



MODE¹⁸

FOR SALE / TO LET

INDUSTRIAL · DISTRIBUTION · MANUFACTURING UNITS

BUILD TO SUIT OPPORTUNITIES

up to 425,000 sq ft

LAND UP TO 25 ACRES

OUTLINE PLANNING IN PLACE

DONCASTER · J3 M18

Bankwood Lane, New Rossington, South Yorkshire, DN11 0PS
what3words ///grasp.exulted.every

A development by **premc**or™

The opportunity



Catalyst Sheffield by Premcor

- 25 acre site
PHASE 2
- Build to suit
OPPORTUNITIES
- Outline planning
IN PLACE
- Unrestricted height
ACROSS THE SITE
- 15 months
DELIVERY
- Land
AVAILABLE



PHASE 2 · FOR SALE / TO LET
INDUSTRIAL · DISTRIBUTION · MANUFACTURING UNITS

BUILD TO SUIT OPPORTUNITIES
up to 425,000 sq ft

Mode 18 is a 50 acre development site ideally located at J3 M18. Following the successful letting to Amazon, 25 acres remain available for development.

Allocated for employment use in the Local Plan, outline planning permission is in place for B1, B2 and B8 units with unrestricted height.

Occupiers requirements can be delivered within 15 months from agreement of terms. Land is also available to let or for sale.

A new access road will directly link the site to the Great Yorkshire Way and the M18 J3. A new drive-thru restaurant and garage are planned.

Intermodal rail facilities are just a 5 minute HGV drive away at iPort, while Doncaster Sheffield Airport is less than 10 minutes away.

Single unit option

Our masterplans below are for illustrative purposes. Occupiers' specific requirements can be accommodated on a build to suit basis.

ACCESS ROAD under construction

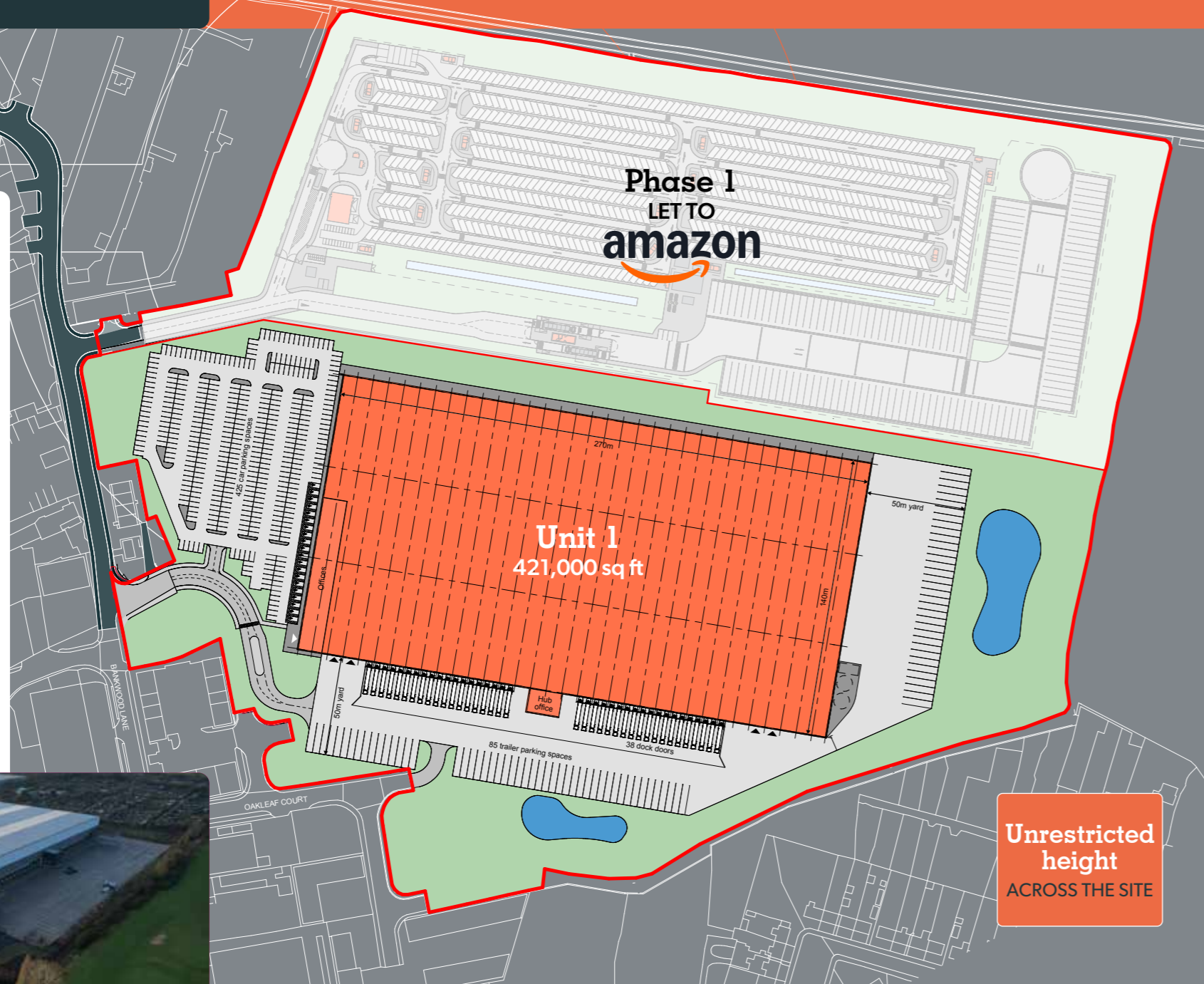
Up to **425,000 sq ft** in a single unit

