



# 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)

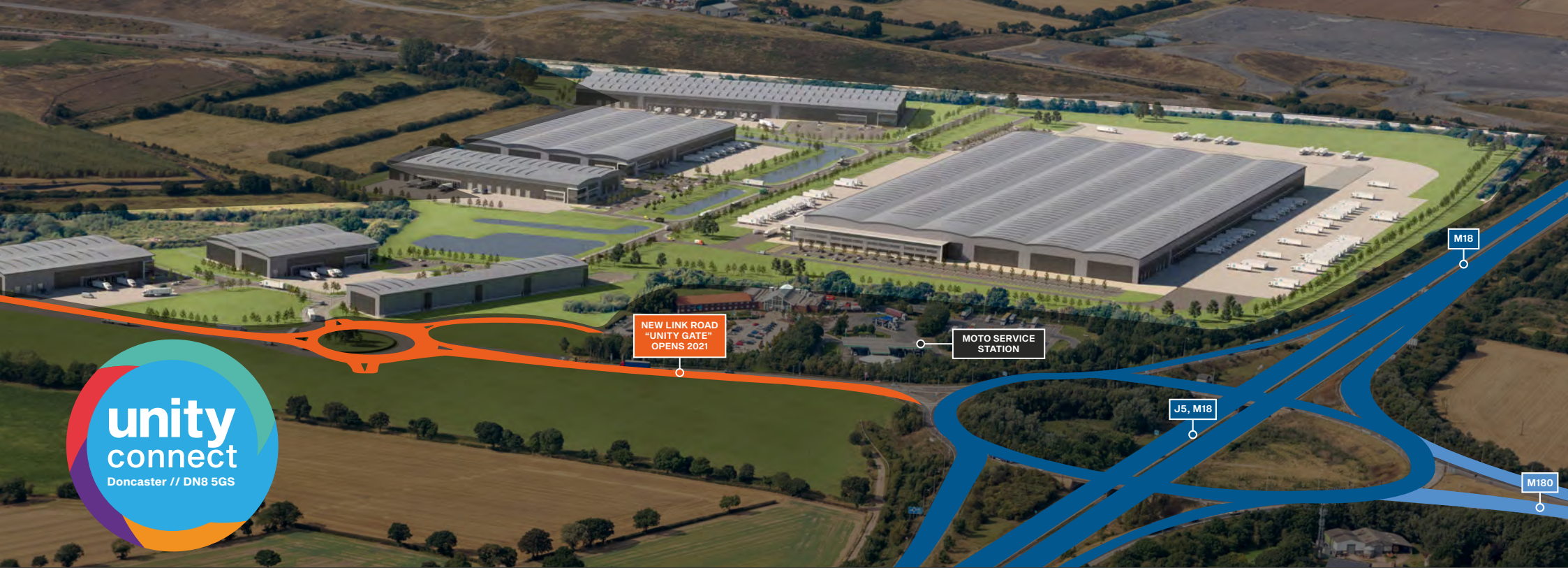
**JUNCTION 5, M18**



**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 Gate' 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  
OFFLINE  
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

