

# unity

J5, M18

Doncaster // South Yorkshire



Waystone  
■■■■

A DEVELOPMENT BY  
 Hargreaves  
Land

**65 hectares (160 acres)**

Industrial, Logistics and Commercial Park

Individual buildings from 2,500 sq metres (25,000 sq ft) to 40,000 sq metres (400,000 sq ft)

**JUNCTION 5, M18**



## Unity at a glance



**250  
HECTARES  
(618 ACRES)**



**OVER  
3,000 NEW  
HOMES**



**NEW  
TOWN  
CENTRE**



**NEW  
OFFLINE  
MARINA**



**NEW  
TRANSPORT  
HUB**



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



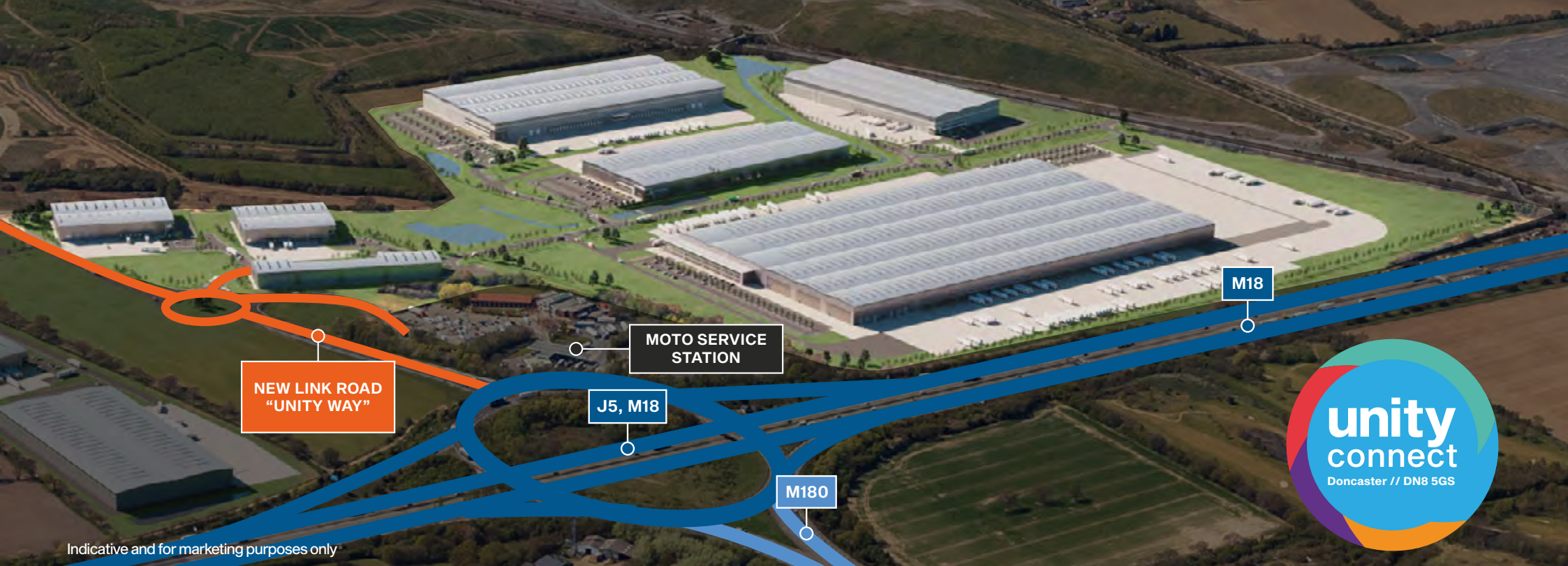


**Unity is a new award-winning development covering an area of 250 hectares (618 acres) in Doncaster, South Yorkshire.**

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.





