

unity

J5, M18

Doncaster // South Yorkshire



Waystone
■■■■



A DEVELOPMENT BY
**Hargreaves
Land**

85 hectares (210 acres) commercial land remaining for development

Industrial, Manufacturing, Logistics and Commercial Park

Individual buildings from 1,858 sq m (20,000 sq ft) to 40,000 sq m (400,000 sq ft)

JUNCTION 5, M18



Unity at a glance



250
HECTARES
(618 ACRES)



OVER
3,000 NEW
HOMES



NEW
TOWN
CENTRE



NEW
OFFLINE
MARINA



NEW
TRANSPORT
HUB



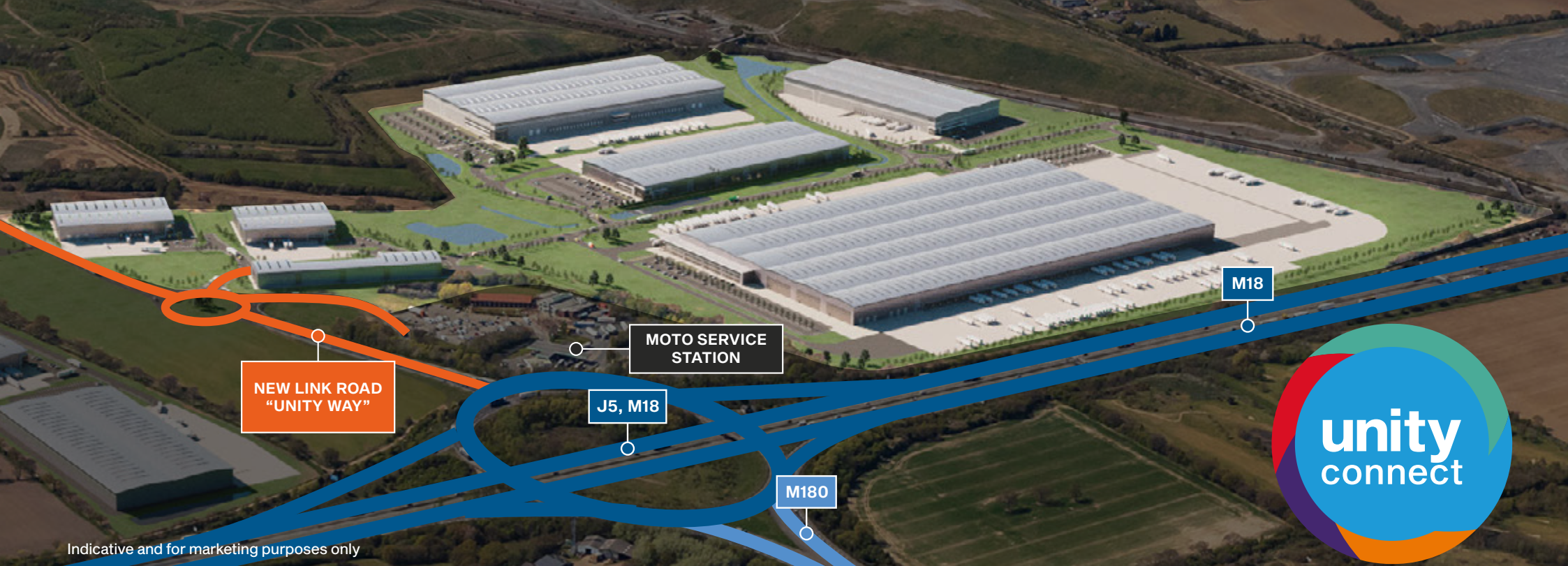
OVER 2 MILLION SQ FT
OF EMPLOYMENT
FLOORSPACE



Unity is a new award-winning development covering an area of 250 hectares (618 acres) in Doncaster, South Yorkshire.

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.



Indicative and for marketing purposes only



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

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

Connect is accessed directly from the new link road 'Unity Way' 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.



**APPROXIMATELY
45 HECTARES
(110 ACRES)**



**INDUSTRIAL,
LOGISTICS AND
MANUFACTURING USES**



**EXCELLENT
MOTORWAY
ACCESS**



**UP TO C.190,000 SQ M
(2 MILLION SQ FT)
CONSENTED**

Unity Connect availability

UNIT	INDUSTRIAL
INDICATIVE SITE LAYOUT ONE	
A	34,839 SQ M (375,000 SQ FT)
B	SOLD
C	21,693 SQ M (233,500 SQ FT)
D	3,252 SQ M (35,000 SQ FT)
E	SOLD
F	5,574 SQ M (60,000 SQ FT)



The indicative layouts demonstrate how the above unit sizes could be provided but occupier's specific requirements can also be accommodated.