Mode 18 can accommodate a large scale industrial or logistics opportunity.

Advantages include:

- A 25 acre development site
- Unrestricted height
- Ample power
- Build to suits with a high quality base specification
- Available on a freehold or leasehold basis.

Our indicative site plan shows a single unit of 421,000 sq ft.



Unrestricted height ACROSS THE SITE

Multi-unit option

Multiple units from **50,000 sq ft**

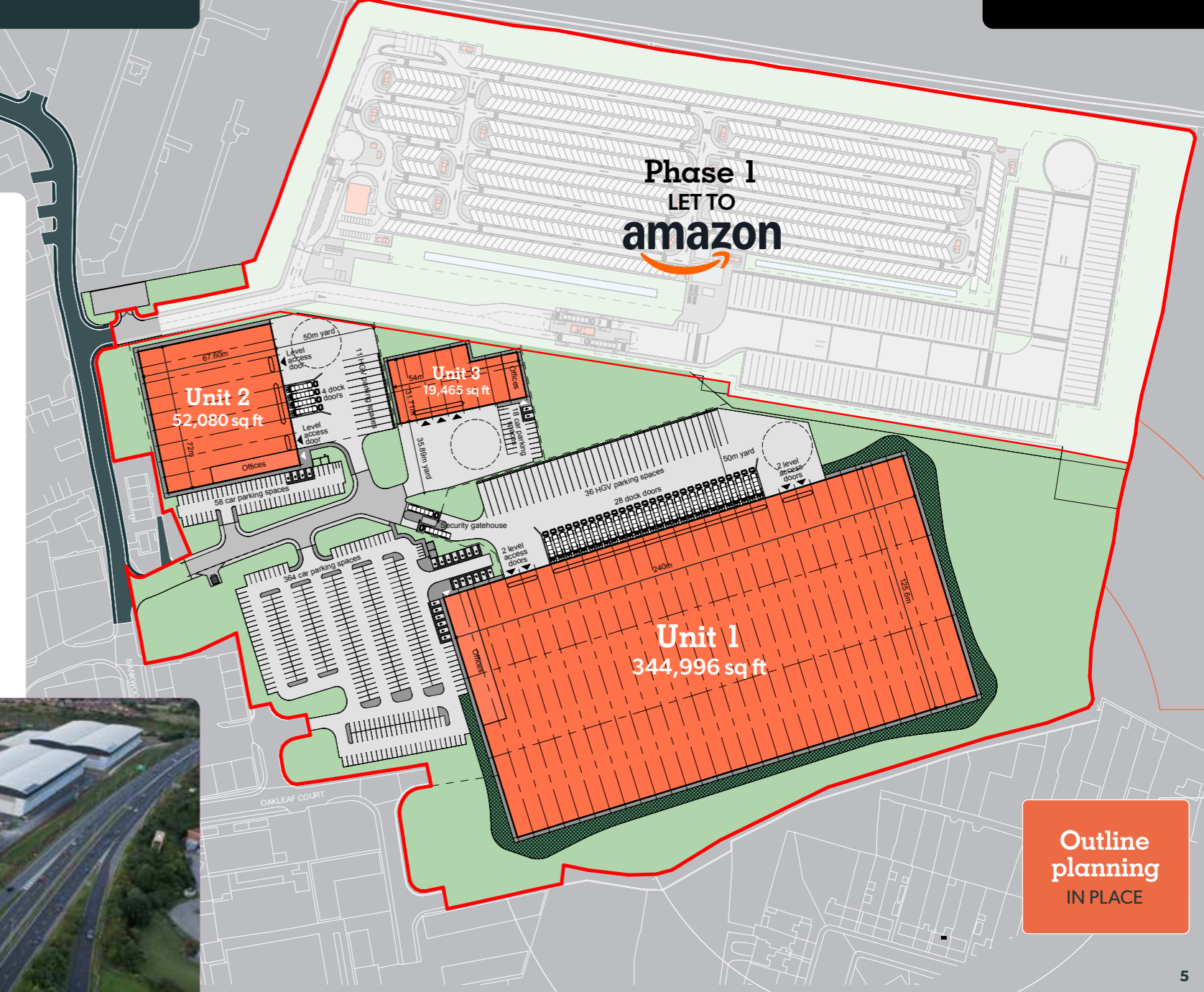
Mode 18 can accommodate a broad range of industrial or logistics requirements.