Indicative and for marketing purposes only



**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 is 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**

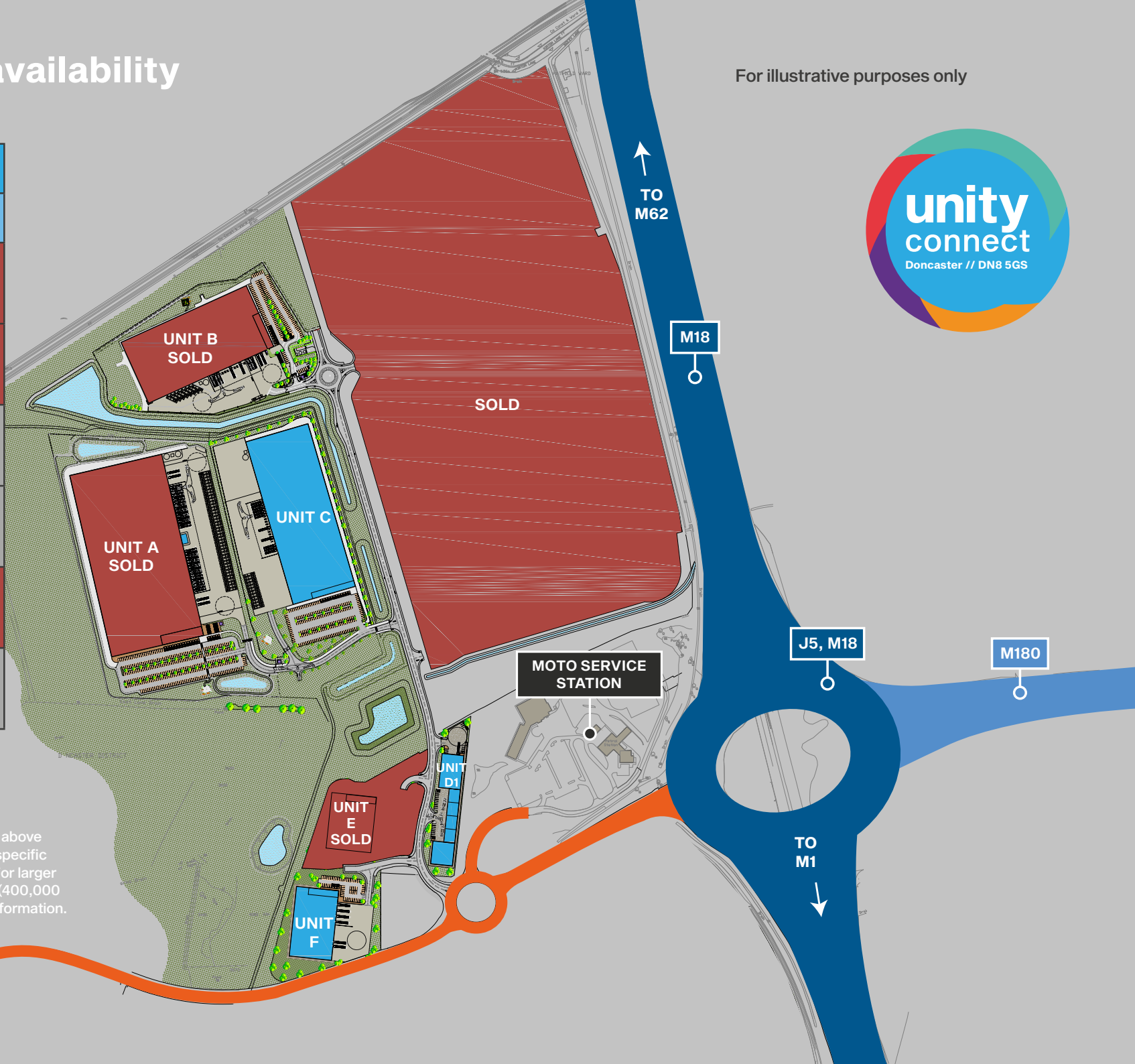


# Unity Connect availability

For illustrative purposes only



UNIT	INDUSTRIAL
INDICATIVE SITE LAYOUT ONE	
A	SOLD
B	SOLD
C	21,693 SQ M (233,500 SQ FT)
D	3,252 SQ M (35,000 SQ FT)
E	SOLD
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 40,000 sq m (400,000 sq ft), please contact the Agents for more information.

