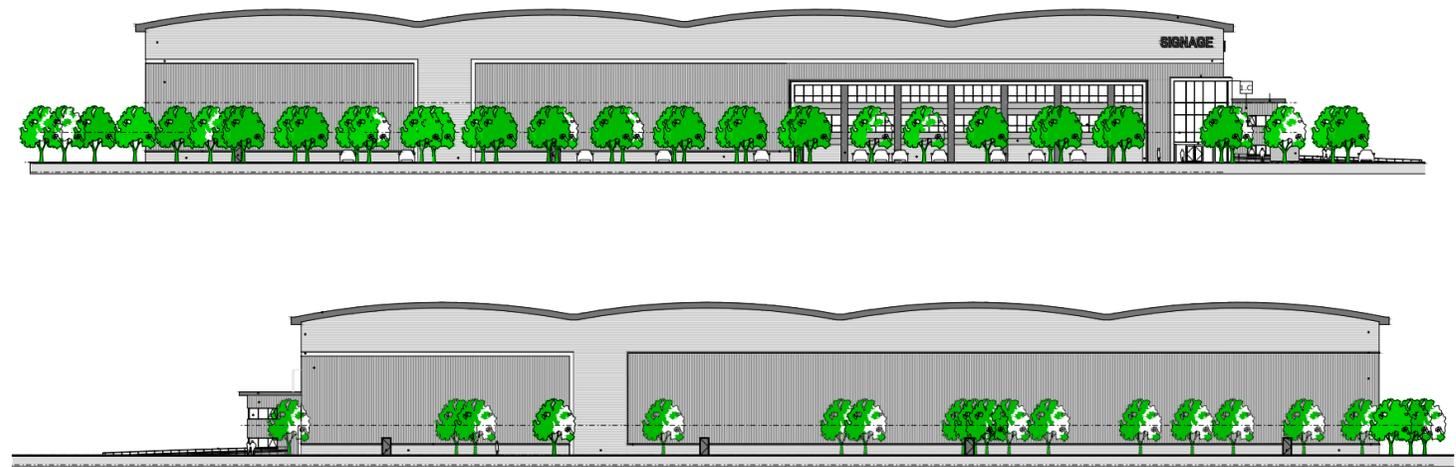
PLANNING DETAILS

A detailed planning consent was granted by City of Doncaster Council in July 2023, later amended and approved in April 2024, for a logistics unit (Use Class B8) comprising a total floor space of circa 375,000 sq ft (34,838 sq m), incorporating 17,850 sq ft (1,658 sq m) of ancillary office space.

Planning reference no. [22/02349/FULM](#) & [24/00718/MAT](#)

The proposed route of the access road stretches across agricultural fields from west to east to adjoin the route of the Unity Connect Primary Estate Road.

The planning permission falls within the context of the wider Unity mixed-use regeneration scheme. Outline planning permission ([ref. 15/01300/OUTA](#)) for the scheme was granted in April 2017.



SITE PLAN



NEW LINK ROAD
"UNITY WAY"



WORKING IN UNITY

Unity is a new award-winning development covering an area of 250 hectares (618 acres) in Doncaster, South Yorkshire.

Unity is one of the largest regeneration and infrastructure projects of its kind in the UK and is delivering a mixed-use development of regional importance.

Following completion of development, Unity will provide over 3,000 new homes in a broad range of settings and styles, a new town centre, offline marina, school and transport hub. There are over 85 hectares (210 acres) dedicated to a variety of new commercial uses.

Unity sits within the South Yorkshire Investment Zone which offers investors, developers and partners an extensive and flexible support package with certain initiatives available for investors. Through Business Doncaster, support is offered to businesses enabling them to navigate the business ecosystem operating between public, private and research sectors and the social ecosystem of where to live, learn and enjoy the area.

Businesses seeking to start, scale and locate in the South Yorkshire Investment Zone will benefit from a mix of interventions.

For more information, [click here](#).