NEW LINK ROAD
"UNITY WAY"

Unity Connect availability

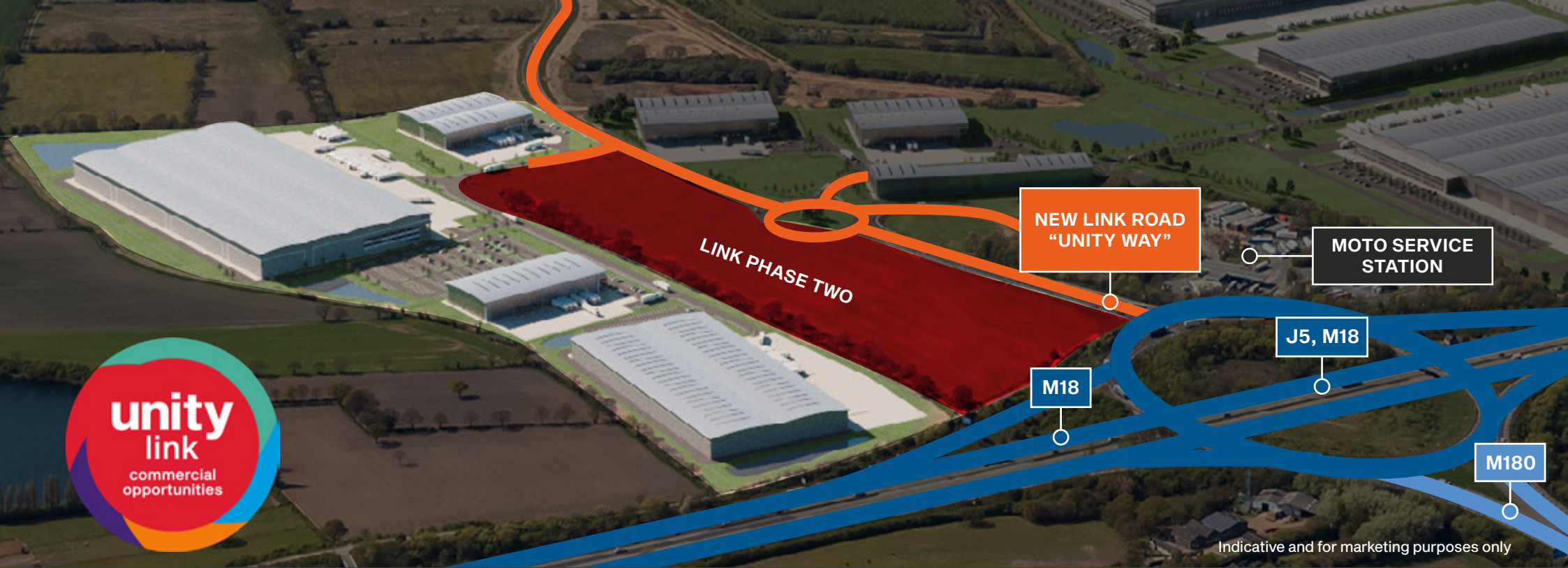
UNIT	INDUSTRIAL
INDICATIVE SITE LAYOUT TWO	
A	34,839 SQ M (375,000 SQ FT)
B	SOLD
C	10,452 SQ M (112,500 SQ FT)
D	9,290 SQ M (100,000 SQ FT)
D1	3,252 SQ M (35,000 SQ FT)
E	SOLD
F	5,574 SQ M (60,000 SQ FT)

The indicative layouts demonstrate how the above unit sizes could be provided but occupier's specific requirements can also be accommodated.



NEW LINK ROAD
"UNITY WAY"





Indicative and for marketing purposes only

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

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

Link is accessed directly from the new link road 'Unity Way' 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.