NEW LINK ROAD  
"UNITY WAY"

# Unity Connect availability

For illustrative purposes only



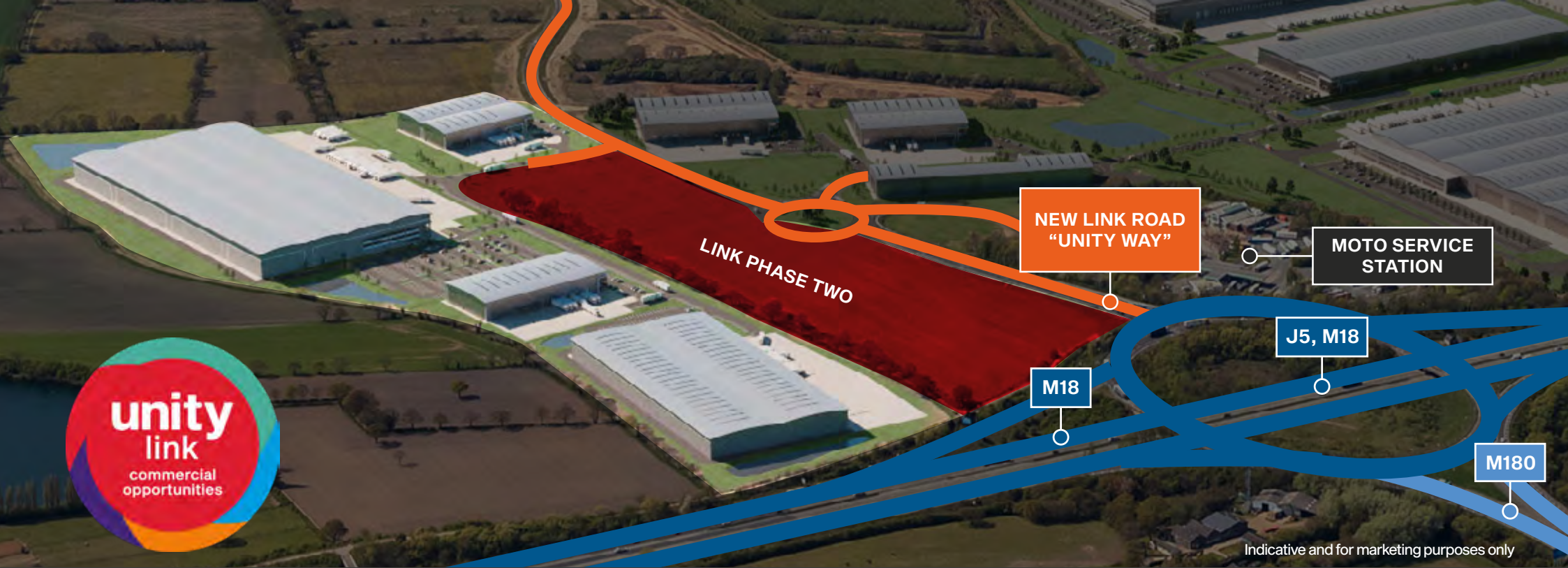
UNIT	INDUSTRIAL
INDICATIVE SITE LAYOUT TWO	
A	SOLD
B	SOLD
C	10,452 SQ M (112,500 SQ FT)
D	9,290 SQ M (100,000 SQ FT)
D1	3,252 SQ M (35,000 SQ FT)
E	SOLD
F	5,574 SQ M (60,000 SQ FT)

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 40,000 sq m (400,000 sq ft), please contact the Agents for more information.



NEW LINK ROAD  
"UNITY WAY"





Indicative and for marketing purposes only

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

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

Link is 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  
20 HECTARES  
(50 ACRES)**



