

# unity

## J5, M18

Doncaster // South Yorkshire

**Units available for  
occupation from Q3 2024**  
**For Sale/To Let**

**100,000 sq ft to 400,000 sq ft**

**New logistics, manufacturing  
and industrial units**



**Waystone**  
■■■■



**Hargreaves  
Land**

A DEVELOPMENT BY



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

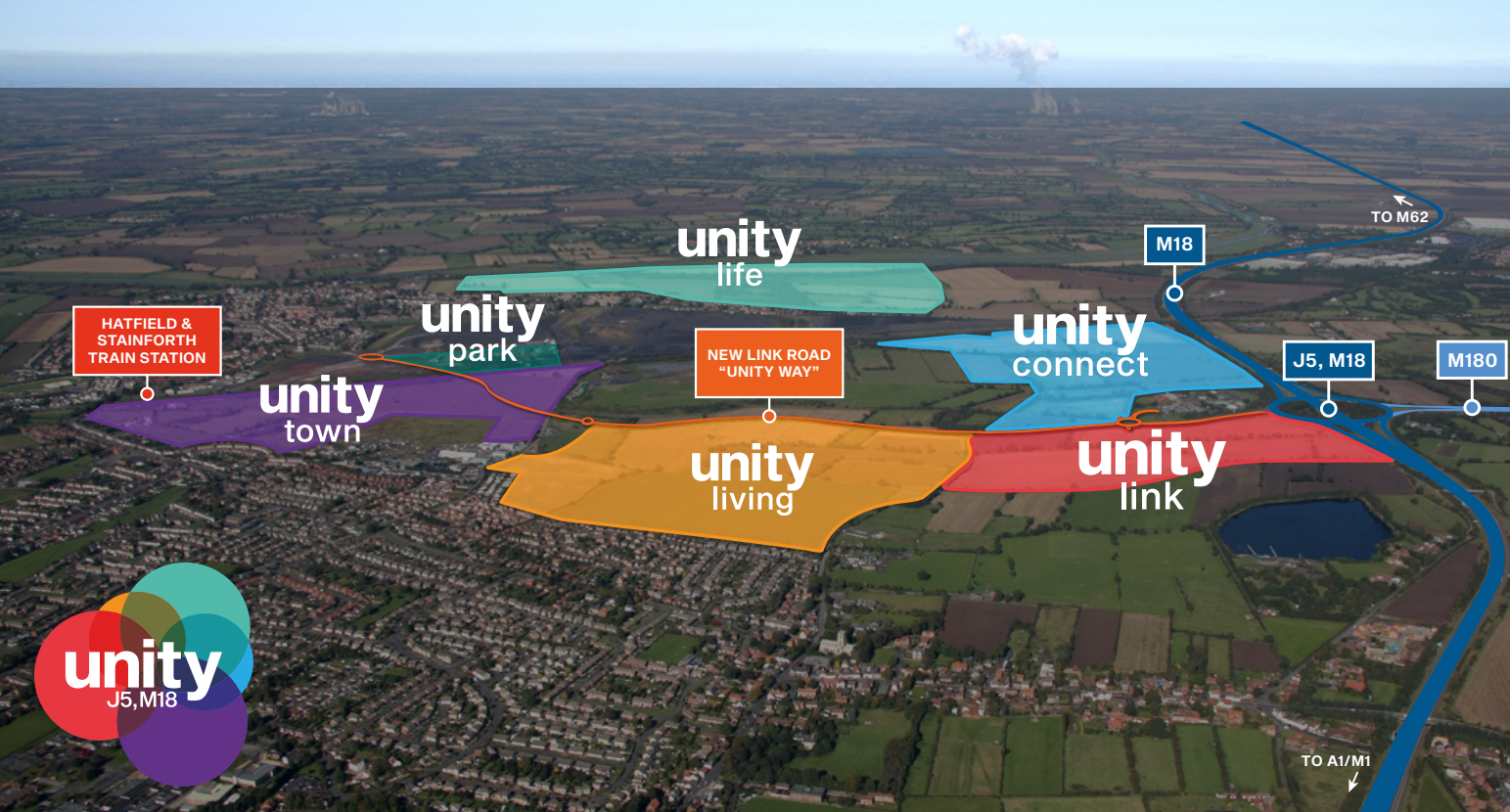
## **Specification**

Units are offered on a design and build basis to suit specific end user requirements. All units will offer:

- Grade A build specification
- Unrestricted eaves heights
- Power supply of up to 4MVA
- Target EPC of A/A+
- High quality business park environment





