



ECLIPSE

UNITY DONCASTER

SMART SPACE LOGISTICS

405,411 SQFT | DECEMBER 2023

GRADE A INDUSTRIAL/WAREHOUSE UNIT J5IM18

BIG IDEAS BIG SPACES



A brand new 405,411 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

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INDICATIVE IMAGE

Blackbrook
Capital



RULA DEVELOPMENTS



THE 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 drivetime in addition to prime links to the UK motorway / logistics network.

A new link road connect 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).



J5/M18/180	1.7 miles	Leeds Bradford	49 miles	Immingham	38 miles
J35/M62	8 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		
Sheffield	30 miles				
Leeds	40 miles				
Nottingham	53 miles				
Birmingham	98 miles				
Liverpool	105 miles				
London	172 miles				

0 - 90 min

90 - 180 min

180 - 270 min

HGV DRIVE TIMES



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M62 J35 8 miles / 20 mins

the Range
Home • Leisure • Garden
THE RANGE DONCASTER
DISTRIBUTION CENTRE

COVERINGS

HOWDENS

THORNE

OMEGA PLC

M18 J6

ECLIPSE UNITY DONCASTER
JUNCTION 5 | M18

M18

unity
connect

home bargains

moto

M18 J5

unity
link

M180

IMMINGHAM 40 mins | HULL 45 mins

M180

unity
life

unity
living

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

NEW LINK ROAD
UNITY WAY

unity
town

unity
energy

HATFIELD

STAINFORTH

HATFIELD & STANFORTH



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.



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



The Largest Metropolitan Borough Covering 220 Square Miles Of Opportunity



581 Manufacturing Businesses



819 Transportation And Storage Businesses




Access To 11.6 Million People Within A 30 Mile Radius



The Median Gross Weekly Wage Is £479



£5.2 Billion Economy



Labor Force Of 187,400





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INDICATIVE IMAGE

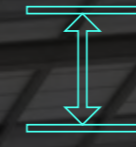
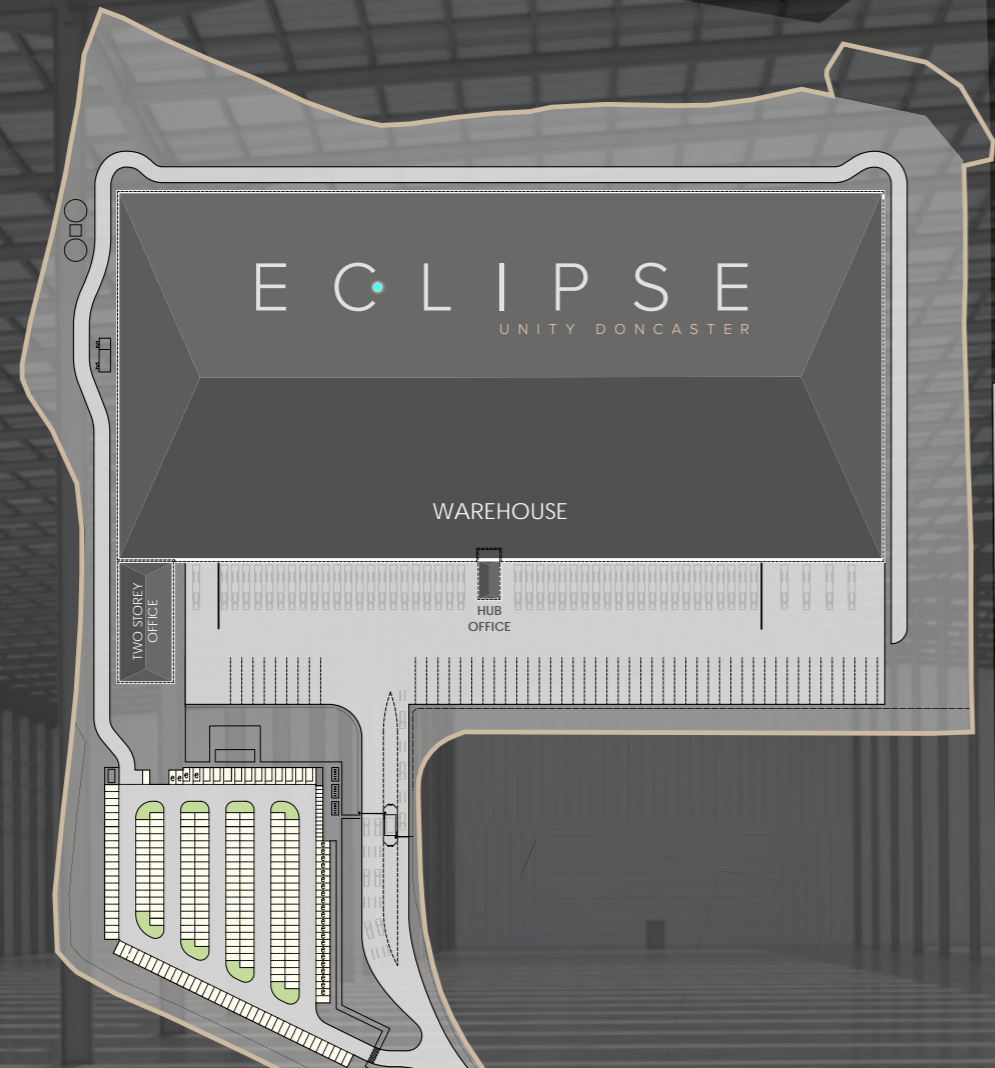
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RULA DEVELOPMENTS



ACCOMMODATION



18m Clear Internal Height



40 Dock Level Doors



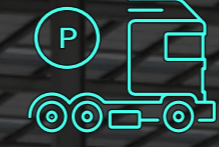
4 Euro Dock Level Doors



5 Level Access Loading Doors



50m Yard Depth



50 HGV Parking Spaces



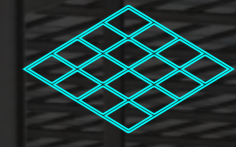
256 Car Parking Spaces



Two Storey Hub Office



50 kN/m² Floor Loading



FM1 Flooring



Security Gatehouse



1 MVA with capacity to increase



Full Perimeter Fencing



UNIT	SQ FT	SQ M
Warehouse	384,328	35,710
Two Storey Office	18,030	1,675
Hub Office	2,840	264
Gatehouse	160	15
TOTAL	405,411	37,664




High Performance Insulated Cladding




EPC Rating A



Secure Cycle Parking



10% Roof Lights



Capacity For Up To 100% Roof Solar PV panels



26 EV Charging Bays



Target BREEAM 'Excellent'



Low Air Permeability Design



G R E E N S

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.

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A Development by:

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RULA DEVELOPMENTS

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