**OFFERING A RANGE OF  
COMMERCIAL OPPORTUNITIES**



**GATEWAY TO  
THE UNITY  
SCHEME**

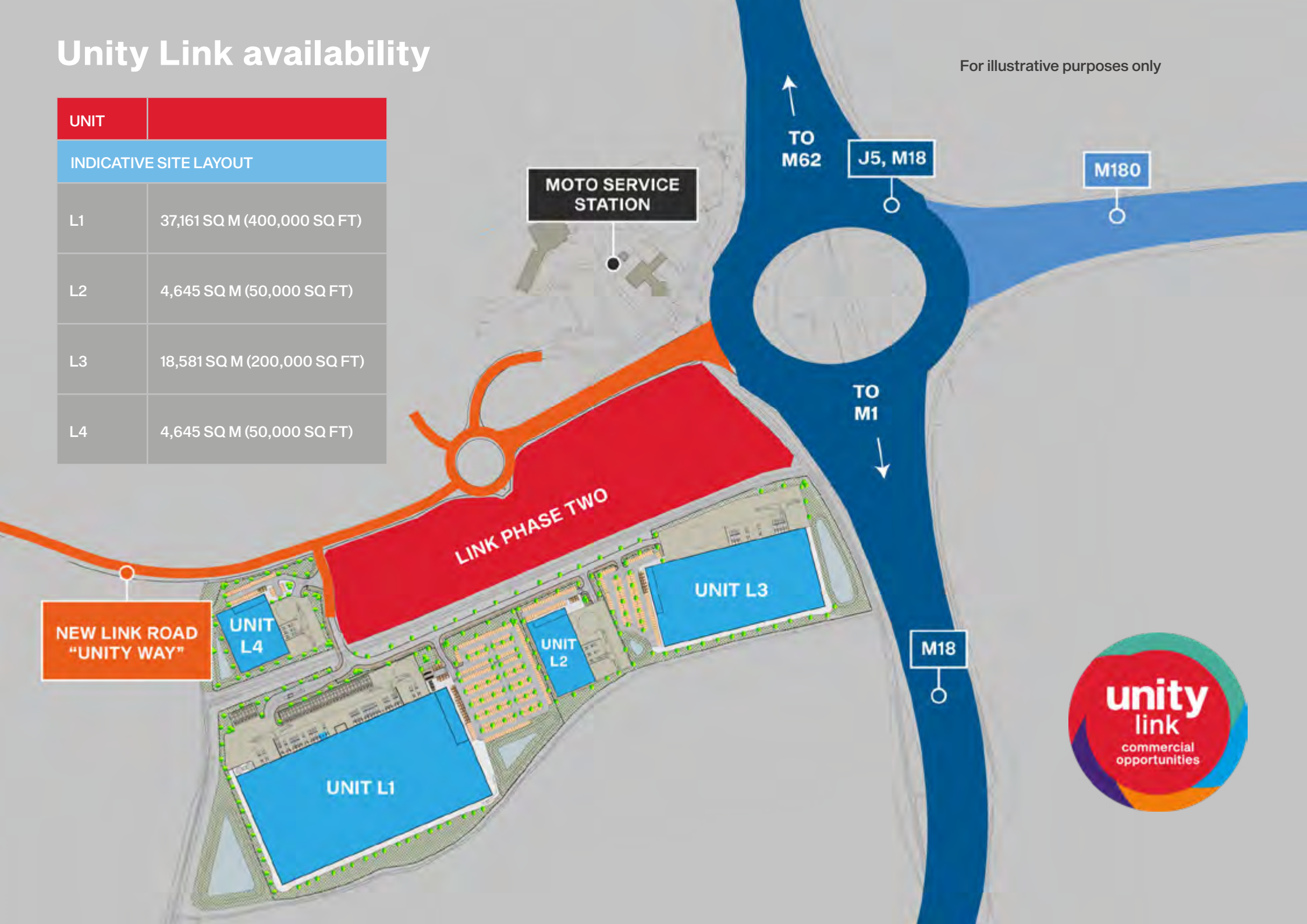


**CONSENT FOR APPROXIMATELY  
85,000 SQ M (915,000 SQ FT)  
OF NEW DEVELOPMENT FOR A  
RANGE OF USES**

# Unity Link availability

For illustrative purposes only

UNIT	
INDICATIVE SITE LAYOUT	
L1	37,161 SQ M (400,000 SQ FT)
L2	4,645 SQ M (50,000 SQ FT)
L3	18,581 SQ M (200,000 SQ FT)
L4	4,645 SQ M (50,000 SQ FT)



