TO LET /
MAY SELL



ECLIPSE

UNITY DONCASTER

GRADE A INDUSTRIAL/LOGISTICS UNIT

406,183 SQ FT

(37,734 sq m)

J5 M18 | DONCASTER | DN7 5TZ

CAIN

BIG IDEAS
BIG SPACES

A brand new 406,183 sq ft best-in-class industrial / logistics unit

Strategic location with direct motorway access providing gateway to the region and wider UK logistics network

Best-in-class Sustainability, designed to reduce energy use, mitigate climate risk and boost biodiversity

Fast direct link to Junction 5 of the M18 motorway at its intersection with the M180

Heart of a new community delivering 3,000 new homes, and 7,000 new jobs

Located at award-winning *Unity* development, one of the UK's largest regeneration and infrastructure projects

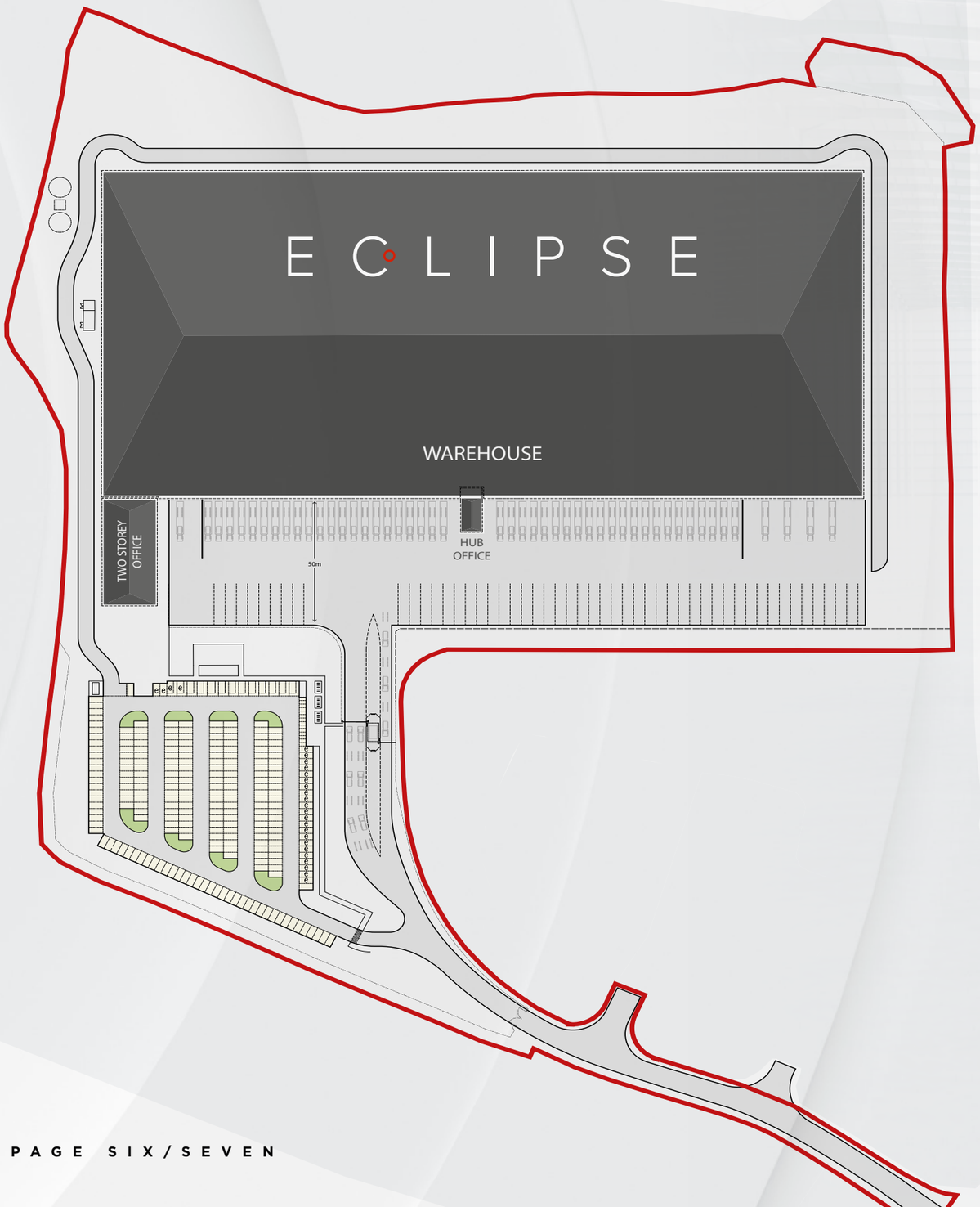
ECLIPSE

UNITY DONCASTER



IMAGE FROM JUNE 2024

ACCOMMODATION



- 50M YARD DEPTH
- 50 HGV PARKING SPACES
- 18M CLEAR INTERNAL HEIGHT
- 40 DOCK LEVEL DOORS
- 5 LEVEL ACCESS LOADING DOORS
- 4 EURO DOCK LEVEL DOORS
- 1 MVA WITH ABILITY TO INCREASE
- 50 KN/M2 FLOOR LOADING
- 256 CAR PARKING SPACES
- TWO STOREY HUB AND MAIN OFFICE
- 26 EV CHARGING SPACES
- SECURITY GATEHOUSE
- APPROX. 77,710 PALLET LOCATIONS (WIDE AISLE RACKING)
- APPROX. 104,278 PALLET LOCATIONS (NARROW AISLE RACKING)

ACCOMMODATION	SQ M	SQ FT
Warehouse	35,744.1	384,746
