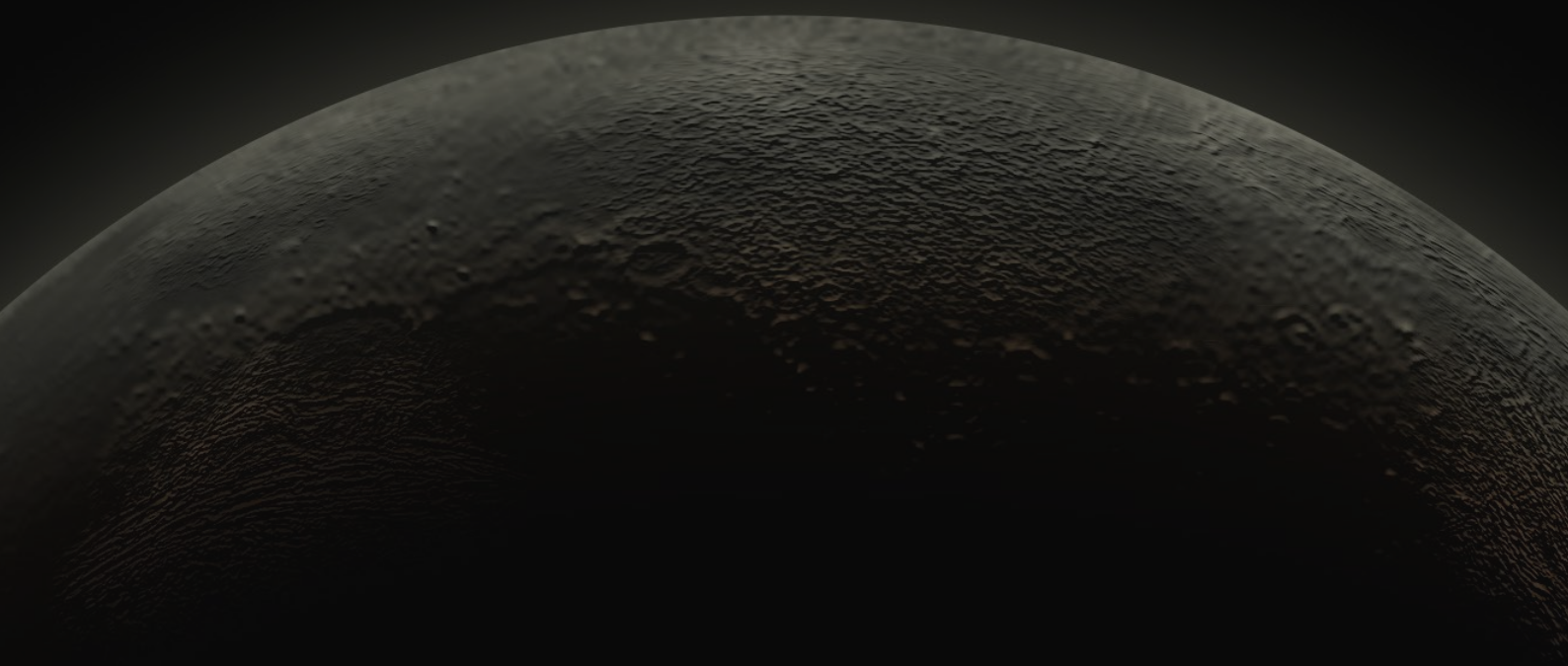


# ECLIPSE

UNITY DONCASTER

SMART SPACE LOGISTICS



406,183 SQ FT

**CBRE** Colliers

GRADE A INDUSTRIAL/WAREHOUSE UNIT J5IM18  
STAINFORTH | DONCASTER | DN7 5TZ



A brand new 406,183 sq ft state-of-the-art distribution and logistics space



Strategic location with prime highway communications providing gateway to the region and wider UK logistics network