Benefit from:

- Tailored build to suits with a high quality base specification
- Outline planning in place
- B1, B2 and B8 consents
- Available on a freehold or leasehold basis.

To discuss your requirements, contact the agents today.

Catalyst Sheffield by Premcor



Outline planning IN PLACE

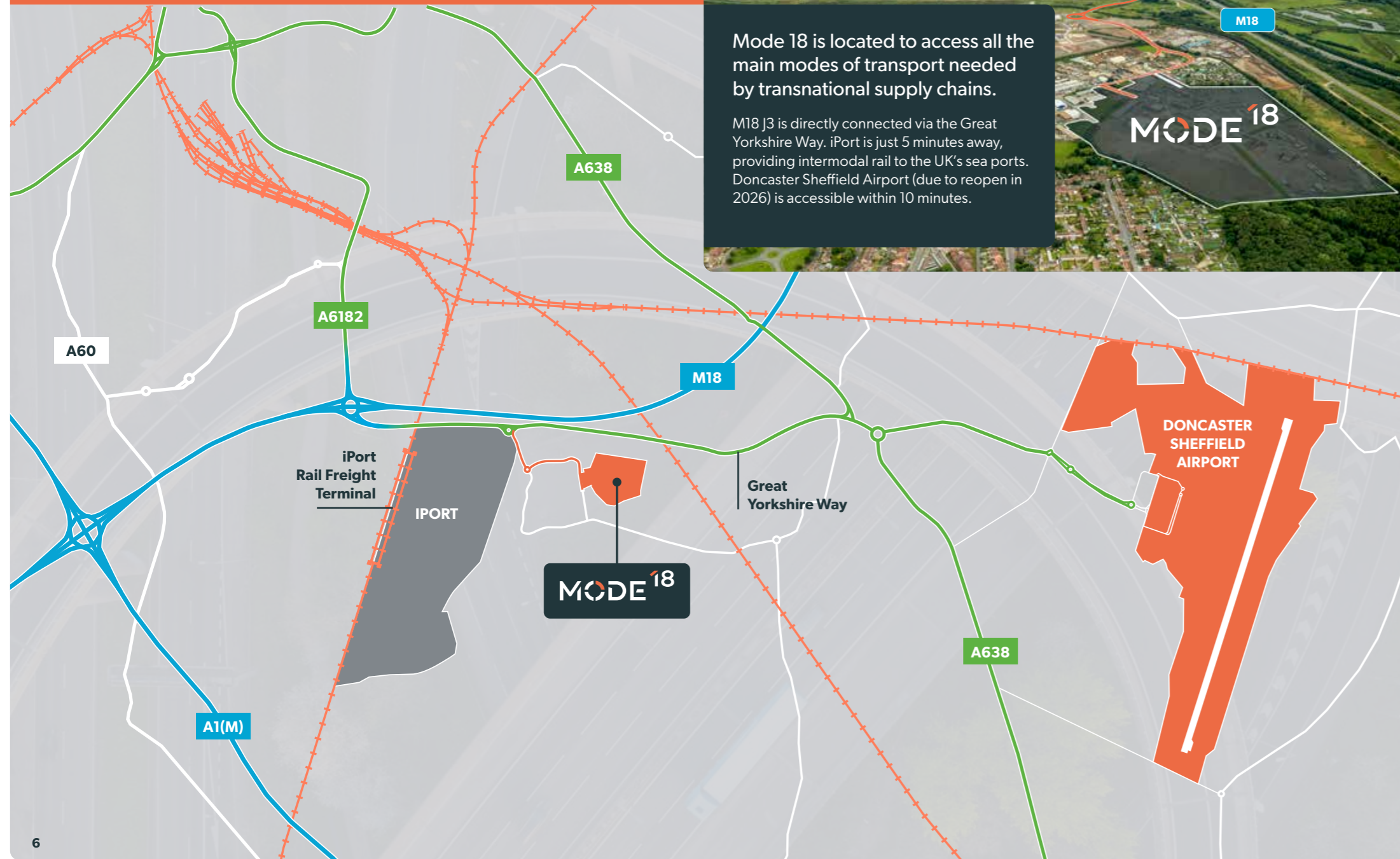
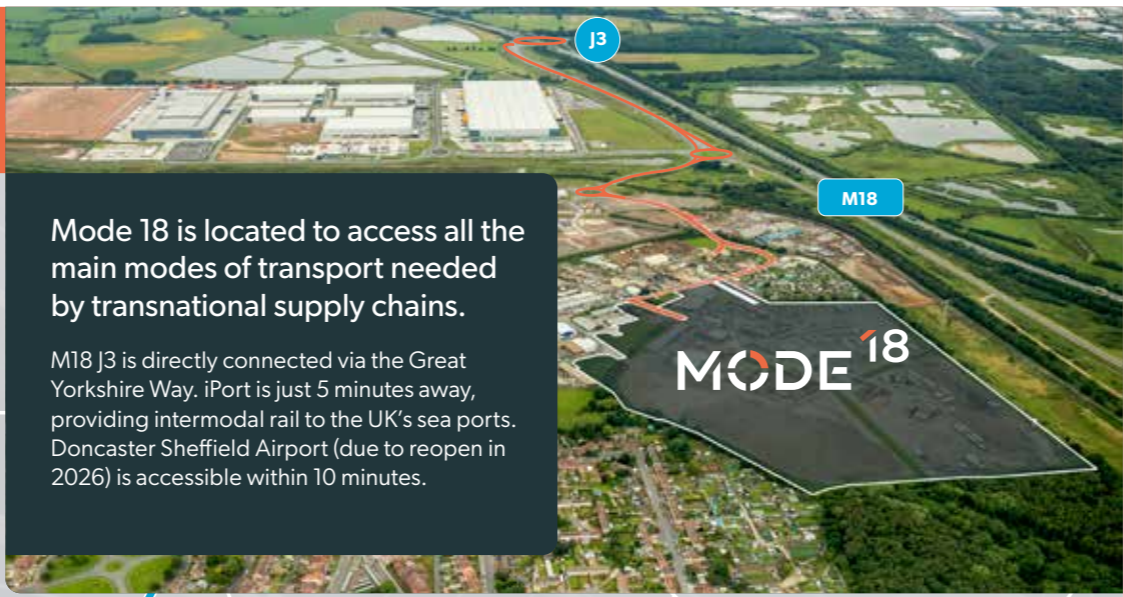


Nottingham 360 by Premcor

Connected by road, rail & air

Mode 18 is located to access all the main modes of transport needed by transnational supply chains.

M18 J3 is directly connected via the Great Yorkshire Way. iPort is just 5 minutes away, providing intermodal rail to the UK's sea ports. Doncaster Sheffield Airport (due to reopen in 2026) is accessible within 10 minutes.