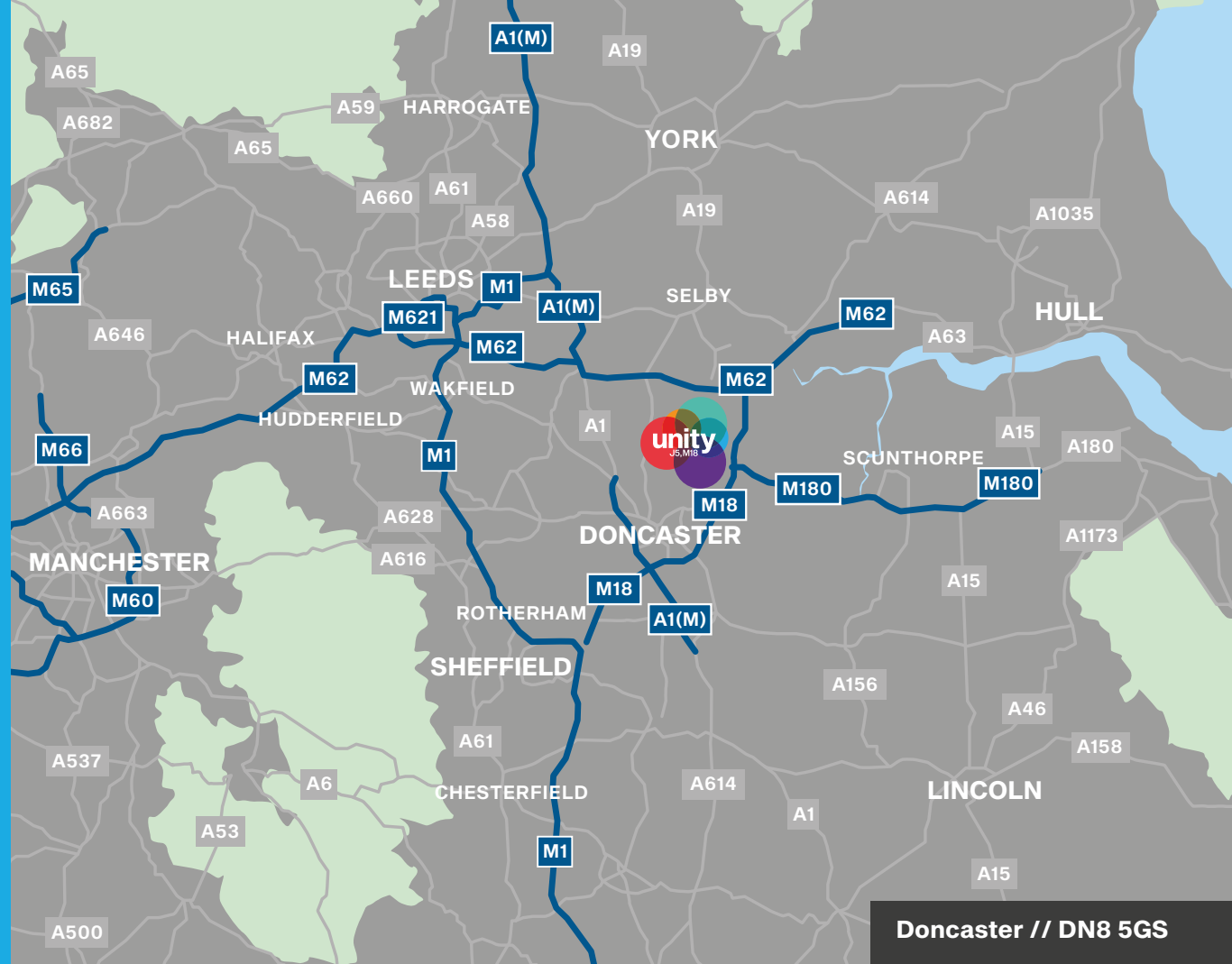


# Location

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.

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 East Coast mainline station.