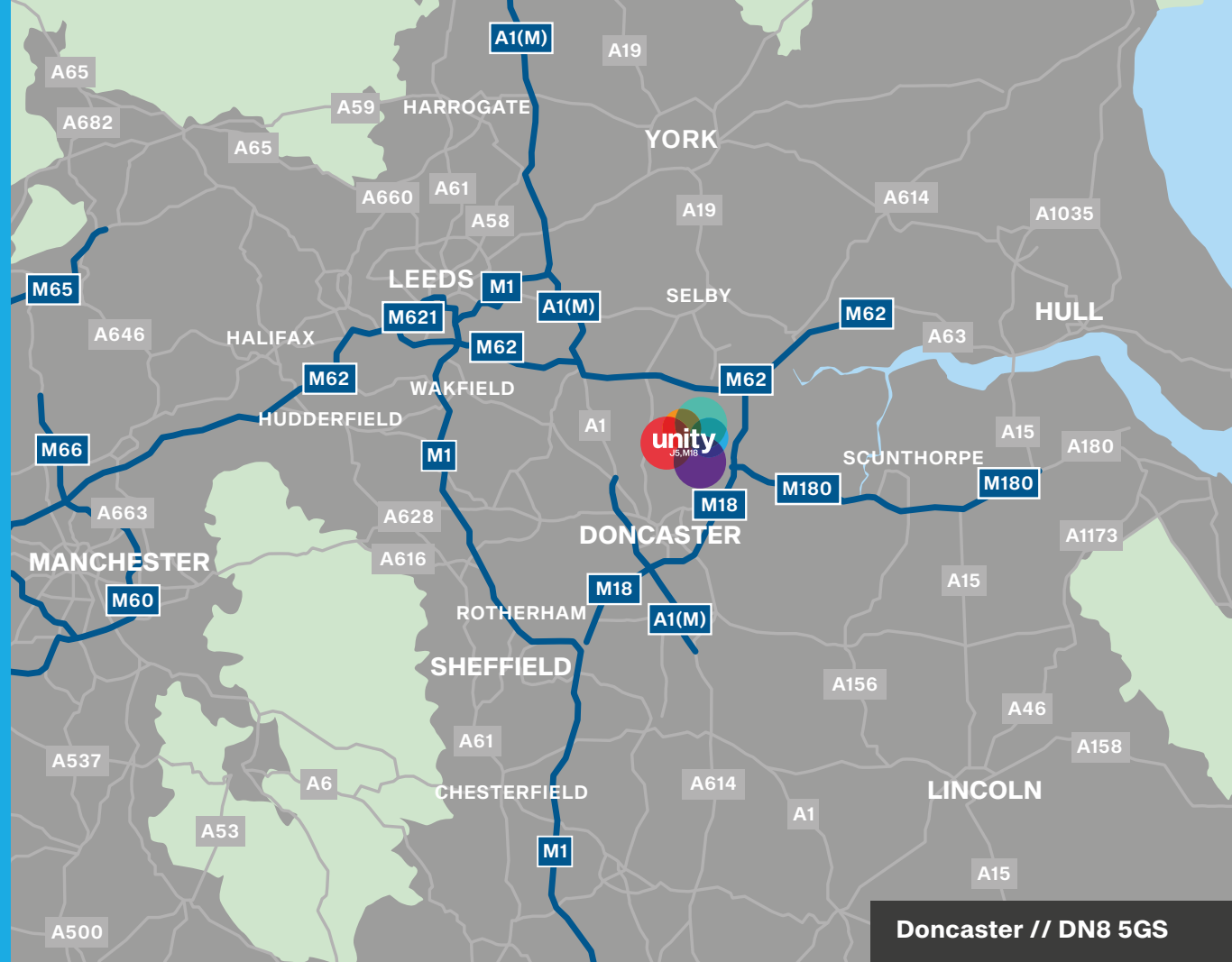


# Location

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.





# Travel Times



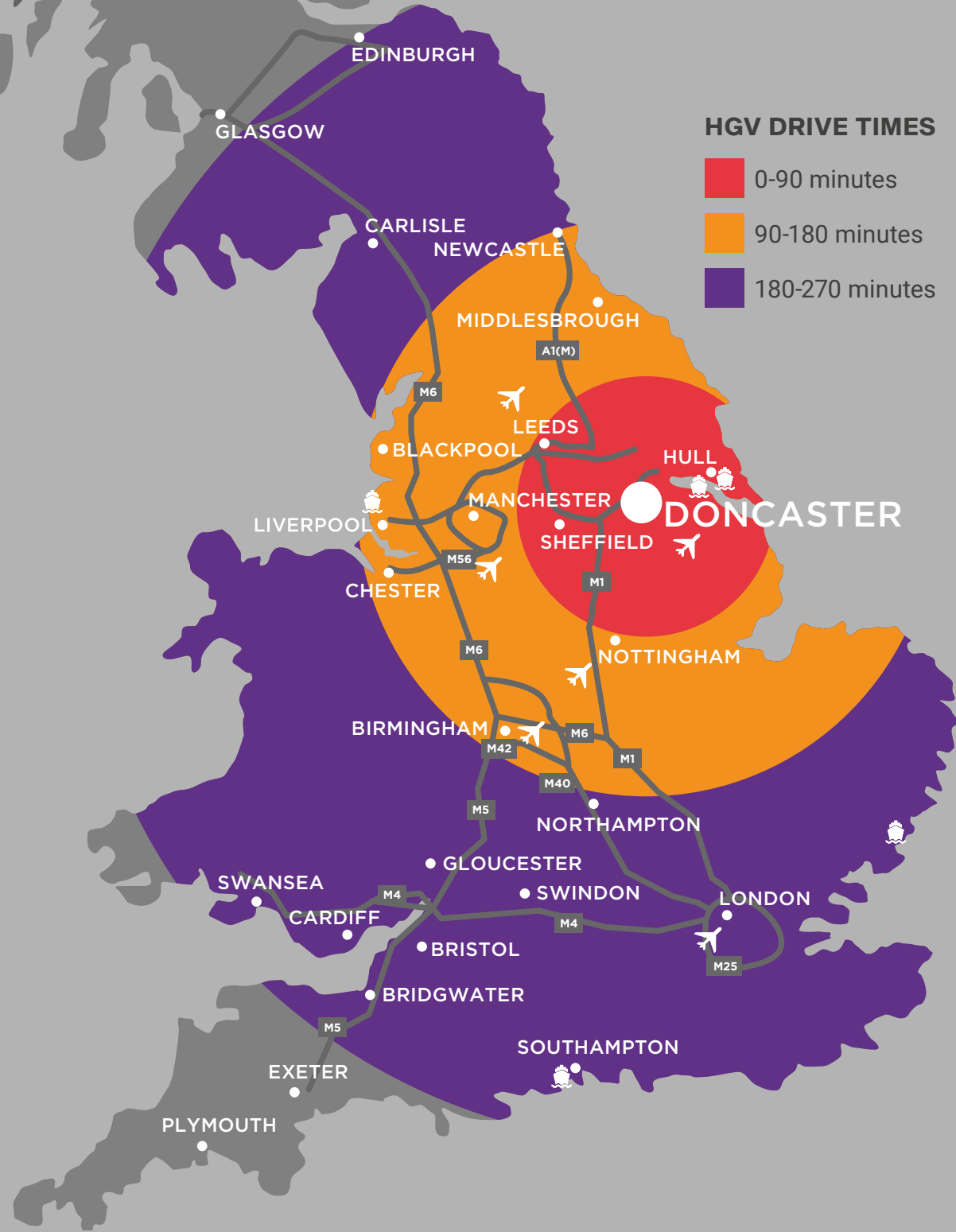
<b>Doncaster</b>	16 mins
<b>Sheffield</b>	35 mins
<b>Leeds</b>	45 mins
<b>Nottingham</b>	1 hour
<b>Birmingham</b>	1 hour 40 mins
<b>Liverpool</b>	1 hour 50 mins
<b>London</b>	3 hours 20 mins



<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



# 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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## Partners



**Doncaster Council**




**Sheffield City Region**

## Developer

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



**Waystone**



**Hargreaves Land**

A DEVELOPMENT BY

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