GF Main Office	855.8	9,212
FF Main Office	855.8	9,212
Hub Offices	267.4	2,878
Gatehouse	12.5	135
TOTAL	**37,735.6**	**406,183**

Total Gross Internal Area (GIA)

SUSTAINABLE DESIGN

Eclipse delivers market-leading sustainability credentials, designed to reduce energy use, mitigate climate risk and boost biodiversity. This approach reduces occupancy costs and fulfils several environmental, social, and corporate governance criteria in measuring the sustainability and social impacts associated with occupation.

- 10% Roof Lights
- High Performance Insulated Cladding
- Capacity For Up To 100% Roof Solar PV Panels
- Low Air Permeability Design
- Secure Cycle Parking
- EPC Rating A
- BREEAM ‘Excellent’
- 26 EV Charging Bays

LOCATION

Eclipse is a brand new development situated along a prime arterial highway at the intersection of Junction 5 / M18 and the M180 motorways.

The location delivers unrivalled access to regional markets, providing direct exposure to an estimated population of 1.2 million within a 30 minute drive time in addition to prime links to the UK motorway / logistics network.

A new link road connects this prime development to the motorway interchange, which in turn provides easy access to J35 / M62 (7 miles / 9 minutes), the A1(M) / J35 (11.6 miles / 13 minutes) and J32 / M1 (20 miles / 21 minutes).