**APPROXIMATELY
20 HECTARES
(50 ACRES)**



**OFFERING A RANGE OF
COMMERCIAL OPPORTUNITIES**



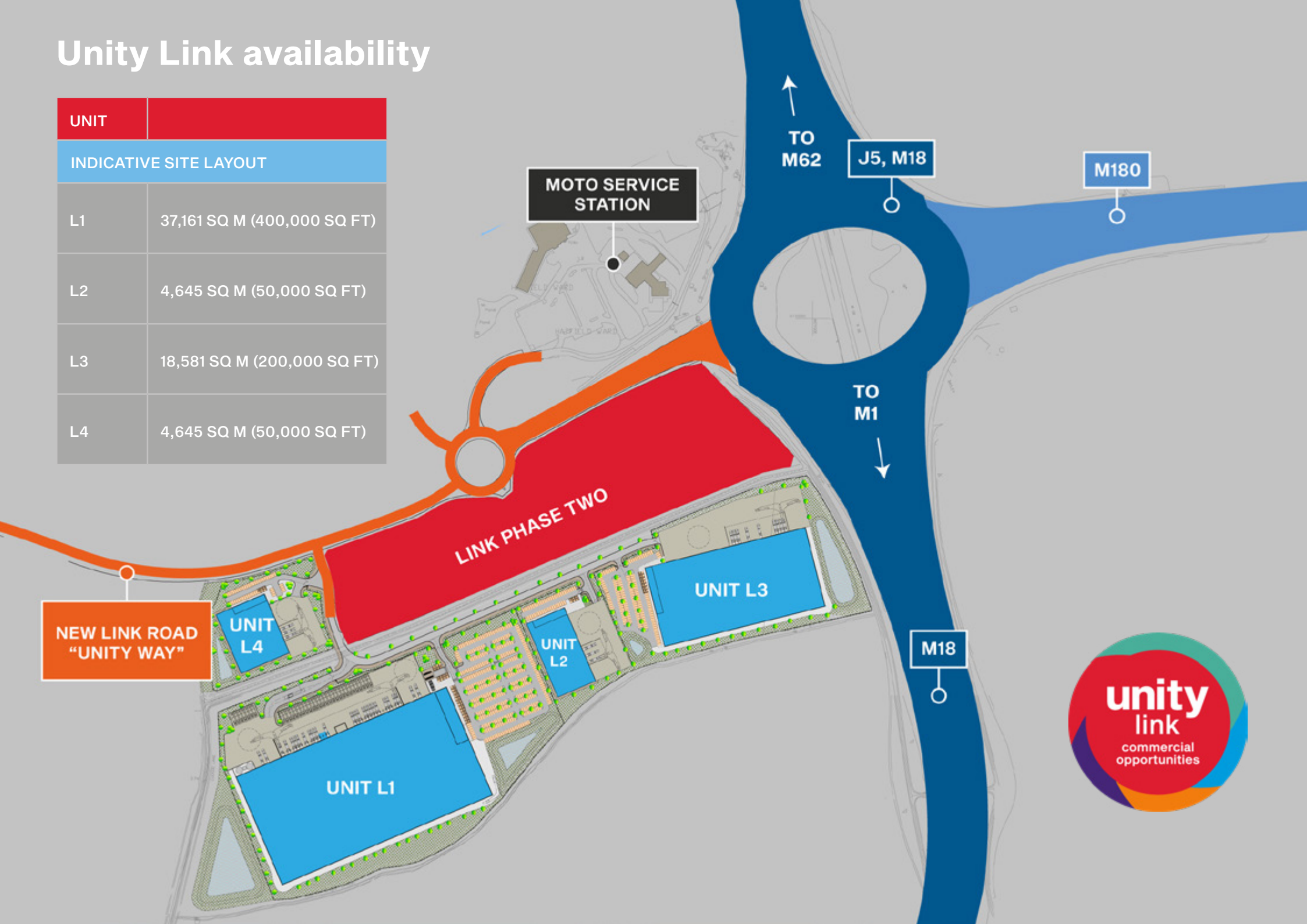
**GATEWAY TO
THE UNITY
SCHEME**



**CONSENT FOR APPROXIMATELY
85,000 SQ M (915,000 SQ FT)
OF NEW DEVELOPMENT FOR A
RANGE OF USES**

Unity Link availability

UNIT	
INDICATIVE SITE LAYOUT	
L1	37,161 SQ M (400,000 SQ FT)
L2	4,645 SQ M (50,000 SQ FT)
L3	18,581 SQ M (200,000 SQ FT)
L4	4,645 SQ M (50,000 SQ FT)





Unity Town is a new, truly mixed-use development which will ultimately become the vibrant centre of the Unity regeneration area; cementing the principles of a sustainable fifteen-minute neighbourhood.

Once fully developed Unity Town will integrate a new district centre, primary school, mixed-use community, transport hub and employment area within a single zone of 70 acres; all benefitting from proximity access to Hatfield & Stainforth railway station.

Unity Town incorporates a discrete employment and commercial area of approximately 7 hectares (18 acres) in size that is accessed directly from the new 'Unity Way' link road. It provides occupiers with swift vehicular access to junction 5 of the M18 motorway and is also situated within close walking distance of the new retail and community facilities that will be developed in future within the proposed district centre.

