



unity connect

Doncaster // DN8 5GS



Waystone
■■■■



**Hargreaves
Land**

A DEVELOPMENT BY

45 hectares (110 acres)

Industrial, Logistics and Commercial Park

Individual buildings from 2,500 sq metres
(25,000 sq ft) to 85,000 sq metres (850,000 sq ft)

JUNCTION 5, M18

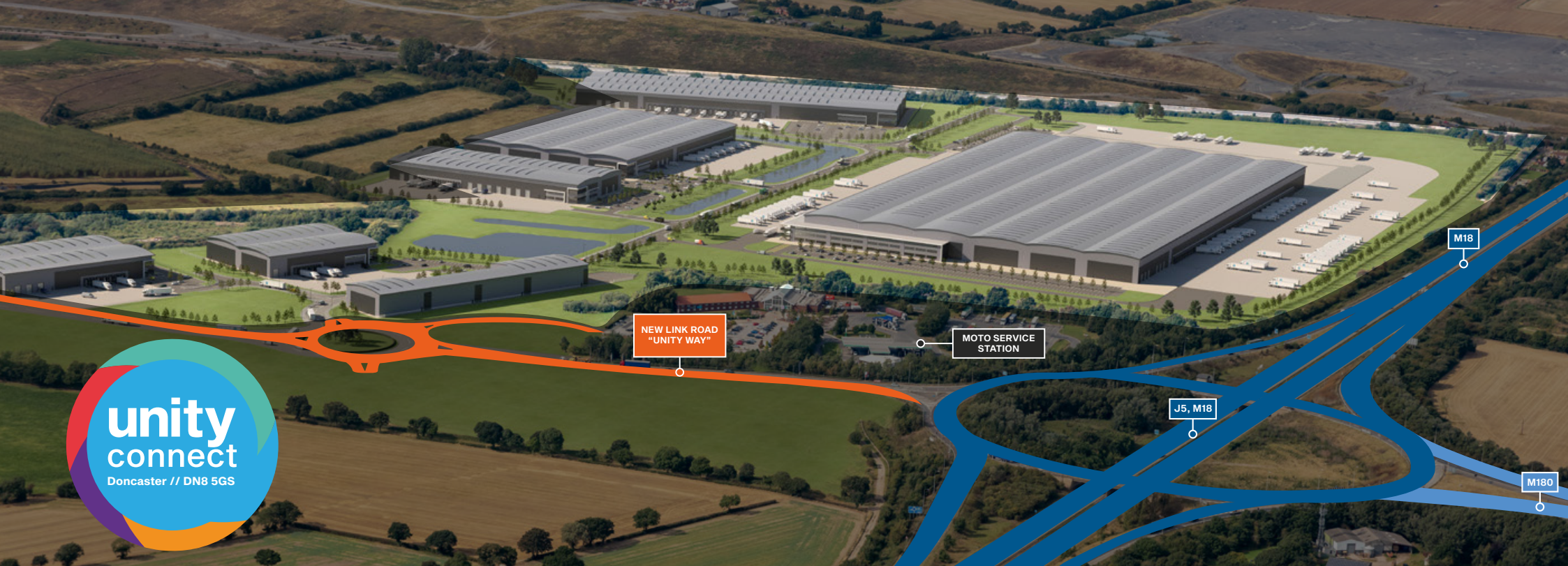




Unity is a new award-winning development covering an area of 250 hectares (618 acres) in Doncaster, South Yorkshire.

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

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 60 hectares (150 acres) dedicated to a variety of new commercial uses.



Unity Connect is a new logistics, manufacturing and industrial development situated in a prime strategic location directly off Junction 5 of the M18/M180 motorway interchange.

Connect provides excellent access to the east coast ports at Immingham, Hull and Grimsby and is within close proximity to Doncaster Sheffield Airport.

Connect will be accessed directly from the new link road 'Unity Way' which provides a new 2.9 kilometre (1.8 mile) route from junction 5 of the M18 motorway (where the M180 joins the M18) to Hatfield, Dunscroft and Stainforth, thereby improving access to the nearby railway station and the motorway network.