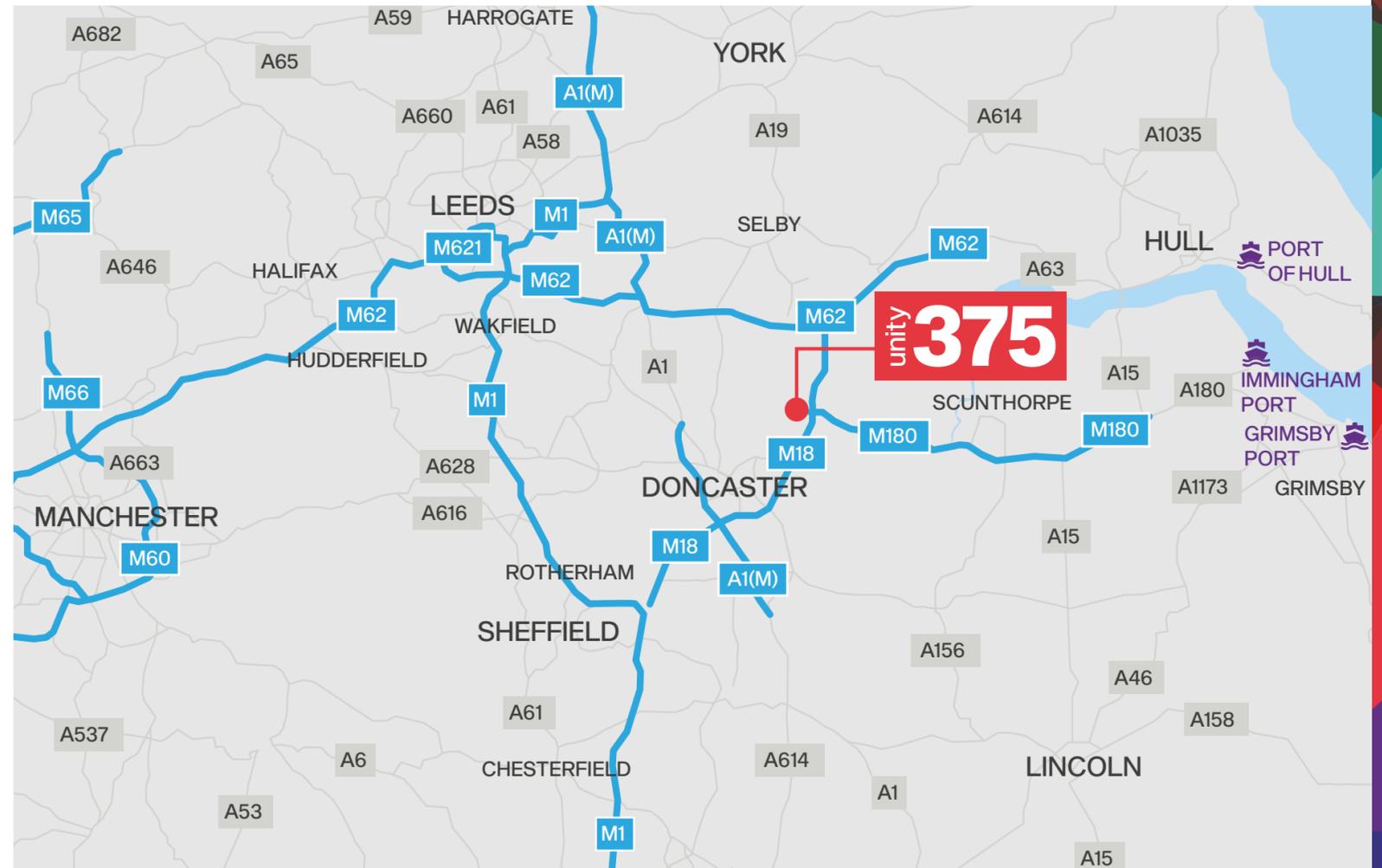


A PRIME LOCATION

Unity is situated in a prime strategic location on the eastern section of the M18/M180 motorway corridor, providing excellent access to the east coast ports at Immingham, Hull and Grimsby.

22 miles from Sheffield, 43 miles from York, 33 miles from Leeds, 61 miles from Manchester and 170 miles from London. The site has direct rail links to a number of destinations such as Sheffield, Scunthorpe, Grimsby, Rotherham and the Meadowhall shopping Centre via Hatfield & Stainforth railway station.

Unity Way provides direct access to/from junction 5 of the M18 as well as Hatfield and Stainforth railway station which provides regular services and a 15 minute journey time to Doncaster Station, which sits on the East Coast Main Line.