Unity Town's employment area offers potential for a number of different layouts which will be suitable for new logistics, manufacturing/industrial, trade counter and drive-thru retail development.



**APPROXIMATELY
7 HECTARES
(18 ACRES)**



**OFFERING A RANGE OF LOGISTICS,
MANUFACTURING/INDUSTRIAL, TRADE
COUNTER AND DRIVE-THRU RETAIL
OPPORTUNITIES**



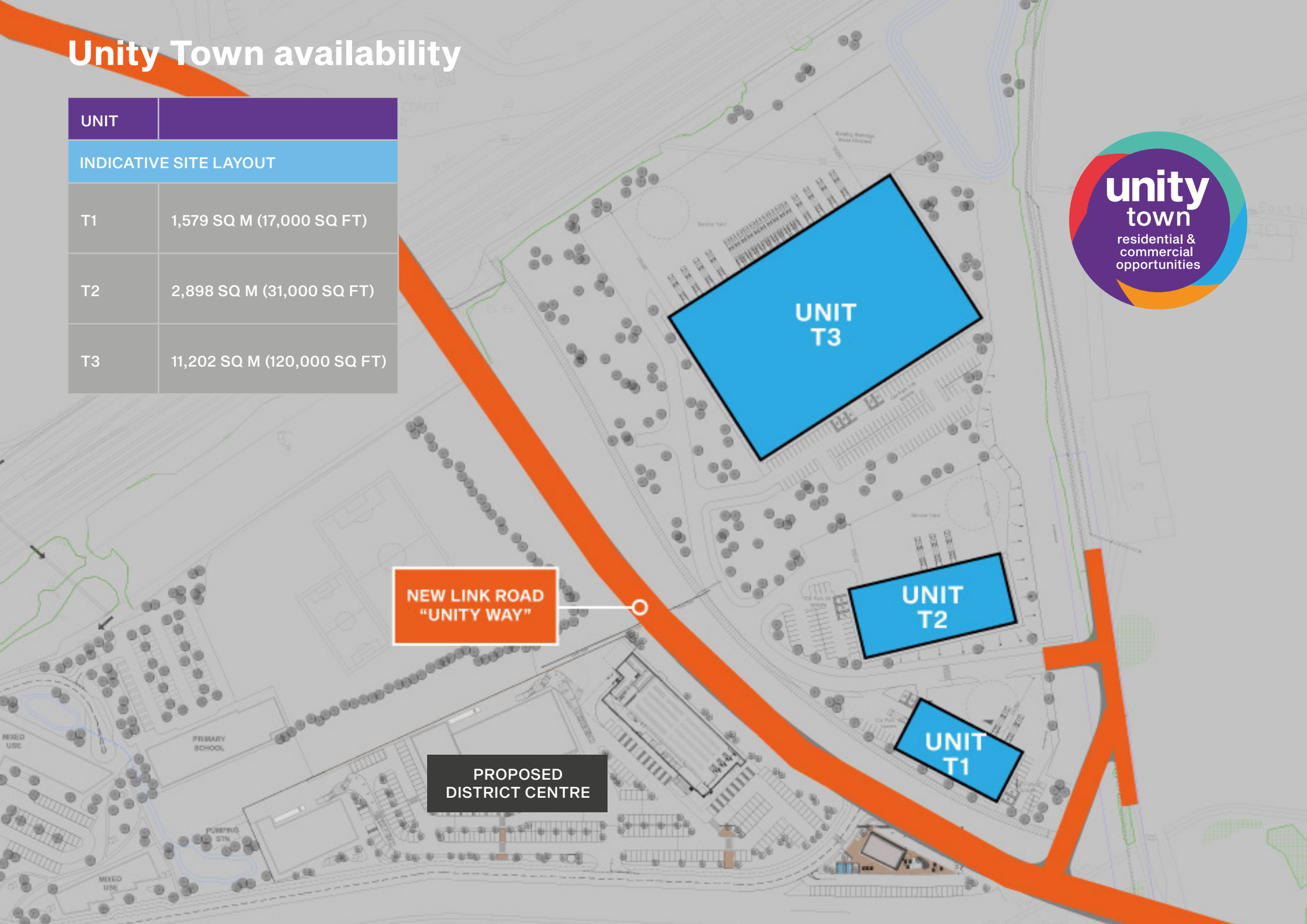
**GATEWAY TO THE NEW
SUSTAINABLE MIXED-USE
UNITY TOWN COMMUNITY
ZONE**



**CONSENT FOR APPROXIMATELY
15,000 SQ M (170,000 SQ FT) OF NEW
FLOORSPACE IN VARIOUS LAYOUTS**

Unity Town availability

UNIT	
INDICATIVE SITE LAYOUT	
T1	1,579 SQ M (17,000 SQ FT)
T2	2,898 SQ M (31,000 SQ FT)
T3	11,202 SQ M (120,000 SQ FT)