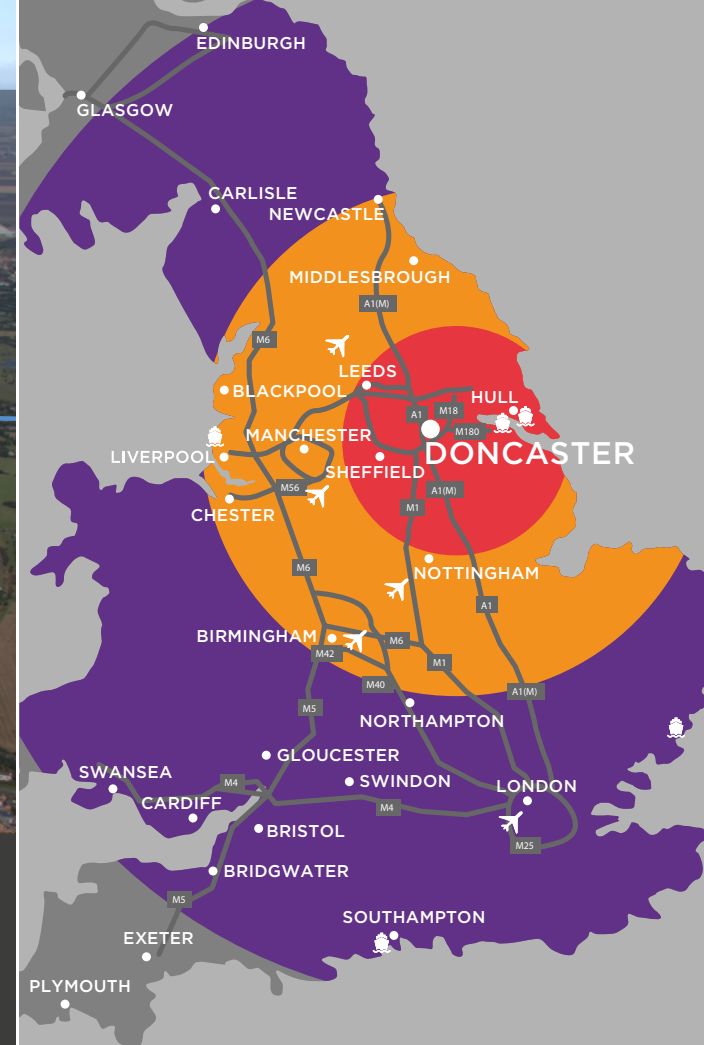


## Unity provides excellent access to the east coast ports at Immingham, Hull and Grimsby.

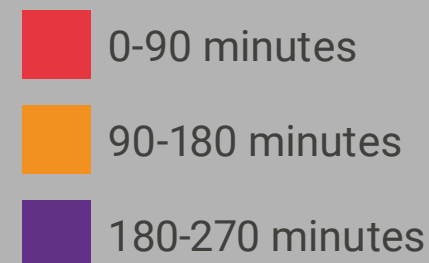
All zones are accessed directly from the new 'Unity Way' link road which provides a new 2.9 kilometre (1.8 mile) route from junction 5 of the M18 motorway (where the M180 joins the M18) to Hatfield, Dunscroft and Stainforth; thereby improving access to the nearby railway station and the motorway network.

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

Following completion of development, 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 85 hectares (210 acres) dedicated to a variety of new commercial uses across the Unity 'Connect', 'Link', 'Town' and 'Park' zones.



### HGV DRIVE TIMES



# unity

J5, M18

## Contact

For further information, please contact our agents:



0114 272 9750  
0113 246 1533  
020 7629 8171

[KnightFrank.co.uk](http://KnightFrank.co.uk)

**REBECCA SCHOFIELD**

[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

**IAIN MCPHAIL**

[ian.mcphail@knightfrank.com](mailto:ian.mcphail@knightfrank.com)

**CHARLES BINKS**

[charles.binks@knightfrank.com](mailto:charles.binks@knightfrank.com)



COMMERCIAL PROPERTY PARTNERS  
**0114 273 8857**  
[www.cpppartners.co.uk](http://www.cpppartners.co.uk)

**TOBY VERNON**

[toby@cpppartners.co.uk](mailto:toby@cpppartners.co.uk)

**ED NORRIS**

[ed@cpppartners.co.uk](mailto:ed@cpppartners.co.uk)



**0113 244 6440**

[jll.co.uk/property](http://jll.co.uk/property)

**RICH HARRIS**

[rich.harris@eu.jll.com](mailto:rich.harris@eu.jll.com)

**HARRY FULLERTON**

[harry.fullerton@eu.jll.com](mailto:harry.fullerton@eu.jll.com)

## Partners



Doncaster  
Council



## Developer

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



Waystone

A DEVELOPMENT BY



IMPORTANT NOTICE: Knight Frank, CPP and JLL give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Photography taken November 2019. Updated April 2023.

Designed by:  
 Blaze  
Marketing  
0161 387 7252

# unity-yorkshire.com