National road access

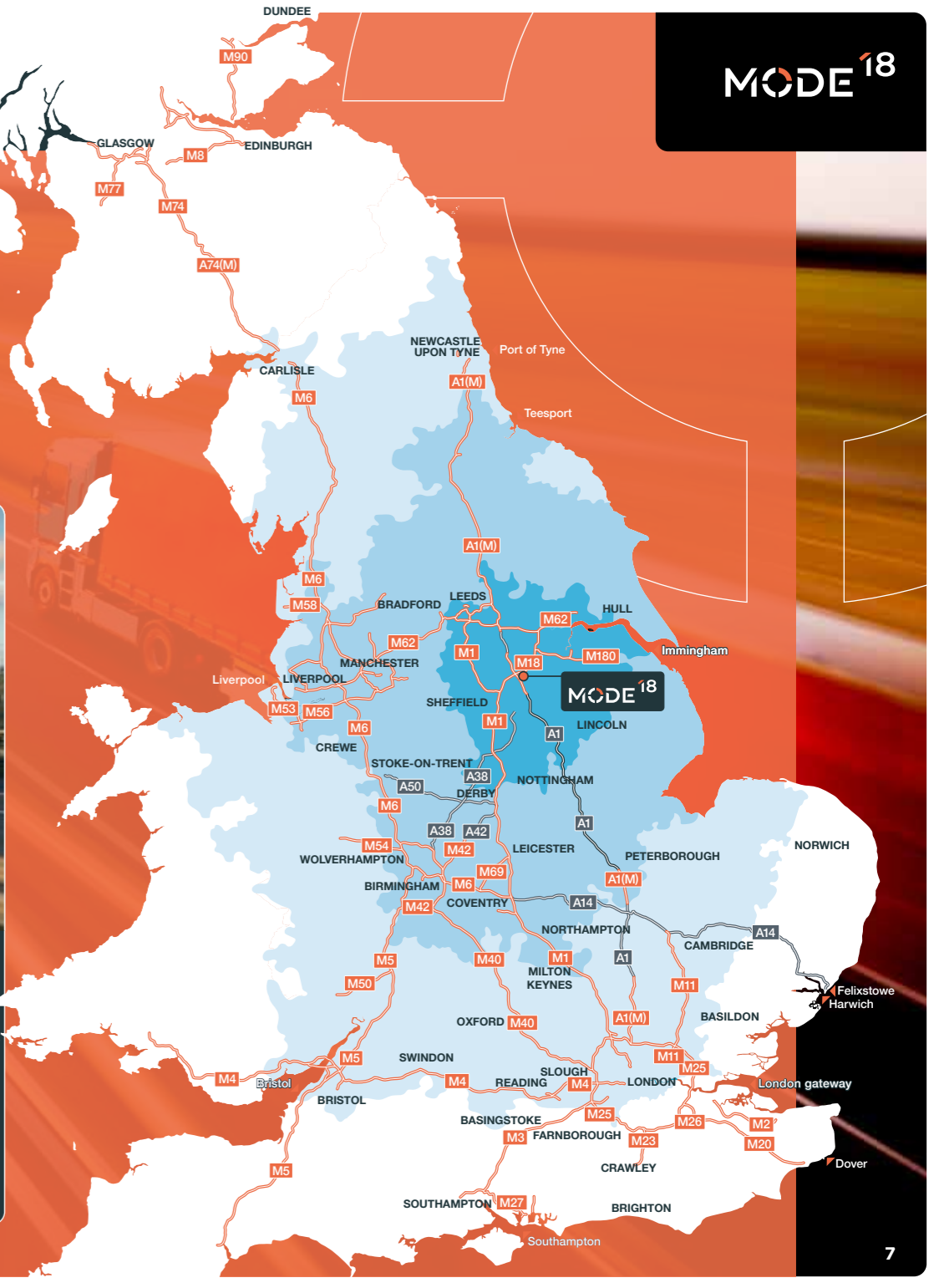
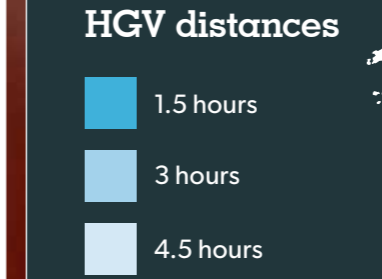
Mode 18 occupies a central location in the UK's motorway network.

It provides direct access to the M1, A1(M) and M18 North-South motorways, and the M62 and M180 East-West motorways. This brings most of the country's major conurbations within easy reach, along with the main east and west coast ports.

HGV drive times

| | | |
|--------------|-----------|-----------------|
| Sheffield | 21 miles | 32 mins |
| Wakefield | 27 miles | 48 mins |
| Leeds | 38 miles | 59 mins |
| Nottingham | 47 miles | 1 hour |
| Manchester | 59 miles | 1 hour 34 mins |
| Birmingham | 93 miles | 2 hours |
| Newcastle | 121 miles | 2 hours 17 mins |
| London (M25) | 148 miles | 3 hours 14 mins |

Source: lorryroute.com



Intermodal connectivity

Mode 18 benefits from exceptional intermodal connectivity.