# Travel Times



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

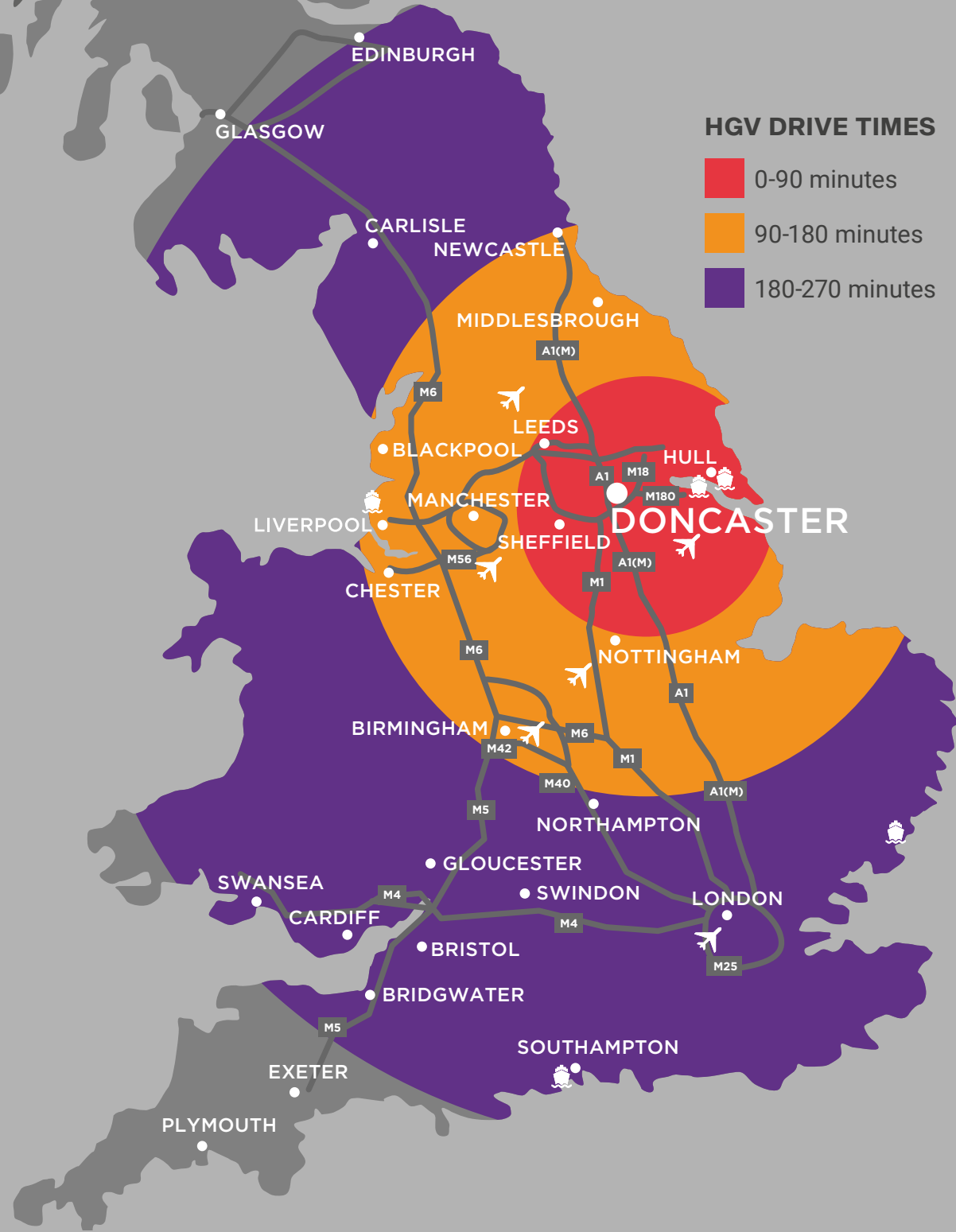


<b>Doncaster Sheffield</b>	18 mins
<b>Leeds Bradford</b>	1 hour
<b>East Midlands</b>	1 hour
<b>Manchester</b>	1 hour 25 mins
<b>Birmingham</b>	1 hour 30 mins
<b>London Heathrow</b>	3 hours



<b>Immingham</b>	40 mins
<b>Hull</b>	45 mins
<b>Liverpool</b>	1 hour 40 mins
<b>Felixstowe</b>	3 hours 20 mins
<b>Southampton</b>	4 hours

**SAT NAV: DN8 5GS**





# Doncaster 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

For further information, please contact our agents:



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## Partners



**Doncaster Council**



## Developer

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



**Waystone**

A DEVELOPMENT BY



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