

DONCASTER 191

UNITY DONCASTER DN8 5GS

GRADE A INDUSTRIAL / LOGISTICS WAREHOUSE
191,305 SQ FT (17,773 SQ M)

JUST OFF J5 OF M18

AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET / MAY SELL



INTRODUCING DONCASTER 191

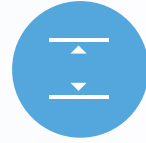
Doncaster 191 provides a brand new, best in class, Grade A warehouse / industrial facility with Headquarter quality offices, strategically located just off Junction 5 of the M18.



50KN
FLOOR LOADING



56M DEEP
SECURE YARD



15M TO
UNDERSIDE
OF HAUNCH



FITTED OFFICE
ACCOMMODATION



ROOF 100%
PV READY



POWER
540 KVA



EPC A-16
RATING



EV
CHARGING





ACCOMMODATION TABLE

ACCOMMODATION	FLOOR	SQ FT	SQ M
Warehouse	Ground	181,773	16,887
Offices	Ground	4,979	463
Offices	First	4,553	423
TOTAL GIA		191,305	17,773

PALLET CAPACITIES

LOCATIONS	
Wide aisle	25,904
VNA	34,448

- 

560KVA

Power supply
- 

15m

Underside haunch
- 

50kN/M²

Floor loading
- 

2

Ground level loading doors
- 

18

Dock level loading doors
- 

32 HGV SPACES
- 

165

Car parking spaces
- 

18

EV parking spaces
- 

10% ROOF LIGHTS

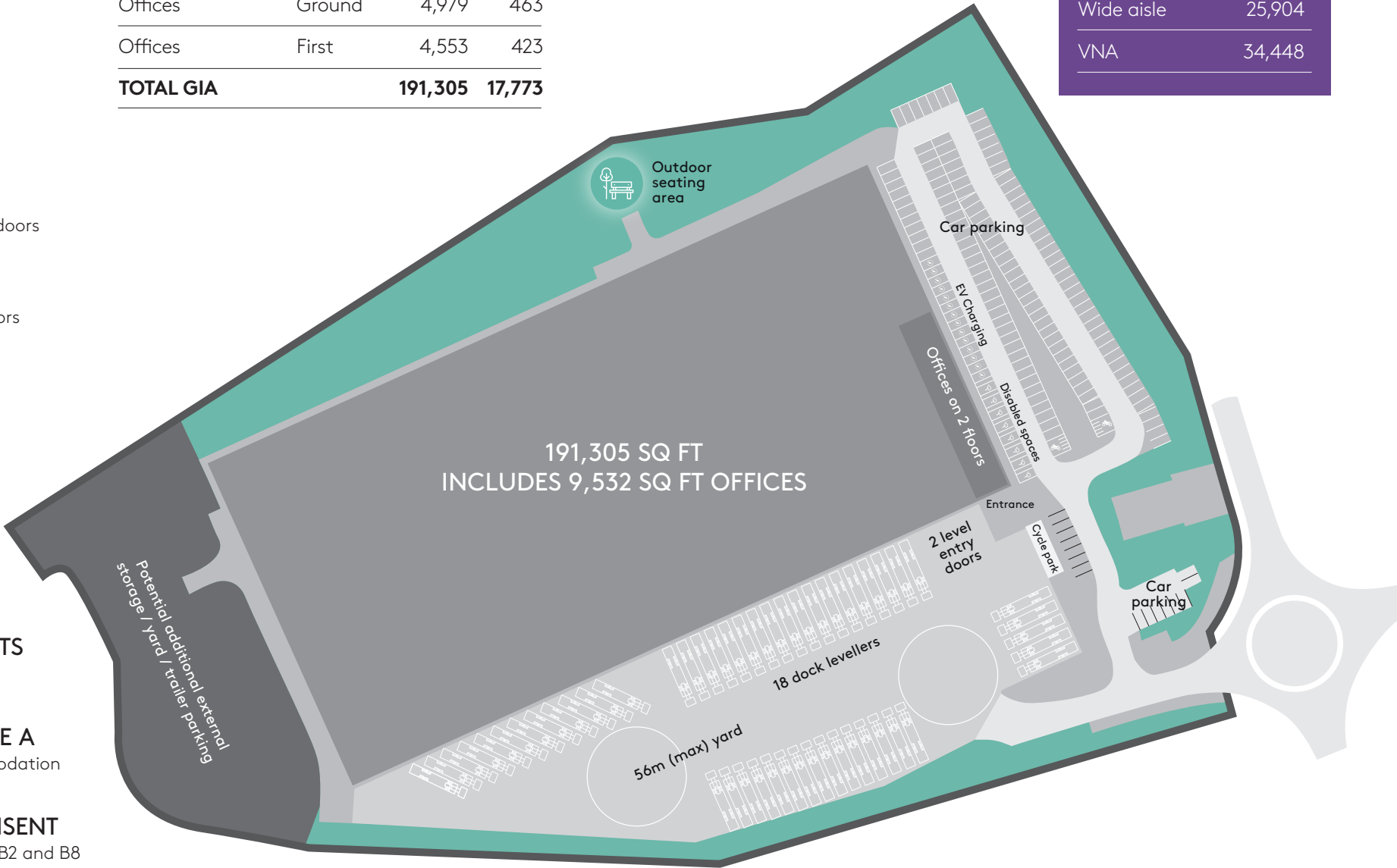
In warehouse
- 

2 STOREY GRADE A

Fitted office accommodation
- 

PLANNING CONSENT

For the Use Classes E,B2 and B8





Doncaster 191 – Modern, Flexible Office Space

Doncaster 191 features a striking glazed, double-height entrance and two floors of high-quality CAT A fitted office accommodation. The flexible floor plates are designed to meet a wide range of occupier requirements, with layout solutions available to optimise space and create a comfortable, productive working environment.

