



**UNITY PARK**

DONCASTER

JUNCTION 5 M18

DN7 5TZ

**LAND FOR SALE**

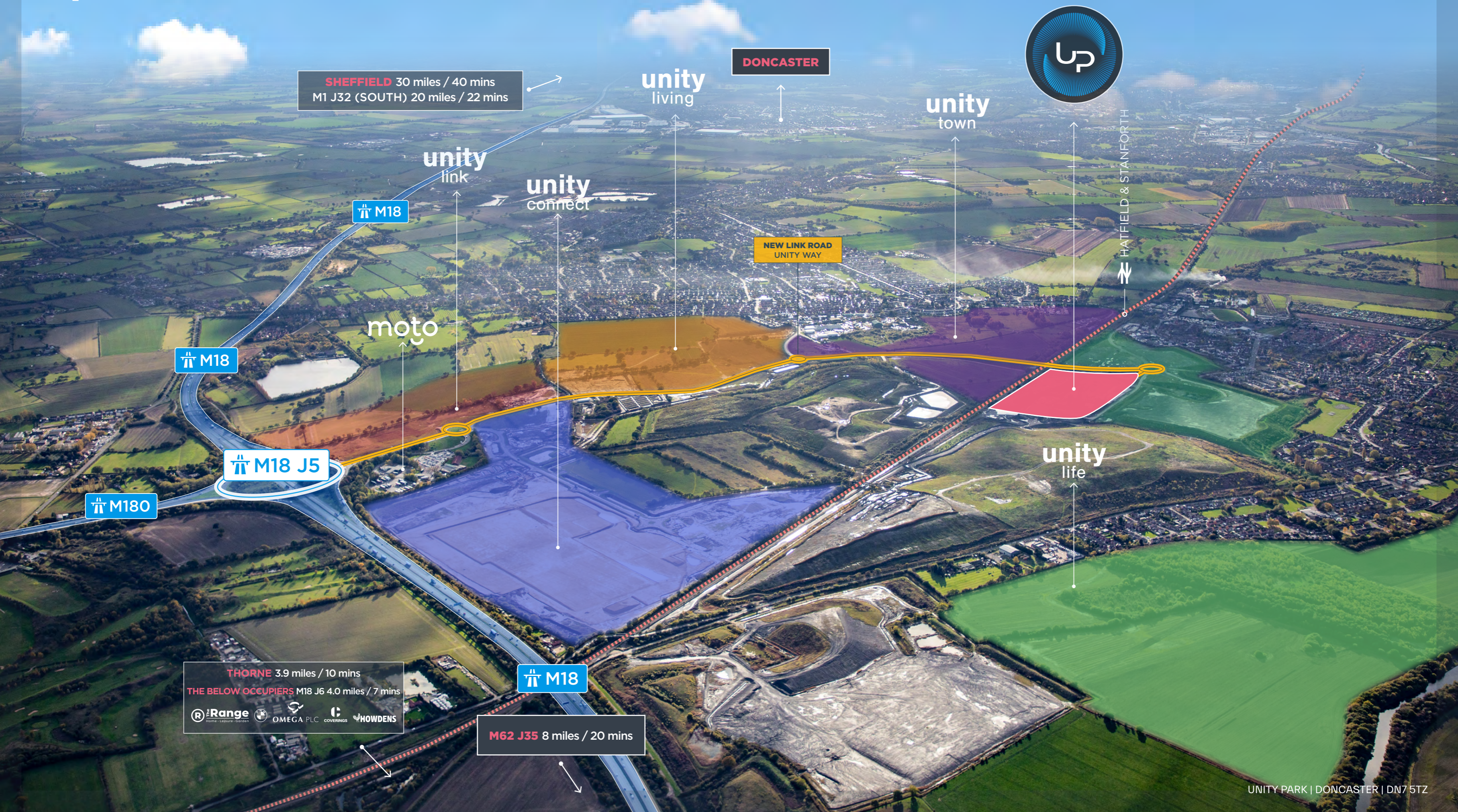
**3.8 - 24 ACRES**

**DESIGN AND BUILD INDUSTRIAL / WAREHOUSE OPPORTUNITY**

**35,000 - 150,000 SQ FT**



Unity Park is an industrial, manufacturing and logistics development ideally located 1.7 miles from J5 M18.