State-of-the-art 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

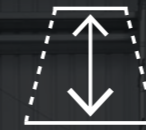
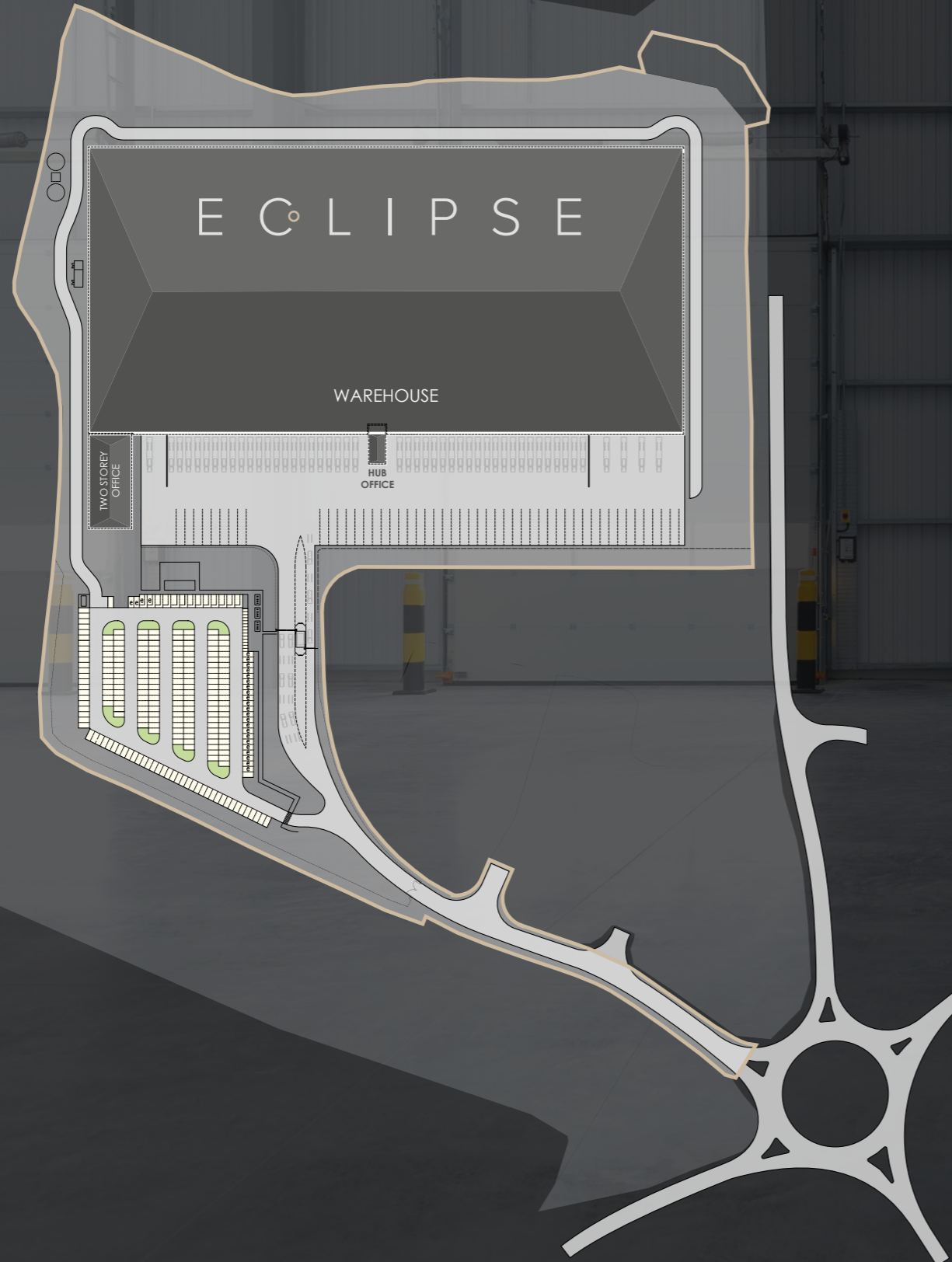


Located at award-winning Unity development, one of the UK's largest regeneration and infrastructure projects