Whether you are looking to accommodate a collaborative team environment or private workspaces, Doncaster 191 offers the flexibility and amenities to support your business needs.



INDICATIVE LAYOUT



PASSENGER LIFT

Providing step-free access to both floors, ensuring full accessibility for all users



SMART OFFICE LIGHTING

Using occupancy sensors to enhance energy efficiency



VRF AIR CONDITIONING SYSTEM

Delivering consistent comfort throughout the workspace



OPENING WINDOWS

For natural ventilation and user control



OUTDOOR SEATING AREAS

Offering breakout space for relaxation or informal meetings



CERTIFIED SILVER

Building meets modern expectations of digital connectivity

A GREENER OUTLOOK

Nestled in the beautiful Yorkshire countryside on a site of 10.35 acres, Doncaster 191 is situated minutes from Junction 5 of the M18. The building has been planned and built with sustainability and the well-being of occupiers in mind and boasts a host of solutions that help reduce environmental impact, promote energy efficiency and offer long term operational resilience.



VERY GOOD



VRF HEATING



18 EV SPACES



ROOF 100%
PV READY



EPC A-16



COVERED CYCLE
SHELTERS



LED LIGHTING
WITH SENSORS



OUTSIDE
SEATING



Doncaster 191 is part of Unity which 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.

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, delivering an estimated 7,000 new jobs.

There are over 85 hectares (210 acres) dedicated to a variety of new commercial uses such as logistics, manufacturing and industrial development all situated in a prime strategic location directly off Junction 5 of the M18/M180 motorway interchange.



144,000 economically active people. Equating to 77.5% of people aged 16-64



1.6 million workers live within a 30-minute commute



Cost of employment is 12% below national average



A vibrant local economy worth £5.2 billion



Local economy supports 9,670 businesses



The largest Metropolitan borough, covering 220sqm of opportunity



Doncaster 191 benefits from the support of Business Doncaster, Doncaster Council's Inward Investment team who are there to promote a thriving location with a wealth of investment and development opportunities for any size or type of business.

Business Doncaster can provide access to free, impartial, expert business advice, support and signposting to help your business achieve its goals and assist you with your growth plans.

OUR PARTNERS



LOCATION

Doncaster 191 is part of the Unity development, strategically located with immediate and direct access to **Junction 5 of the M18** which in turn provides unrivalled links to the wider motorway network, including the M180, M62 and A1(M).

Doncaster city centre is approximately 7.5 miles away, Sheffield is 22 miles to the south-west, Leeds is approximately 33 miles away and London 170 miles away.

Doncaster 191 is ideally located for logistics use given its central location with **87% of the UK population** within **4.5 hour drive**.

Rail freight access is available at iPort Doncaster and Doncaster Railport. The east coast ports of Immingham and Hull are within an hour's drive.



DONCASTER
7.5 miles **16 mins**

SHEFFIELD
22 miles **35 mins**

LEEDS
33 miles **45 mins**

WAKEFIELD
33 miles **45 mins**

MANCHESTER
75 miles **1 hr 35 mins**

BIRMINGHAM
103 miles **1hr 40 mins**

LONDON
170 miles **3hrs 20 mins**



LEEDS BRADFORD
48 miles **60 mins**

EAST MIDLANDS
64 miles **60 mins**

MANCHESTER
87 miles **1hr 25 mins**

BIRMINGHAM
98 mins **1hr 30 mins**



DONCASTER RAILPORT
13 miles **22 mins**

WAKEFIELD EUROPORT
26 miles **32 mins**



GOOLE
12 miles **19 mins**

IMMINGHAM
36 miles **40 mins**

HULL
49 miles **57 mins**

LIVERPOOL
110 miles **2 hrs 30 mins**

FELIXSTOWE
196 miles **3 hrs 15 mins**

SOUTHAMPTON
223 miles **3 hrs 40 mins**





The Range
DONCASTER
DISTRIBUTION CENTRE

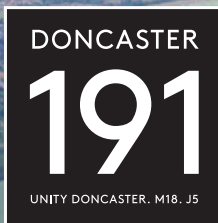
BMW

Bowker

Howdens

Omega

Thorne



M18 J5

M180

M18



3,000
new
homes



Hatfield



HATFIELD & STAINFORTH



TERMS

The premises are available for immediate occupation.

The premises are available to let or for sale.

FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT AGENTS



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