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

**DONCASTER**

unity living

unity town



HATFIELD & STANFORTH

unity link

unity connect

NEW LINK ROAD  
UNITY WAY

moto

unity life

M18

M18 J5

M180

**THORNE** 3.9 miles / 10 mins  
**THE BELOW OCCUPIERS** M18 J6 4.0 miles / 7 mins



M18

**M62 J35** 8 miles / 20 mins

# LOCATION



## TRAVEL DISTANCES

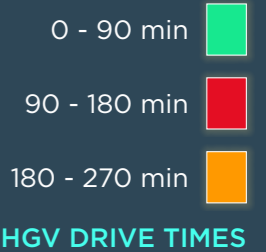
J5/M18/180	1.7 miles
J35/M62	8 miles
Doncaster	8.5 miles
A1(M)/J35	12.5 miles
J32/M1	20 miles
Sheffield	30 miles
Leeds	40 miles
Nottingham	53 miles
Birmingham	98 miles
Liverpool	105 miles
London	172 miles



Leeds Bradford	49 miles
East Midlands	65 miles
Manchester	73 miles
Birmingham	99 miles
London Heathrow	179 miles



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



Unity Park offers direct access from the existing Waggon's Way roundabout, conveniently connected to the newly constructed 'Unity Way' link road. This location offers occupiers rapid vehicular access to junction 5 of the M18 motorway, making transportation efficient and seamless. Moreover, it benefits from its close proximity to Hatfield & Stainforth railway station, allowing easy walking access for commuters and employees alike.

Doncaster town centre is 7.6 miles from the site.

# UNITY PARK - THE OPPORTUNITY

The site totaling 24 acres is available for sale and can be offered as a whole or could be split down in to plots from approximately 3 acres upwards.

Alternatively occupier requirements can be satisfied on a build to suit basis, able to accommodate requirements from 35,000 - 150,000 sq ft. Units are available for sale / to let on completion. Indicative Masterplan shown to the bottom right.

UNIT	SIZE (ACRES)
PLOT ONE	10.60 acres
PLOT TWO	3.83 acres
PLOT THREE	9.59 acres
<b>TOTAL</b>	<b>24 ACRES</b>

# DEMOGRAPHICS

Doncaster labour market profile:




Unemployment Rate 4.86%



Labour Force Of 187,400



£5.2 Billion Economy



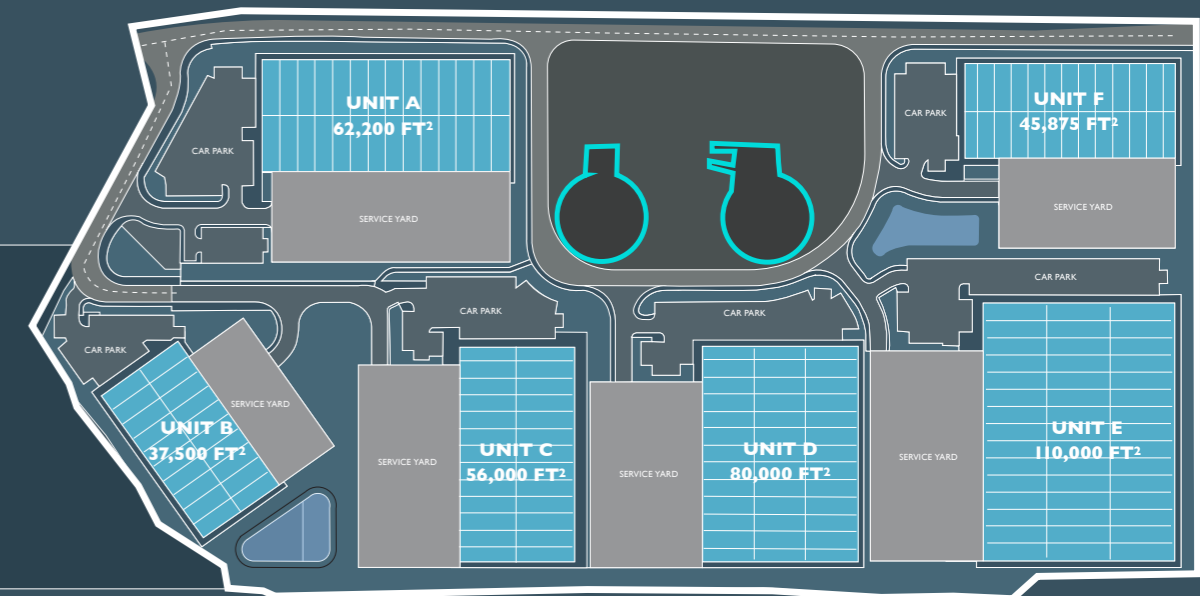
11.6 Million People within a 30 Mile Radius