Located just five minutes' HGV drive from Mode 18, iPort rail freight terminal provides containerised access to the UK National Rail Network. Daily services connect to all major UK ports and onward to Europe via the Channel Tunnel.

Major deep-water sea ports are readily connected by road and rail, including Liverpool within 2.5 hours by HGV, and Southampton and Glasgow in under seven hours by rail.

Doncaster Sheffield Airport is set to reopen in summer 2026, placing international air cargo within immediate reach, while East Midlands Airport (the UK's busiest pure-cargo airport) is accessible by road in around an hour.



Sea ports HGV drive times

| | | |
|-------------|-----------|-----------------|
| Immingham | 47 miles | 54 mins |
| Hull | 48 miles | 55 mins |
| Liverpool | 97 miles | 2 hours 20 mins |
| Teesport | 102 miles | 1 hours 56 mins |
| Southampton | 209 miles | 4 hours 15 mins |

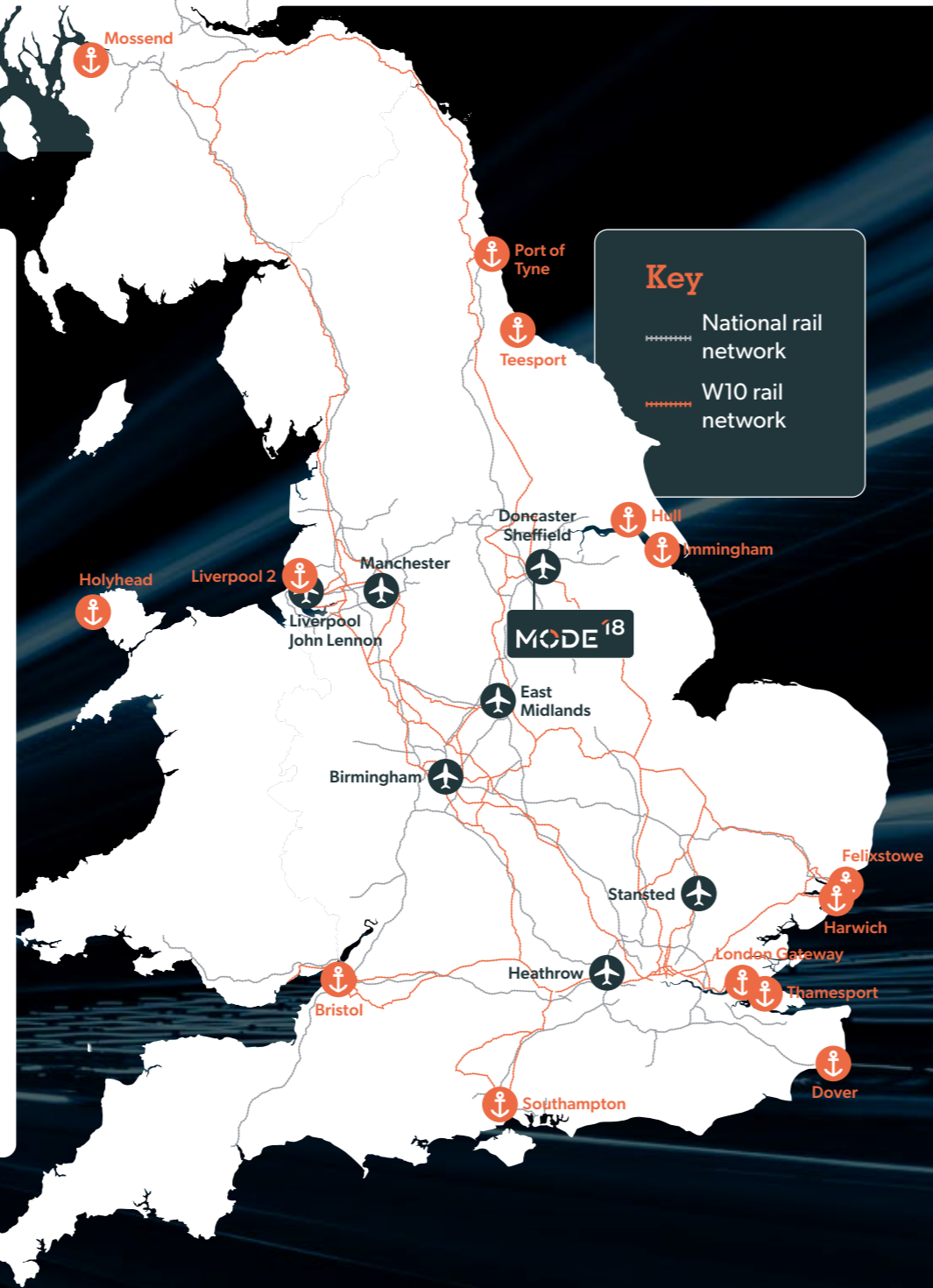
Sea ports rail freight times

| | |
|-------------------|---------------|
| Immingham | Under 1 hour |
| Teesport | Under 2 hours |
| Felixstowe | Under 7 hours |
| London Gateway | Under 7 hours |
| Southampton | Under 7 hours |
| Mossend (Glasgow) | Under 7 hours |

Airports HGV drive times

| | | |
|---------------------|-----------|---------|
| Doncaster Sheffield | 5 miles | 9 mins |
| East Midlands | 56 miles | 1 hour |
| Heathrow | 171 miles | 3 hours |

Sources: lorryroute.com, Network Rail



Key

- National rail network
- W10 rail network

A great place to work

A well-balanced mix of features positions Mode 18 as an appealing option for attracting and retaining the local workforce.

Local amenities within easy reach

The entrance to the new link road at West End Lane is set to become a major roadside destination. A McDonalds drive-thru, Costa Coffee drive thru, petrol filling station and EV charging hub are all due to be completed soon.