**APPROXIMATELY
45 HECTARES
(110 ACRES)**



**INDUSTRIAL,
LOGISTICS AND
MANUFACTURING USES**



**EXCELLENT
MOTORWAY
ACCESS**



**UP TO C.190,000 SQ M
(2 MILLION SQ FT)
CONSENTED**

Availability Units are available on both a pre let and freehold “build to suit” basis

UNIT	INDUSTRIAL
INDICATIVE SITE LAYOUT ONE	
B	23,226 SQ M (250,000 SQ FT)
C1	23,226 SQ M (250,000 SQ FT)
C2	9,290 SQ M (100,000 SQ FT)
D1	3,252 SQ M (35,000 SQ FT)
F	5,574 SQ M (60,000 SQ FT)

UNIT	INDUSTRIAL
INDICATIVE SITE LAYOUT TWO	
B	23,226 SQ M (250,000 SQ FT)
C1	9,290 SQ M (100,000 SQ FT)
C2	2,323 SQ M (25,000 SQ FT)
C3	2,323 SQ M (25,000 SQ FT)
C4	2,973 SQ M (32,000 SQ FT)
C5	4,645 SQ M (50,000 SQ FT)
C6	3,252 SQ M (35,000 SQ FT)
D1	929 SQ M (10,000 SQ FT)
D2	929 SQ M (10,000 SQ FT)
D3	929 SQ M (10,000 SQ FT)
F	5,574 SQ M (60,000 SQ FT)

The indicative layouts demonstrate how the above unit sizes could be provided but occupier’s specific requirements can also be accommodated. For larger enquires, including units up to 85,000 sq m (850,000 sq ft), please contact the Agents for more information.