# BIG IDEAS BIG SPACES

# 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 Capacity to Increase



50 kN/m2 Floor Loading



256 Car Parking Spaces



Two Storey Hub Office



Full Perimeter Fencing



Security Gatehouse



Wide Aisle Racking  
Approx. 77,710 Pallet Locations



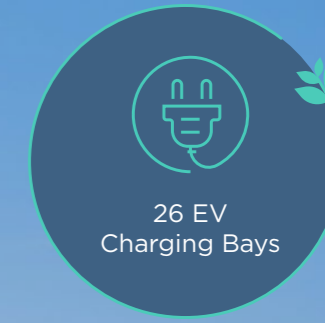
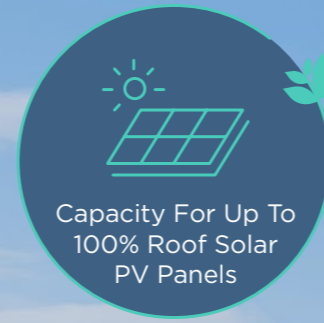
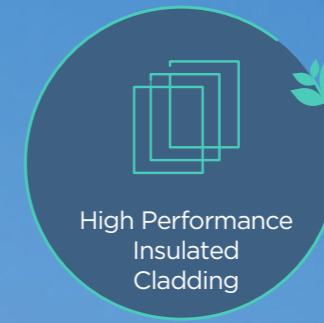
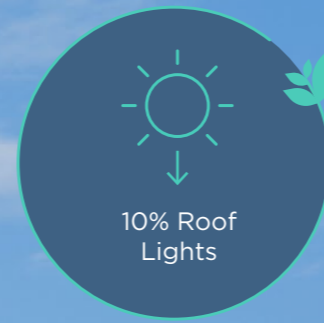
Narrow Aisle Racking  
Approx. 104,278 Pallet Locations

FLOOR	USE	SQ M	SQ FT
Ground	Main Office	855.8	9,212
	Hub Office	133.7	1,439
	Warehouse	35,744.1	384,746
First	Gatehouse	12.5	135
	Main Office	855.8	9,212
	Hub Office	133.7	1,439
<b>TOTAL</b>		<b>37,735.6</b>	<b>406,183</b>

# GREENS<sup>o</sup>

Prioritising sustainability at the design, construction and operation of our assets is most effective when it aligns with our customers' needs.

Eclipse delivers market-leading sustainability credentials, designed specifically to reduce energy use, mitigate climate risk, boost biodiversity; both reducing occupancy costs and fulfilling a number of the environmental, social, and corporate governance criteria in measuring the sustainability and social impacts associated with occupation.



# LOCATION

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

The location delivers unrivalled access to regional markets, providing direct exposure to an estimated population of 11.6 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).

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J5/M18/180	1.7 miles	Leeds Bradford	49 miles	Birmingham	38 miles
J35/M62	7 miles	East Midlands	65 miles	Hull	39 miles
Doncaster	8.5 miles	Manchester	73 miles	Liverpool	110 miles
A1(M)/J35	12.5 miles	Birmingham	99 miles	Felixstowe	196 miles
J32/M1	20 miles	London Heathrow	179 miles	Southampton	223 miles
Sheffield	30 miles				
Leeds	40 miles				
Nottingham	53 miles				
Birmingham	98 miles				
Liverpool	105 miles				
London	172 miles				

POSTCODE: DN7 5TZ



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# ECLIPSE

UNITY DONCASTER



M62 J35 7 miles / 9 mins

BIRMINGHAM 40 mins | HULL 45 mins

ECLIPSE UNITY DONCASTER  
JUNCTION 5 | M18

NEW LINK ROAD  
UNITY WAY

DONCASTER 8.5 miles / 20 mins  
SHEFFIELD 30 miles / 40 mins  
M1 J32 (SOUTH) 20 miles / 22 mins

# DEMOGRAPHICS

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

The supply of labour and access to markets is regionally unrivalled and will continue to drive inward investment into a thriving commercial hub, growing businesses and expanding into the future of business connectivity.



Access to 11.6 Million People Within a 30 Mile Radius

£5.2 Billion Economy

Labour Force of 187,400

581 Manufacturing Businesses

819 Transportation and Storage Businesses

Doncaster's Economy Supports 8,800 Businesses, 122,500 Jobs

The Largest Metropolitan Borough Covering 220 Square Miles of Opportunity

The Median Gross Weekly Wage is £479



# ECLIPSE

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READY TO OCCUPY **NOW**



# ECLIPSE

UNITY DONCASTER

## SMART SPACE LOGISTICS

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A Development by:

**Blackbrook  
Capital**



RULA DEVELOPMENTS

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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