NEW LINK ROAD
"UNITY WAY"

PROPOSED
DISTRICT CENTRE

UNIT
T3

UNIT
T2

UNIT
T1

PROPOSED
STAINFORTH
COUNTRY PARK

UNITY TOWN

UNITY WAY

UNITY ENERGY

unity
park
commercial
opportunities

Indicative and for marketing purposes only

Unity Park is a new manufacturing, industrial and logistics development which is situated immediately adjacent to the Unity Energy zone and proposed location of the new Stainforth Country Park; surrounding the listed colliery headstocks.

The zone's indicative masterplan incorporates a discrete employment area of approximately 12 hectares (30 acres) in size that is accessed directly from the existing Waggons Way roundabout, which feeds straight onto the new 'Unity Way' link road. It provides occupiers with swift vehicular access to junction 5 of the M18 motorway and is also situated within close walking distance of Hatfield & Stainforth railway station.

Unity Park offers potential for a number of different layouts which will be suitable for new manufacturing/industrial, logistics, trade counter and small-scale ancillary retail & leisure development; incorporating flexibility of individual unit sizes.



**APPROXIMATELY
12 HECTARES
(30 ACRES)**



**OFFERING A RANGE OF MANUFACTURING/
INDUSTRIAL, LOGISTICS, TRADE
COUNTER AND SMALL-SCALE ANCILLARY
RETAIL & LEISURE OPPORTUNITIES**