A Lidl supermarket is located just 800 metres away, while in the centre of Rossington an Asda supermarket, Greggs and a range of local food retailers all sit within a half-mile radius.

For wider retail and leisure choice, Lakeside Village Outlet is just 10 minutes away by car, with Doncaster town centre reachable in approximately 20 minutes.

Well-connected by public transport

Mode 18 is well served by public transport. Four bus routes stop close to the site, providing convenient connections to the surrounding area and Doncaster.

Doncaster railway station is located approximately 5 miles from the site, offering convenient regional access. Regular services connect to London King's Cross in as little as 1.5 hours.

Green spaces on the doorstep

The Mode 18 masterplan places a strong emphasis on wellbeing. The park will include ample landscaped spaces, plus green breakout area throughout the development.

In addition, the site is immediately adjacent to Park Wood, offering the opportunity to enjoy the outdoors within an established natural habitat on the doorstep.



Illustrative image



Illustrative image



New roadside amenities including: COSTA COFFEE, McDonald's, Petrol, EV charging

West End Lane roundabout

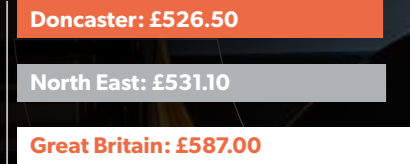
To iPORT and M18 J3

Skilled for industrial & logistics operations

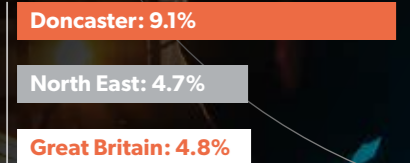
Doncaster is one of the most important logistics locations in the country, with 31,000 people in the wider Sheffield City Region working in the rapidly expanding sector.

Doncaster also boasts considerable expertise in engineering, with advanced manufacturers in the region operating world class facilities across a range of industries including aerospace, component manufacture, rail and automotive, consumer goods and the food and drink industries. More than 10,000 people work in engineering and manufacturing in the Sheffield City Region, proud heirs to a tradition that goes back centuries and the bedrock for future growth.