Unity at a glance



**250
HECTARES
(618 ACRES)**



**OVER
3,000 NEW
HOMES**



**NEW
TOWN
CENTRE**



**NEW
OFFSHORE
MARINA**



**NEW
TRANSPORT
HUB**



**OVER 2 MILLION SQ FT
OF EMPLOYMENT
FLOORSPACE**

INDICATIVE SITE LAYOUT ONE

For illustrative purposes only



INDICATIVE SITE LAYOUT TWO

For illustrative purposes only

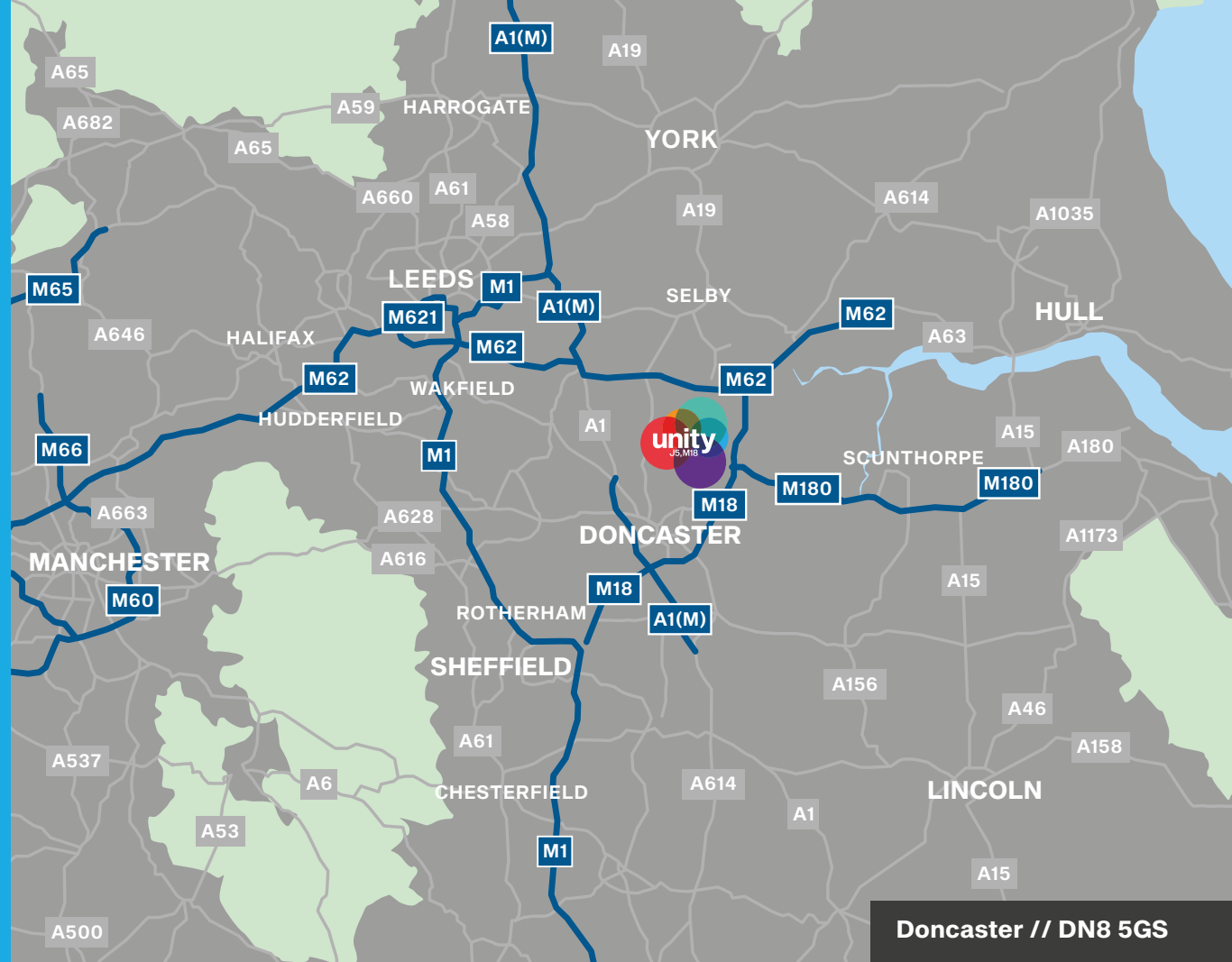


Location

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 and is in close proximity to Doncaster Sheffield Airport.

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.

A new link road currently under construction will provide 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 East Coast mainline station.



Doncaster // DN8 5GS



Travel Times



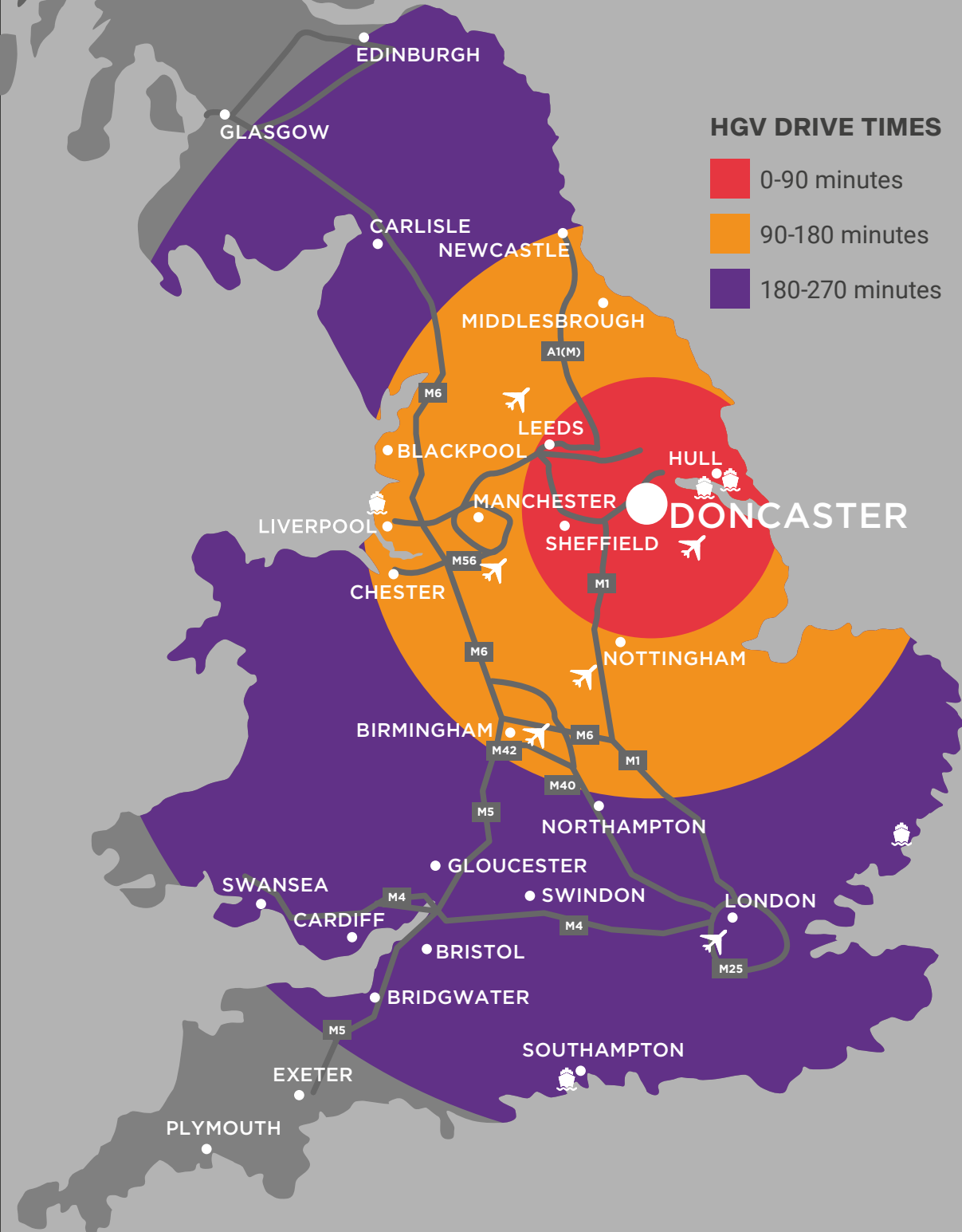
Doncaster	16 mins
Sheffield	35 mins
Leeds	45 mins
Nottingham	1 hour
Birmingham	1 hour 40 mins
Liverpool	1 hour 50 mins
London	3 hours 20 mins