POSTCODE: **DN7 5TZ**

DRIVE

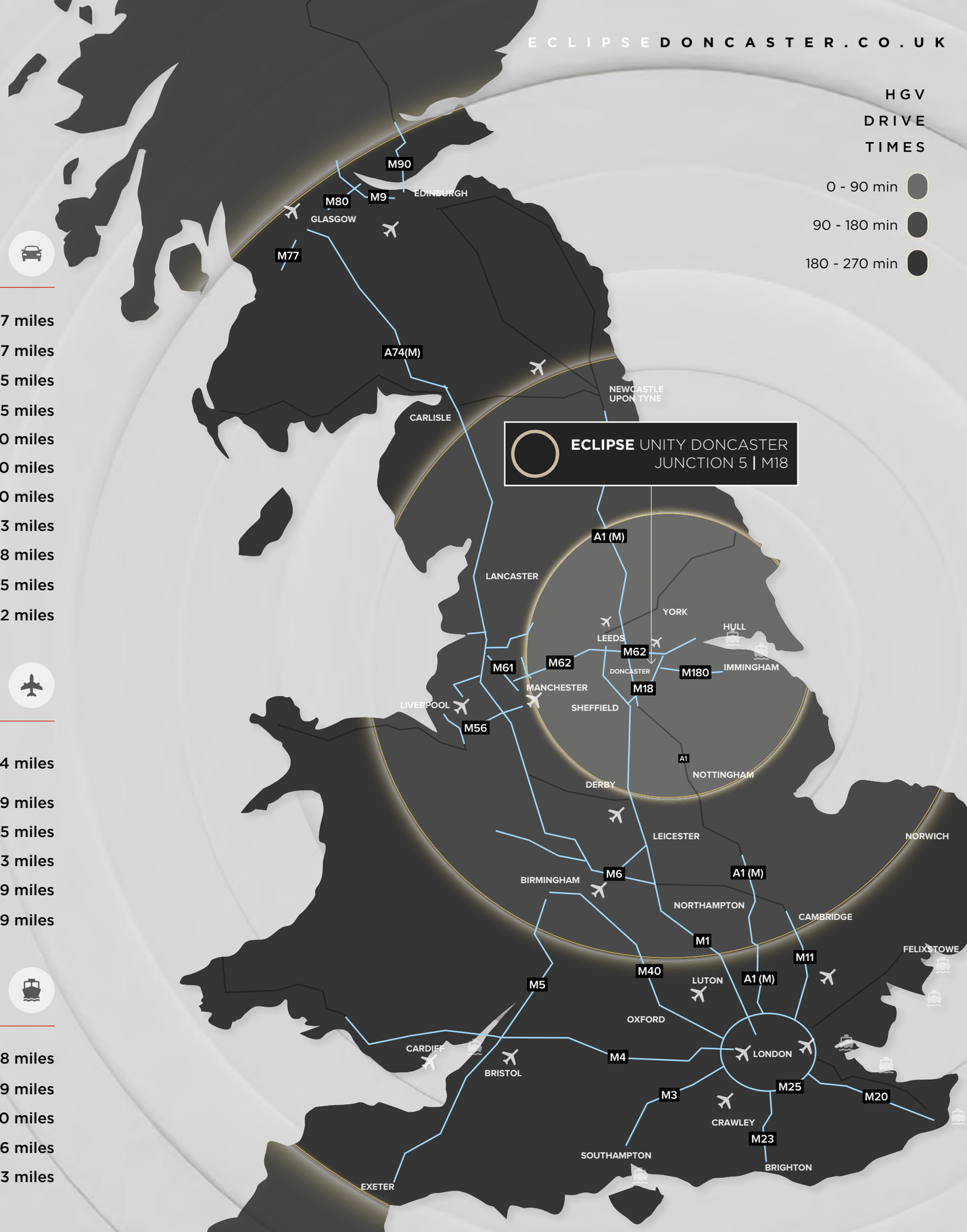
J5 M18/M180	**1.7 miles**
J35/M62	**7 miles**
Doncaster	**8.5 miles**
A1(M)/J35	**12.5 miles**
J32/M1	**20 miles**
Sheffield	**30 miles**
Leeds	**40 miles**
Nottingham	**53 miles**
Birmingham	**98 miles**
Liverpool	**105 miles**
London	**172 miles**

AIRPORT

Doncaster Sheffield **from 2026*	**14 miles**
Leeds Bradford	**49 miles**
East Midlands	**65 miles**
Manchester	**73 miles**
Birmingham	**99 miles**
London Heathrow	**179 miles**

PORT

Immingham	**38 miles**
Hull	**39 miles**
Liverpool	**110 miles**
Felixstowe	**196 miles**
Southampton	**223 miles**



DEMOGRAPHICS

Unity is set to become an employment location of regional significance with 3,000 new homes delivering an estimated 7,000 new jobs.

Unity is one of the largest regeneration and infrastructure projects in the UK, delivering a mixed-use development across 250 hectares. The development has outline planning, and once completed, Unity will provide 3,000 new homes, a new town centre, offline marina, school, transport hub and 210 acres of commercial development.
Unity is supported by Doncaster Metropolitan Borough Council and Sheffield City Region, and Homes England who are supporting the new build housing programme on site.

Doncaster Inward Investment

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Access to 2.2 Million People Within a 30 Mile Radius

£5.2 Billion Economy

Labour Force of 191,300

625 Manufacturing Businesses

Doncaster's Economy Supports 10,090 Businesses, 133,000 Jobs

The Largest Metropolitan Borough Covering 220 Square Miles of Opportunity

The Median Gross Weekly Wage is £479

1,520 Transportation and Storage Businesses

Sources:
Business Doncaster
ONS








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ECLIPSE

UNITY DONCASTER

SMART SPACE INDUSTRIAL LOGISTICS

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BUSINESS DONCASTER

A Development by:

CAIN

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