

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



# 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



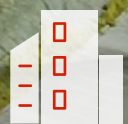
Best-in-class Sustainability,  
designed to reduce energy  
use, mitigate climate risk and  
boost biodiversity



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

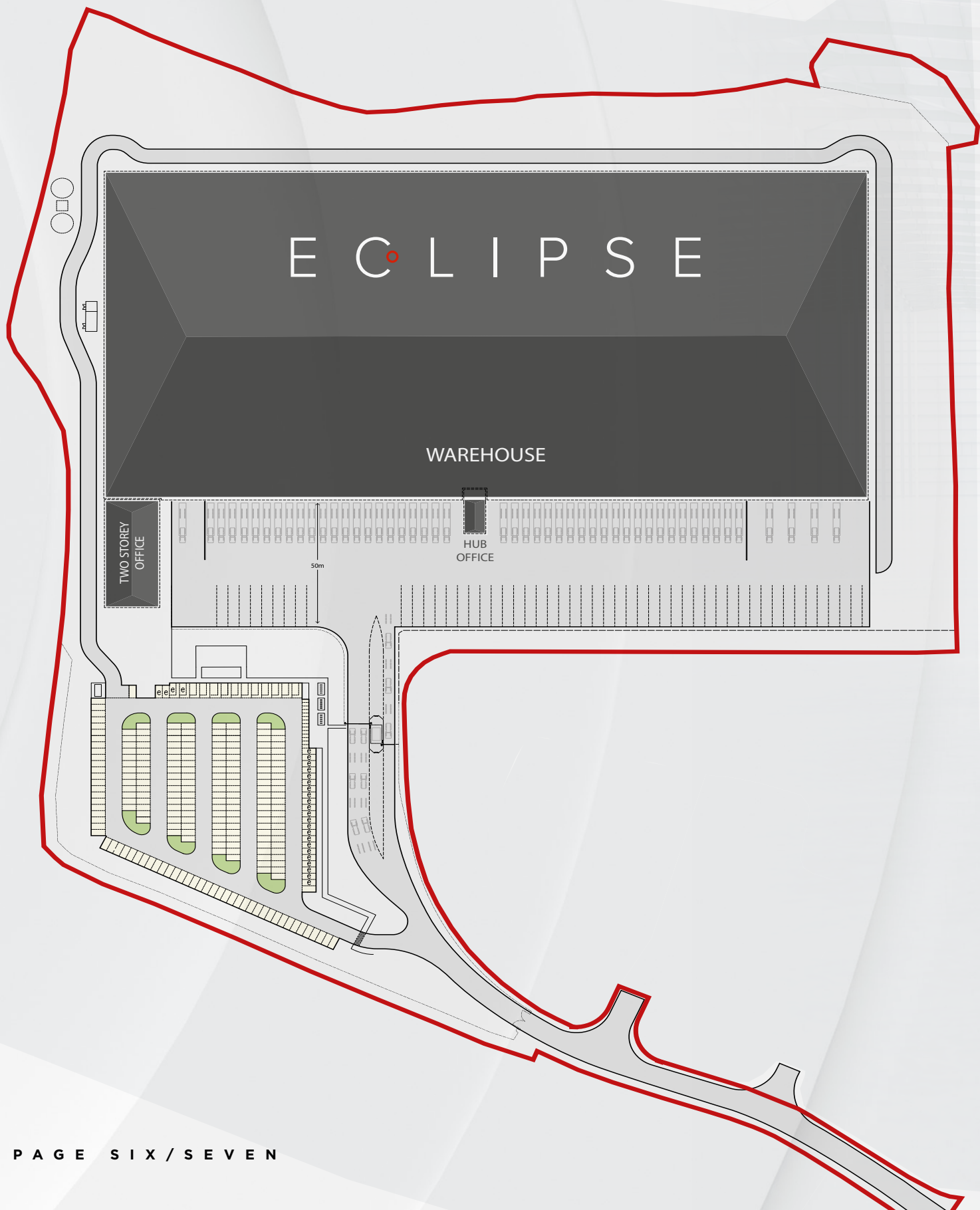
UNITY DONCASTER

ECLIPSEDONCASTER.CO.UK





# ACCOMMODATION<sup>o</sup>



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



WIDE AISLE RACKING  
APPROX. 77,710  
PALLET LOCATIONS



NARROW AISLE RACKING  
APPROX. 104,278  
PALLET LOCATIONS

## 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
<b>TOTAL</b>	<b>37,735.6</b>	<b>406,183</b>

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.