**SUSTAINABLE VEHICULAR
AND PEDESTRIAN
ACCESS TO A NUMBER OF
ADJACENT FACILITIES**

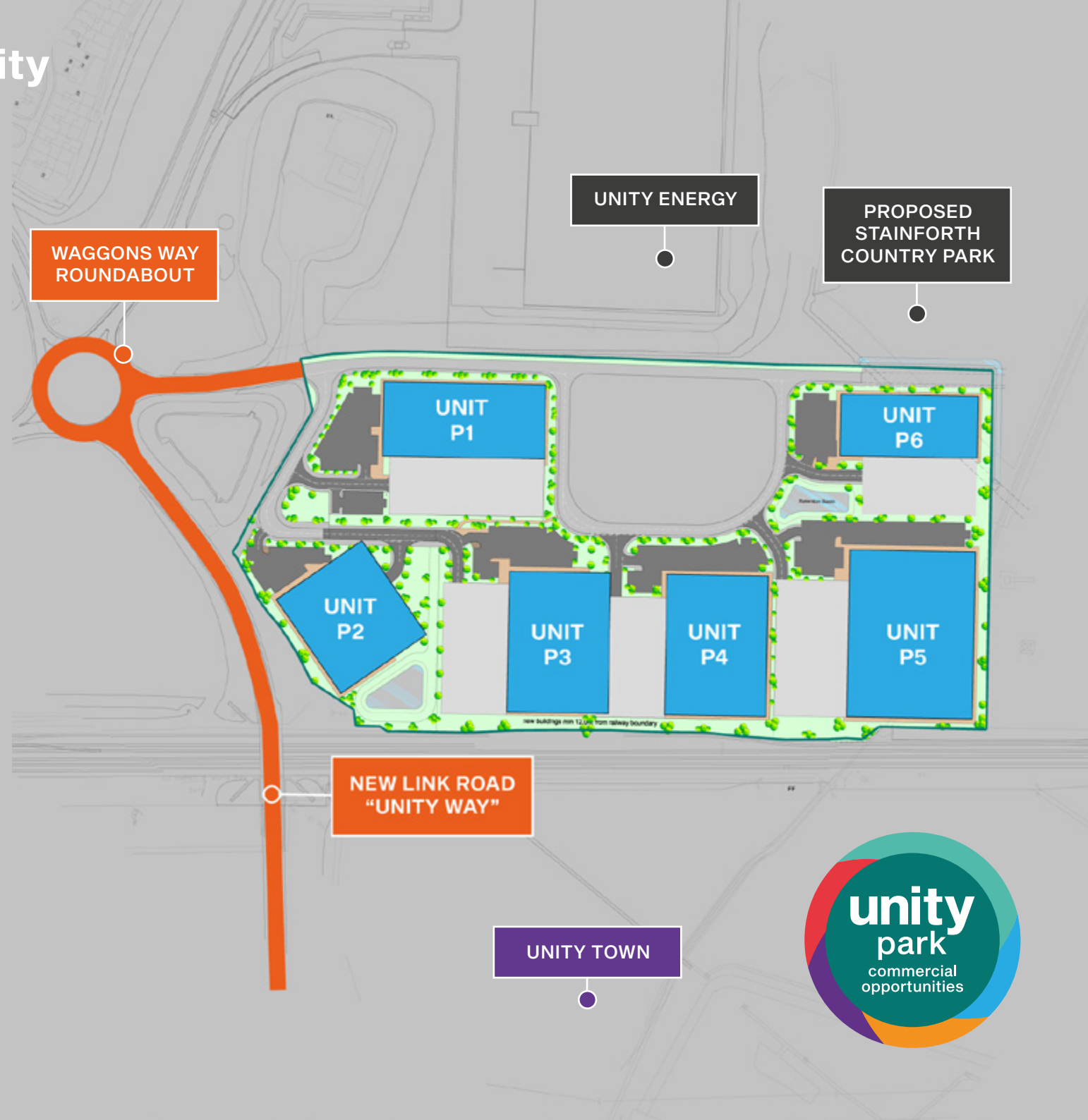


**CONSENT FOR APPROXIMATELY
39,195 SQ M (421,000 SQ FT) OF
NEW FLOORSPACE IN VARIOUS
UNIT LAYOUTS**

Unity Park availability

UNIT	
INDICATIVE SITE LAYOUT	
P1	5,779 SQ M (62,000 SQ FT)
P2	3,484 SQ M (38,000 SQ FT)
P3	5,202 SQ M (56,000 SQ FT)
P4	7,432 SQ M (80,000 SQ FT)
P5	10,219 SQ M (110,000 SQ FT)
P6	4,262 SQ M (45,500 SQ FT)

This indicative layout demonstrates how the above unit sizes could be provided but occupier's specific requirements can also be accommodated, including units above 110,000 sq.ft.