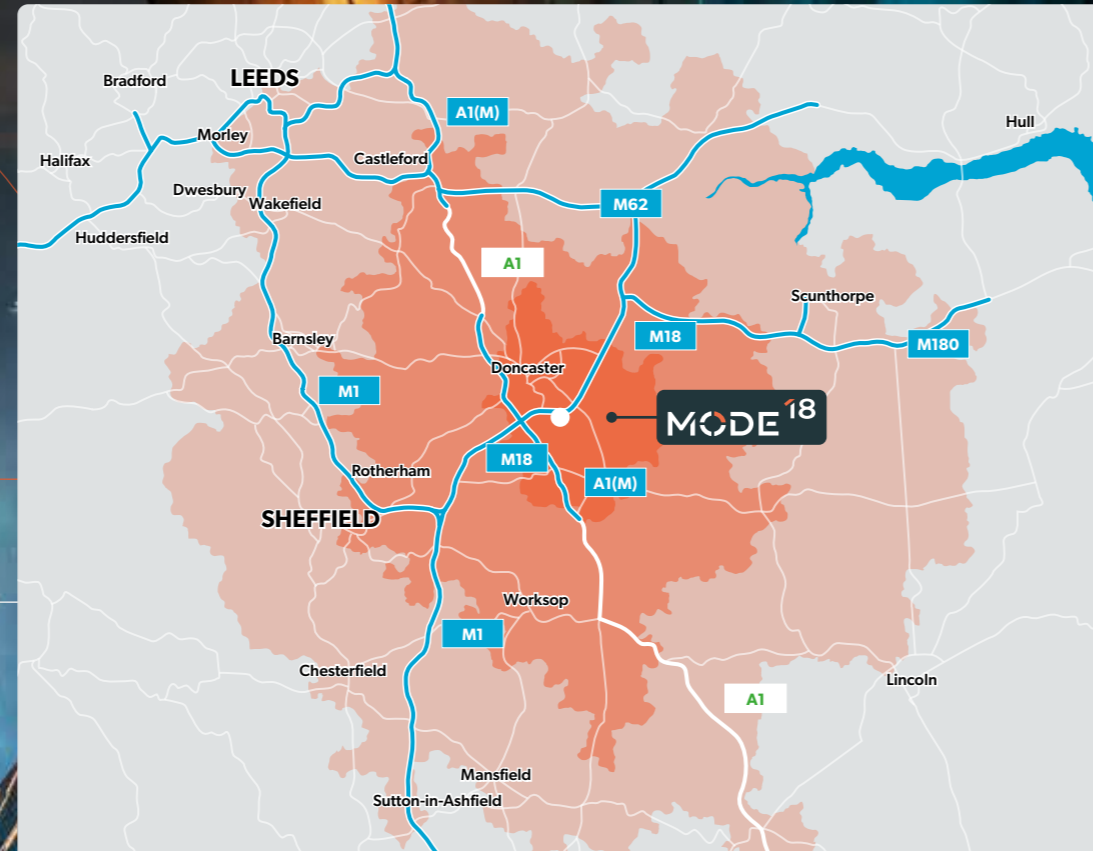
Gross weekly pay for full time workers



Employed in transport and storage



Source: NOMIS 2025



Drive to work times

Over 2,659,236 people live within a 45-minute drive to work time of Mode 18, giving occupiers access to one of the UK's largest suitably skilled pools of talent for the advanced manufacturing and logistics sectors.

Population by drive time

| Distance | Population |
|------------------|------------|
| Up to 15 minutes | 180,370 |
| Up to 30 minutes | 909,741 |
| Up to 45 minutes | 2,659,236 |

Source: ESRI 2025

Doncaster: ready for business



Support with recruitment and training from Business Doncaster

Business Doncaster can support your move to Mode 18 through its fully funded HR brokerage and consultancy service, delivered by CIPD-qualified HR managers.

Building on the success of the iPort Academy, Business Doncaster is also developing a DSA Employment Academy to address the skills and recruitment needs of manufacturing and logistics businesses. The Academy will connect Mode 18 occupiers with job seekers, government bodies, training providers and recruitment specialists, while Business Doncaster can also help source funding and support apprentice recruitment.



For business support enquiries:
T: 01302 735555
E: info@businessdoncaster.com

Education and training

Doncaster College supports around 11,000 learners each year through vocational courses and apprenticeships.

Doncaster University Technical College works collaboratively with major employers, the University of Sheffield and Sheffield Hallam University, to produce the next generation of highly skilled engineers.

Together, they form a strong skills pipeline for Doncaster's industrial and logistics economy.



Housing

Approximately 1,000 new homes a year are built in Doncaster. House prices are low by national standards and the council is committed to its own council house and affordable homes building programme. This will ensure that employees at all levels in all types of business at Mode 18 will be able to afford to live locally.

Average semi-detached house price



For further information



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