J5 M18, DONCASTER, SOUTH YORKSHIRE, DN8 5GS



ECLIPSE

DONCASTER 191

unity 375

DONCASTER 191

unity 375

home bargains



home bargains



MOTO SERVICE STATION

NEW LINK ROAD "UNITY WAY"



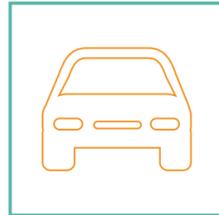
J5, M18

M18

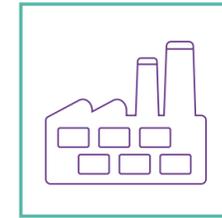
M180

TRAVEL TIMES

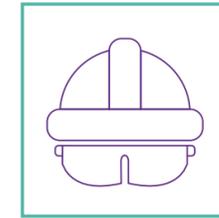
DONCASTER DEMOGRAPHICS



Doncaster	16 mins	14 miles
Sheffield	35 mins	30 miles
Leeds	45 mins	39 miles
Nottingham	1 hour	55 miles
Birmingham	1 hour 40 mins	102 miles
Liverpool	1 hour 50 mins	104 miles
London	3 hours 20 mins	187 miles



625
manufacturing
businesses



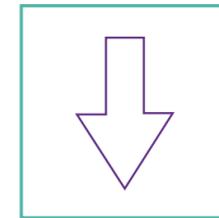
1,570
construction
businesses



1,240
wholesale and
retail businesses



1,520
transportation
and storage
businesses



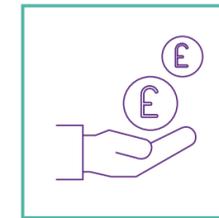
4.7%
unemployment
rate



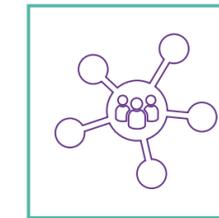
Leeds Bradford	1 hour	51 miles
East Midlands	1 hour	64 miles
Manchester	1 hour 25 mins	90 miles
Birmingham	1 hour 30 mins	99 miles
London Heathrow	3 hours	180 miles



£5.2
BILLION
economy



£479
median gross
weekly wage



11.6 MILLION
people within a
30 mile radius



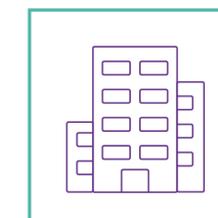
191,300
labour force



Immingham	40 mins	39 miles
Hull	45 mins	39 miles
Grimsby	45 mins	41 miles
Liverpool	1 hour 40 mins	104 miles
Felixstowe	3 hours 20 mins	195 miles
Southampton	4 hours	219 miles



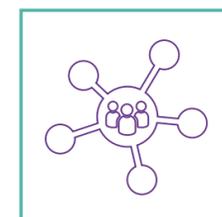
Record levels of inward
investment in the last 3 years –
£460m and 4,000
jobs created



The largest metropolitan
borough covering 220
square miles of opportunity



Sheffield	22 mins
Manchester	1 hour 23 mins
Birmingham	1 hour 51 mins
London	1 hour 53 mins
Liverpool	2 hours 16 mins