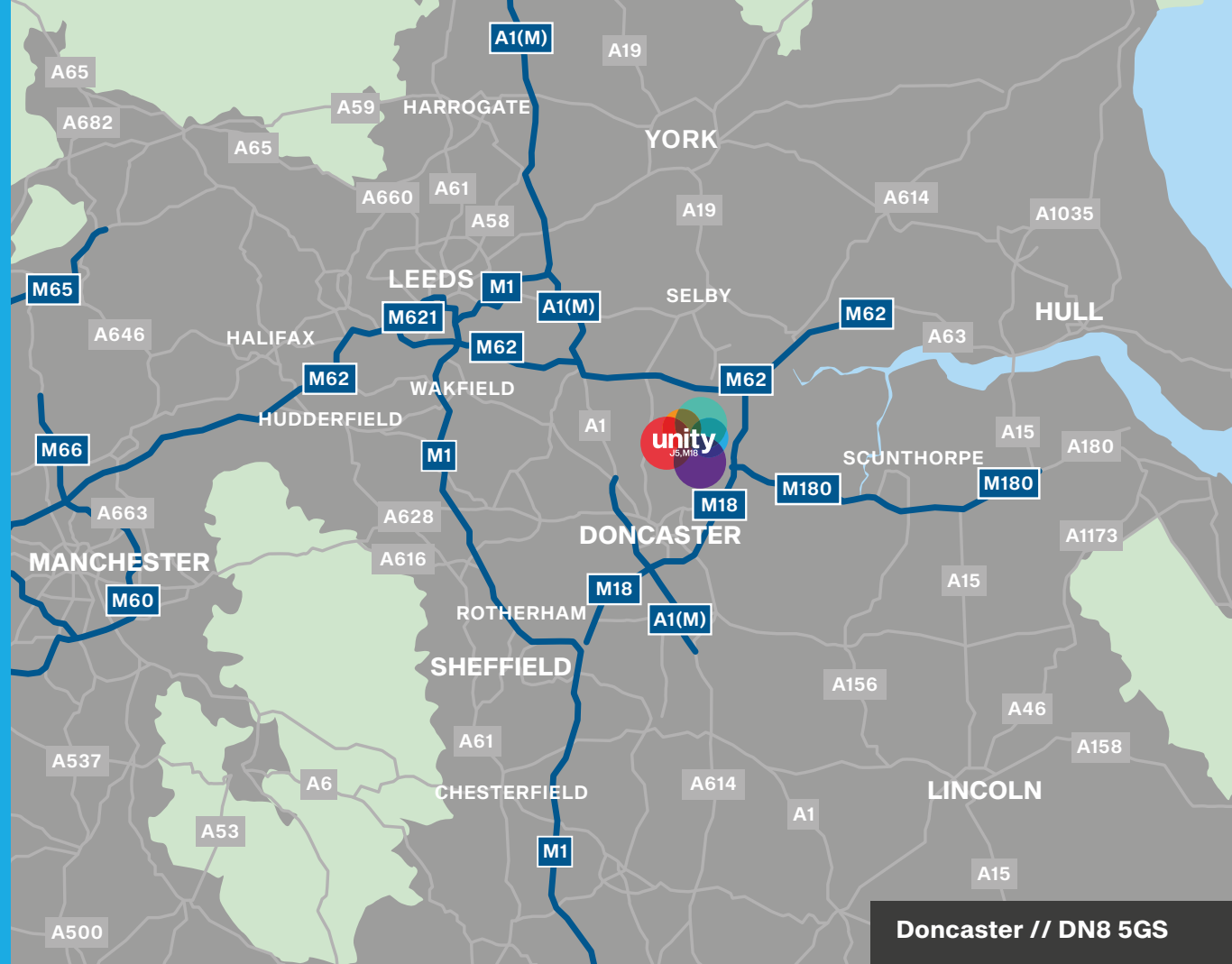


Location

Unity is situated in a prime strategic location on the eastern section of the M18/M180 motorway corridor, providing excellent access to the east coast ports at Immingham, Hull and Grimsby.

22 miles from Sheffield, 43 miles from York, 33 miles from Leeds, 61 miles from Manchester and 170 miles from London. The site has direct rail links to a number of destinations such as Sheffield, Scunthorpe, Grimsby, Rotherham and the Meadowhall Shopping Centre via Hatfield & Stainforth railway station.

Unity Way provides direct access to/from junction 5 of the M18 as well as Hatfield and Stainforth railway station which provides regular services and a 15 minute journey time to Doncaster East Coast mainline station.



Travel Times



Doncaster	16 mins
Sheffield	35 mins
Leeds	45 mins
Nottingham	1 hour
Birmingham	1 hour 40 mins
Liverpool	1 hour 50 mins
London	3 hours 20 mins