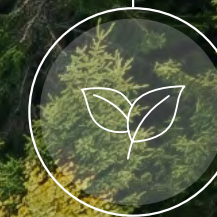
10%  
Roof Lights



Secure  
Cycle Parking



High Performance  
Insulated Cladding



EPC  
Rating A



Capacity For Up To  
100% Roof Solar  
PV Panels



BREEAM  
'Excellent'



Low Air  
Permeability  
Design



26 EV  
Charging Bays



HGV  
DRIVE  
TIMES

- 0 - 90 min
- 90 - 180 min
- 180 - 270 min

# 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

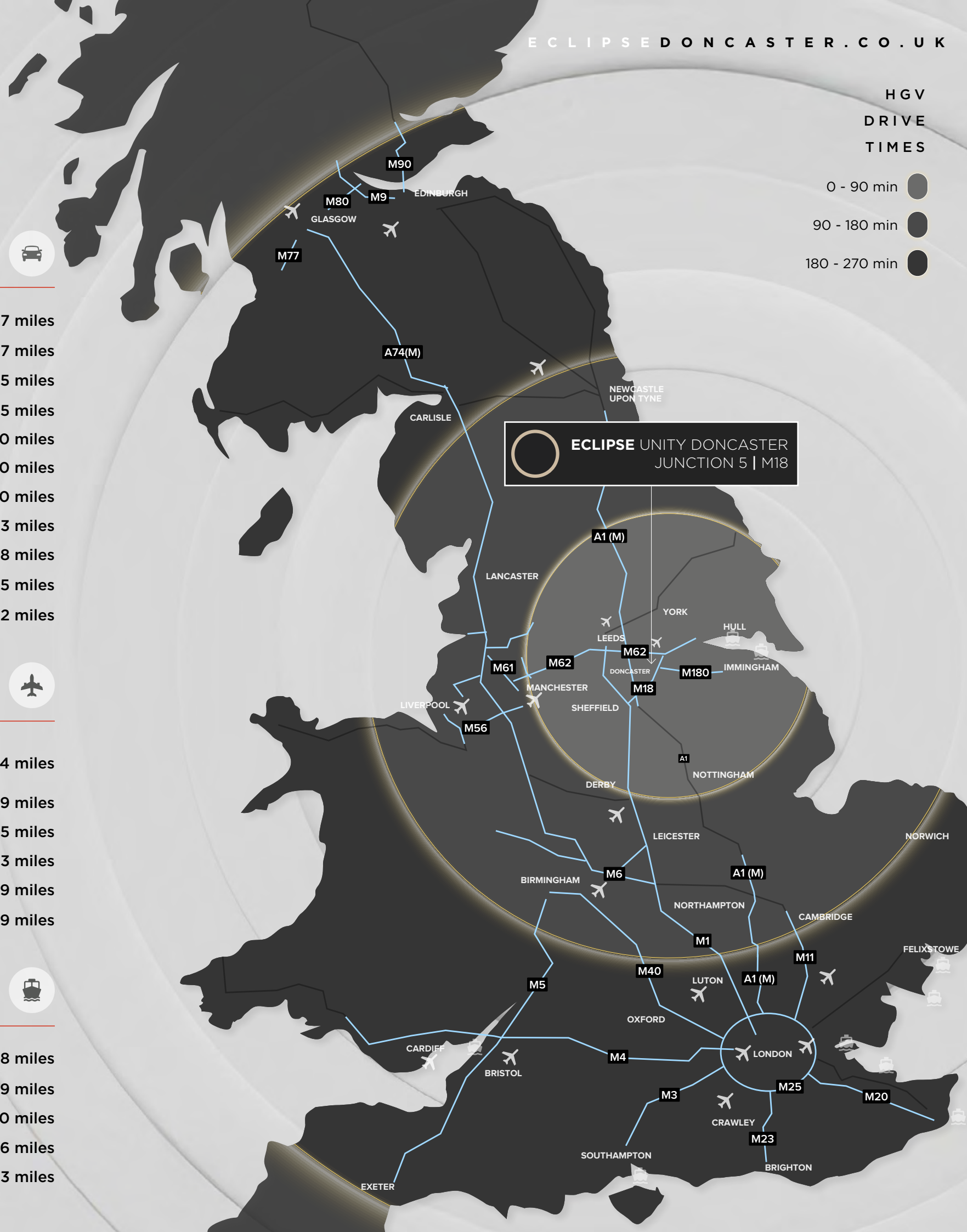


Doncaster Sheffield <i>*from 2026</i>	14 miles
Leeds Bradford	49 miles
East Midlands	65 miles
Manchester	73 miles
Birmingham	99 miles
London Heathrow	179 miles

## 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



ECLIPSE  
UNITY DONCASTER



Access to 2.2 Million People Within a 30 Mile Radius



£5.2 Billion Economy



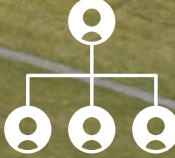
Labour Force of 191,300



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









# ECLIPSE

UNITY DONCASTER

SMART SPACE INDUSTRIAL LOGISTICS

ECLIPSEDONCASTER.CO.UK

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A Development by:



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