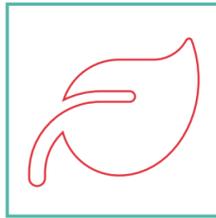
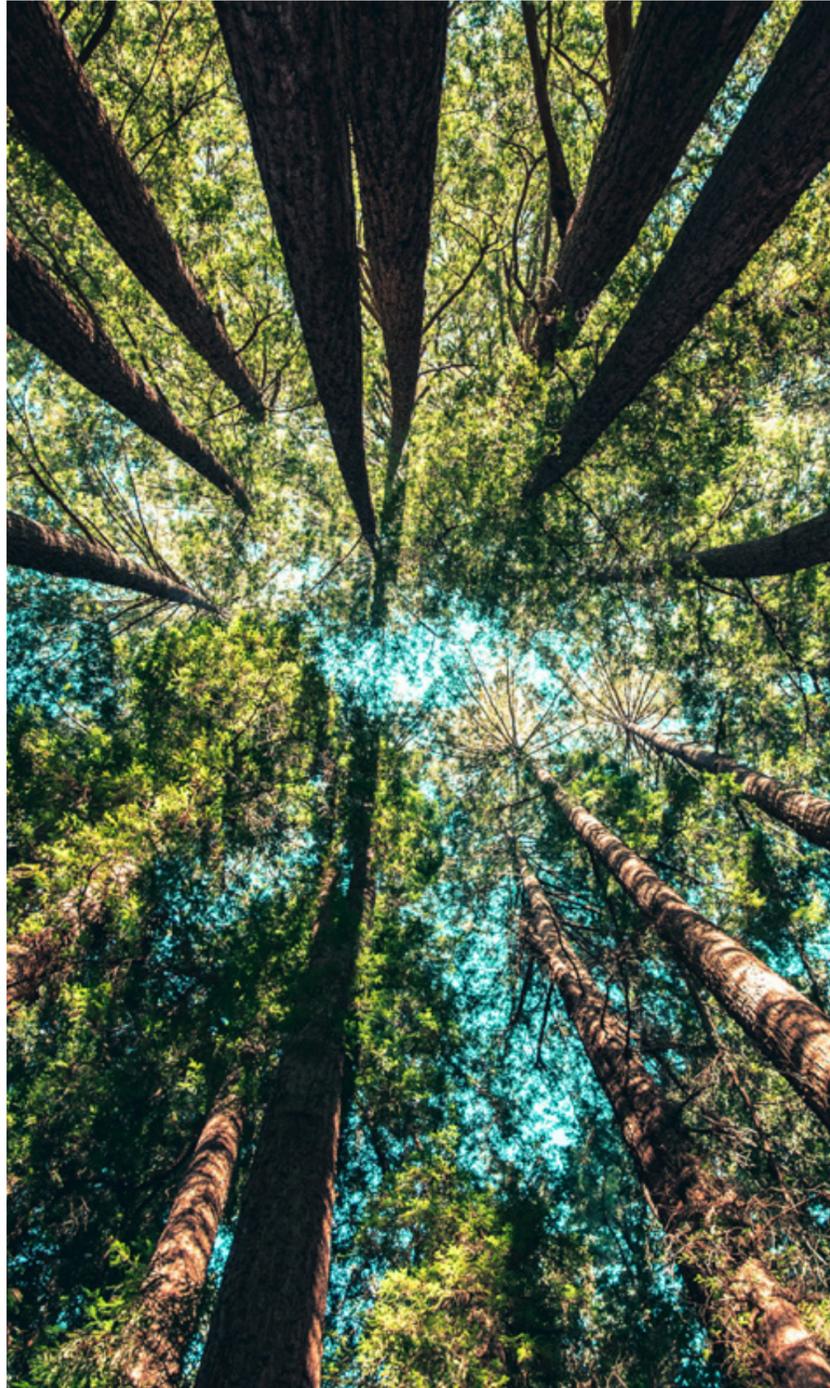
Doncaster's growing
population currently stands at
308,700 – larger than several
cities including Newcastle,
Derby and Southampton



Doncaster's economy
currently supports 10,090
businesses, 133,000 jobs

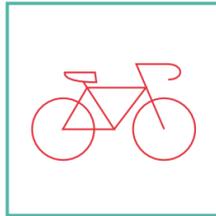
SAT NAV: DN8 5GS

SUSTAINABLY BUILT



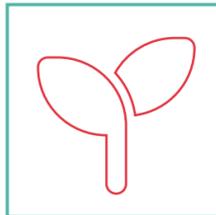
Biodiversity and Landscaping

The site will feature wildflower meadows to boost biodiversity.



Sustainable Transport

48 covered cycle spaces and 24 motorcycle parking spaces are provided.



Environmental Standards

The development follows sustainability standards related to environmental impact.



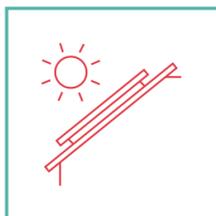
BREEAM Rating

The building will aim to have a Very Good BREEAM rating.



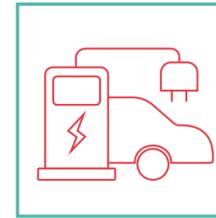
LED Lighting

High efficiency LED office lighting, incorporating automated lighting controls.



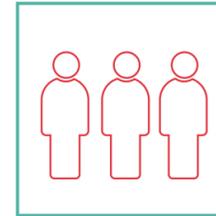
Photovoltaic Panels

Photovoltaic panel installation will be done to a section of the roof.



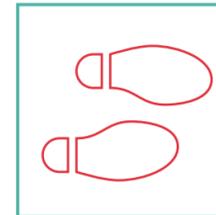
Electric Vehicle Support

35 electric vehicle charging points are provided.



Accessibility

19 accessible parking spaces to ensure the site is usable by people with disabilities.



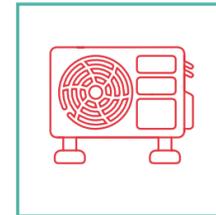
Safe Pedestrian Routes

Shared cycle facilities and new pedestrian routes have been created, enhancing connectivity.



EPC

Unity 375 will achieve an EPC A rating.



Air Source Heat Pump

Inclusion of energy efficient, air source heat pump heating system.



CONTACT

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PARTNERS



Doncaster Council



DEVELOPER

Unity is a 50:50 joint venture partnership between Waystone and Hargreaves Land.



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