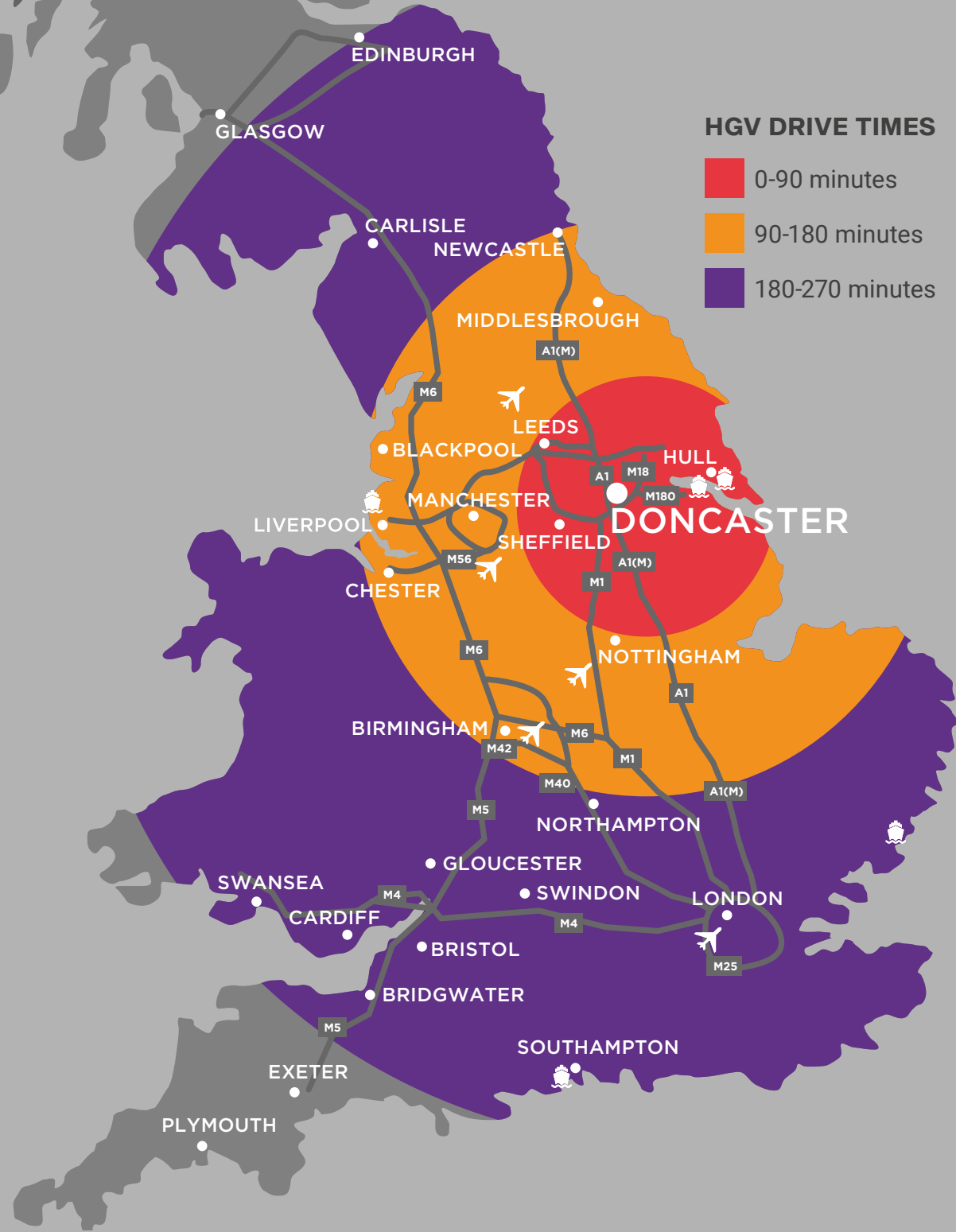


Leeds Bradford	1 hour
East Midlands	1 hour
Manchester	1 hour 25 mins
Birmingham	1 hour 30 mins
London Heathrow	3 hours



Immingham	40 mins
Hull	45 mins
Liverpool	1 hour 40 mins
Felixstowe	3 hours 20 mins
Southampton	4 hours

SAT NAV: DN8 5GS



Doncaster Demographics



**581 MANUFACTURING
BUSINESSES**



**1,388 CONSTRUCTION
BUSINESSES**



**1,172 WHOLESALE AND
RETAIL BUSINESSES**



**819 TRANSPORTATION AND
STORAGE BUSINESSES**



**1,586 BPFS AND
TECHNICAL BUSINESSES**



**1,221 ADMIN, INFORMATION
AND COMMUNICATION
SUPPORT SERVICE**



**DONCASTER'S GROWING
POPULATION CURRENTLY
STANDS AT 310,500 –
LARGER THAN SEVERAL
CITIES INCLUDING
NEWCASTLE, DERBY AND
SOUTHAMPTON**



**THE LARGEST
METROPOLITAN
BOROUGH COVERING
220 SQUARE MILES OF
OPPORTUNITY**



**DONCASTER'S ECONOMY
CURRENTLY SUPPORTS
8,800 BUSINESSES,
122,500 JOBS**



**RECORD LEVELS OF
INWARD INVESTMENT
IN THE LAST 3 YEARS –
£460M AND 4,000
JOBS CREATED**



**£5.2 BILLION
ECONOMY**



**THE MEDIAN GROSS
WEEKLY WAGE IS £479**



**ACCESS TO 11.6 MILLION
PEOPLE WITHIN A 30
MILE RADIUS**



**LABOR FORCE
OF 187,400**



**UNEMPLOYMENT RATE
4.86%**

Top jobs by location



**ELEMENTARY
OCCUPATIONS**
15.5% – 20,738



**SKILLED TRADES
OCCUPATIONS**
12.92% – 17,283



**PROCESS, PLANT AND
MACHINE OPERATIVES**
10.52% – 14,079



**SALES AND CUSTOMER
SERVICE OCCUPATIONS**
10.4% – 13,922



**CARING, LEISURE & OTHER
SERVICE OCCUPATIONS**
10.37% – 13,875

Median house prices



DETACHED
£250,000



SEMI-DETACHED
£120,000



FLATS/MAISONETTES
£99,995



TERRACED
£83,000



unity
J5, M18

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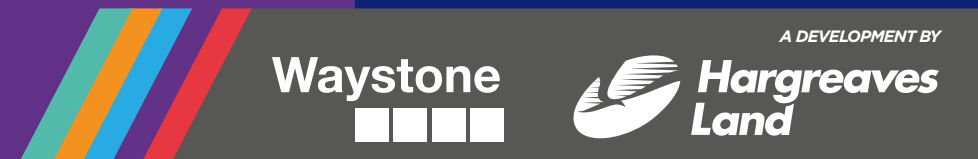


Doncaster
Council



Developer

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



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