Doncaster Sheffield	18 mins
Leeds Bradford	1 hour
East Midlands	1 hour
Manchester	1 hour 25 mins
Birmingham	1 hour 30 mins
London Heathrow	3 hours



Immingham	40 mins
Hull	45 mins
Liverpool	1 hour 40 mins
Felixstowe	3 hours 20 mins
Southampton	4 hours



Demographics



**581 MANUFACTURING
BUSINESSES**



**1,388 CONSTRUCTION
BUSINESSES**



**1,172 WHOLESALE AND
RETAIL BUSINESSES**



**819 TRANSPORTATION AND
STORAGE BUSINESSES**



**1,586 BPFS AND
TECHNICAL BUSINESSES**



**1,221 ADMIN, INFORMATION
AND COMMUNICATION
SUPPORT SERVICE**



**DONCASTER'S GROWING
POPULATION CURRENTLY
STANDS AT 310,500 –
LARGER THAN SEVERAL
CITIES INCLUDING
NEWCASTLE, DERBY AND
SOUTHAMPTON**



**THE LARGEST
METROPOLITAN
BOROUGH COVERING
220 SQUARE MILES OF
OPPORTUNITY**



**DONCASTER'S ECONOMY
CURRENTLY SUPPORTS
8,800 BUSINESSES,
122,500 JOBS**



**RECORD LEVELS OF
INWARD INVESTMENT
IN THE LAST 3 YEARS –
£460M AND 4,000
JOBS CREATED**



**£5.2 BILLION
ECONOMY**



**THE MEDIAN GROSS
WEEKLY WAGE IS £479**



**ACCESS TO 11.6 MILLION
PEOPLE WITHIN A 30
MILE RADIUS**



**LABOR FORCE
OF 187,400**



**UNEMPLOYMENT RATE
4.86%**

Top jobs by location



**ELEMENTARY
OCCUPATIONS**
15.5% – 20,738



**SKILLED TRADES
OCCUPATIONS**
12.92% – 17,283



**PROCESS, PLANT AND
MACHINE OPERATIVES**
10.52% – 14,079



**SALES AND CUSTOMER
SERVICE OCCUPATIONS**
10.4% – 13,922



**CARING, LEISURE & OTHER
SERVICE OCCUPATIONS**
10.37% – 13,875

Median house prices



DETACHED
£250,000



SEMI-DETACHED
£120,000



FLATS/MAISONETTES
£99,995



TERRACED
£83,000



unity

J5, M18

Contact

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Doncaster Council



Sheffield City Region

Developer

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



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