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



Indicative Masterplan - Units of 35,000 - 150,000 sq ft can be accommodated on a build to suit basis, available for sale / to let.



Source: Doncaster Council

Indicative layout for illustrative purposes. Requirements up to 150,000 sq ft can be accommodated.





For further information please contact one of the agents-



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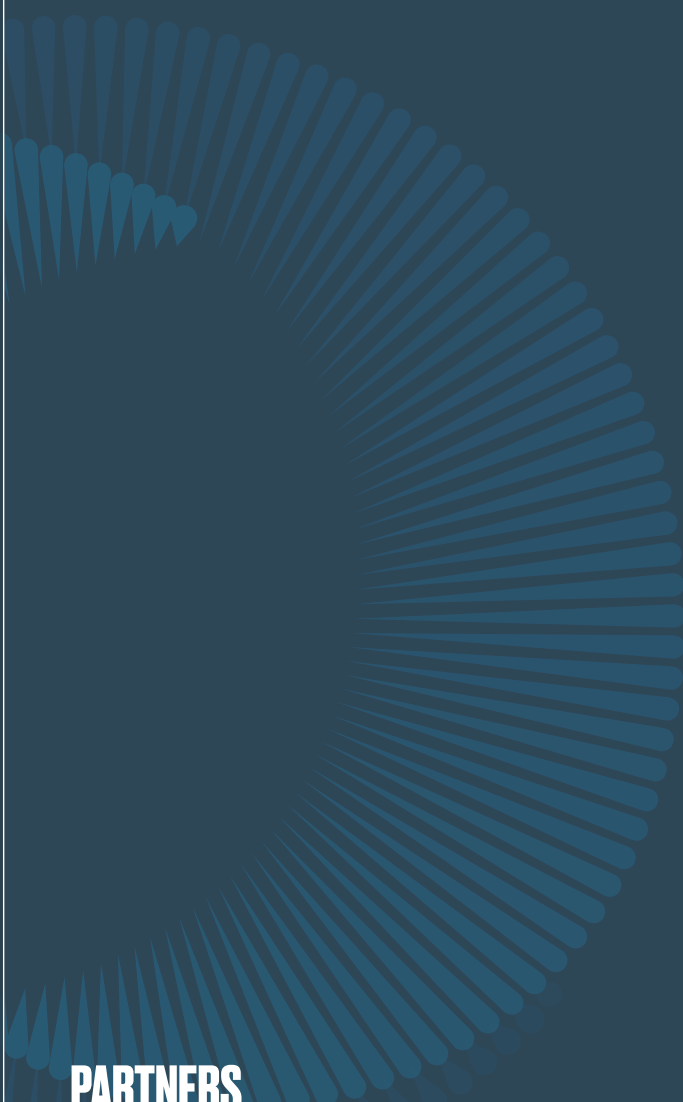
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## PARTNERS



City of Doncaster Council

## DEVELOPER

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

