

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

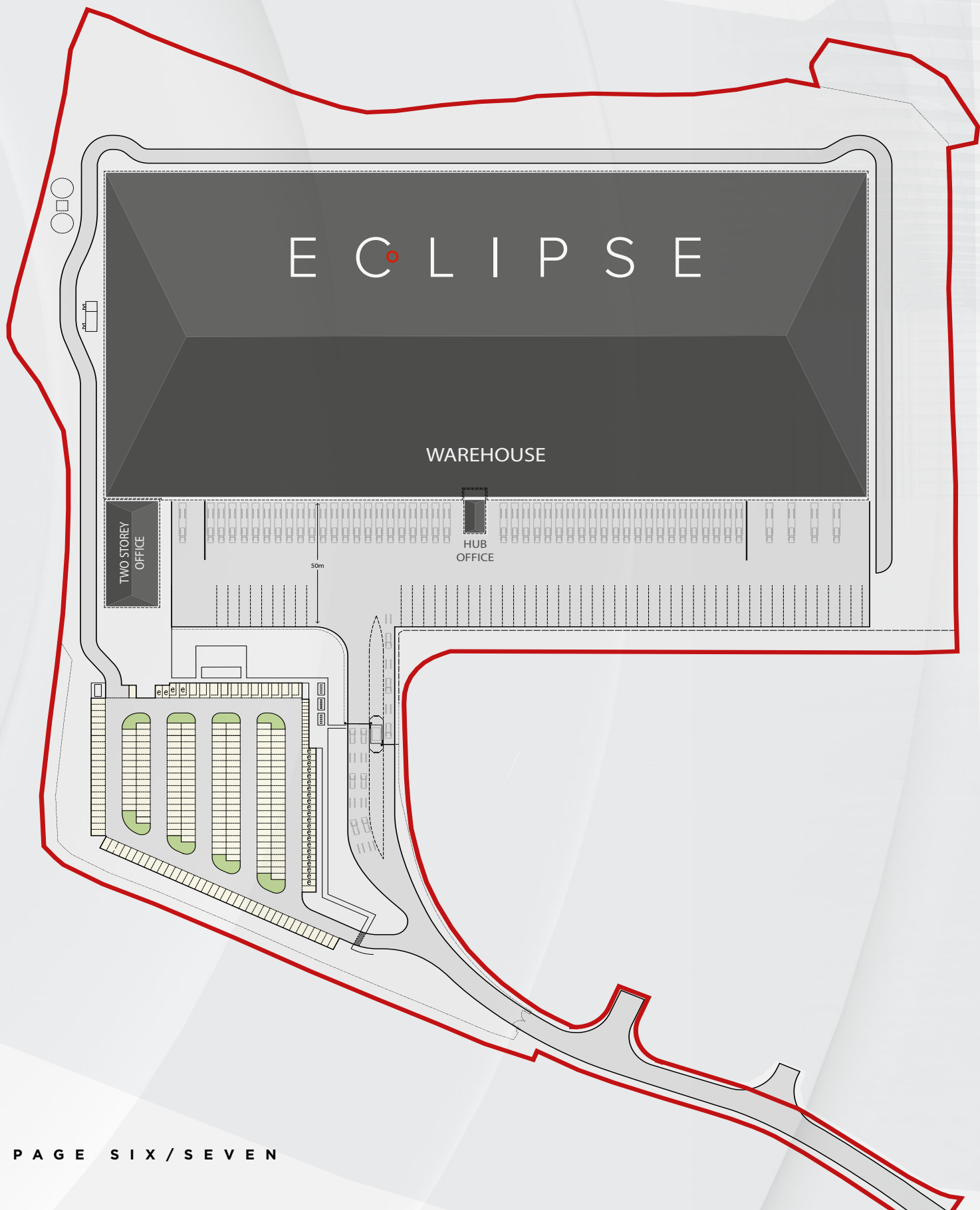
ECLIPSE

UNITY DONCASTER

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ACCOMMODATION^o



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



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

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



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

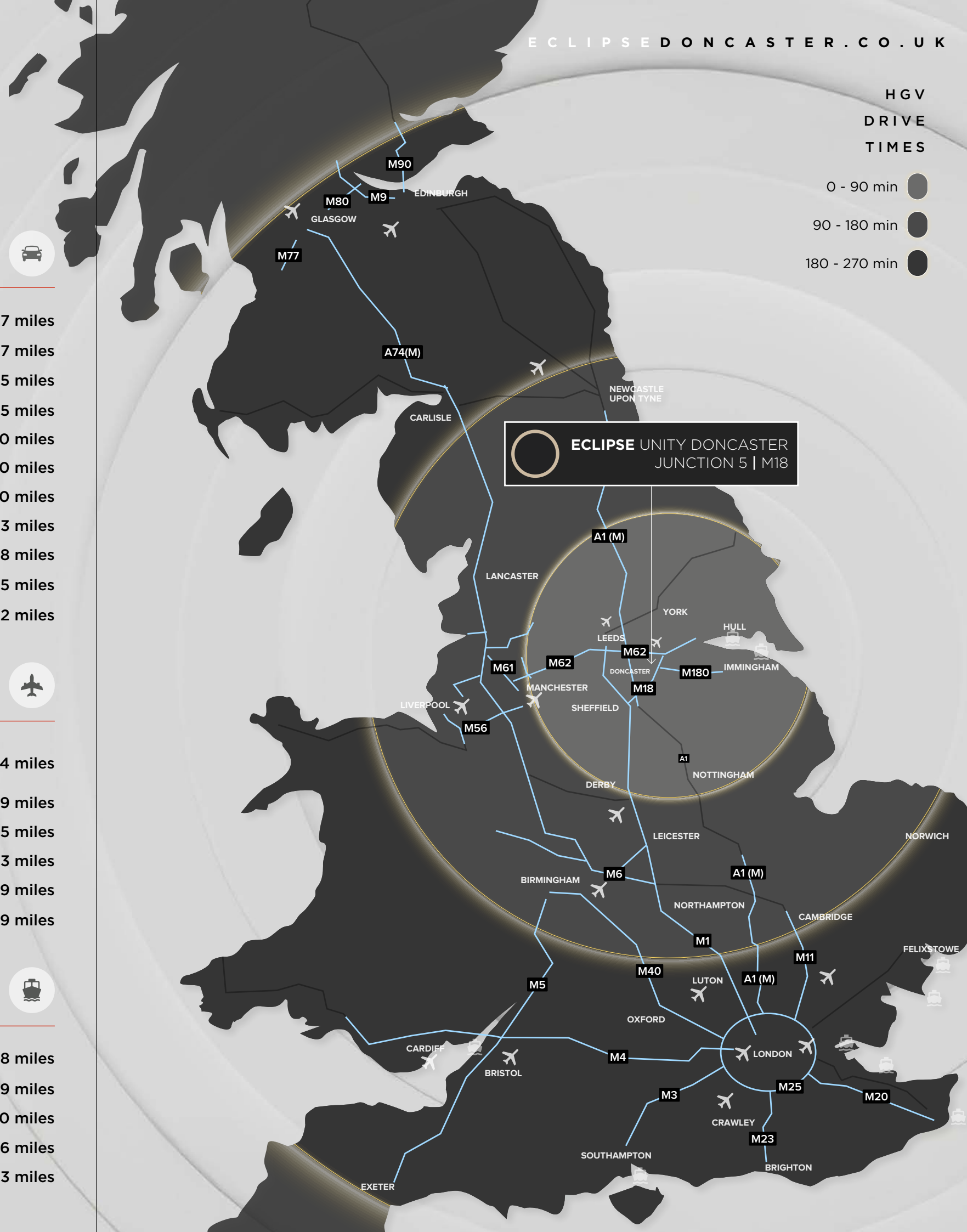


| | |
|--|-----------|
| Doncaster Sheffield <i>*from 2026</i> | 14 miles |
| Leeds Bradford | 49 miles |
| East Midlands | 65 miles |
| Manchester | 73 miles |
| Birmingham | 99 miles |
| London Heathrow | 179 miles |

PORT



| | |
|-------------|-----------|
| Immingham | 38 miles |
| Hull | 39 miles |
| Liverpool | 110 miles |
| Felixstowe | 196 miles |
| Southampton | 223 miles |

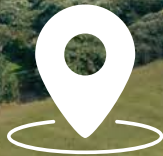


DEMOGRAPHICS

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



Access to 2.2 Million People Within a 30 Mile Radius



£5.2 Billion Economy



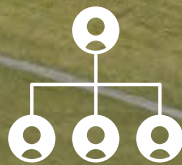
Labour Force of 191,300



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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UNITY DONCASTER

SMART SPACE INDUSTRIAL LOGISTICS

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A Development by:

**Blackbrook
Capital** 

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