



MODE¹⁸

FOR SALE / TO LET

INDUSTRIAL · DISTRIBUTION · MANUFACTURING UNITS

BUILD TO SUIT OPPORTUNITIES

up to 425,000 sq ft

LAND UP TO 25 ACRES

OUTLINE PLANNING IN PLACE

DONCASTER · J3 M18

Bankwood Lane, New Rossington, South Yorkshire, DN11 0PS
what3words ///grasp.exulted.every

A development by **premc^{or}**

The opportunity





Phase 2

Phase 1
LET TO
amazon

PHASE 2 • FOR SALE / TO LET
INDUSTRIAL • DISTRIBUTION • MANUFACTURING UNITS

BUILD TO SUIT OPPORTUNITIES

up to 425,000 sq ft

Mode 18 is a 50 acre development site ideally located at J3 M18. Following the successful letting to Amazon, 25 acres remain available for development.

Allocated for employment use in the Local Plan, outline planning permission is in place for B1, B2 and B8 units with unrestricted height.

Occupiers requirements can be delivered within 15 months from agreement of terms. Land is also available to let or for sale.

A new access road will directly link the site to the Great Yorkshire Way and the M18 J3. A new drive-thru restaurant and garage are planned.

Intermodal rail facilities are just a 5 minute HGV drive away at iPort, while Doncaster Sheffield Airport is less than 10 minutes away.

Single unit option

Our masterplans below are for illustrative purposes. Occupiers' specific requirements can be accommodated on a build to suit basis.

ACCESS ROAD
under construction

Up to
425,000 sq ft
in a single unit

Mode 18 can accommodate a large scale industrial or logistics opportunity.

Advantages include:

- A 25 acre development site
- Unrestricted height
- Ample power
- Build to suits with a high quality base specification
- Available on a freehold or leasehold basis.

Our indicative site plan shows a single unit of 421,000 sq ft.



Nottingham 360 by Premcor



Multi-unit option

MODE¹⁸

ACCESS ROAD
under construction

Multiple units from 50,000 sq ft

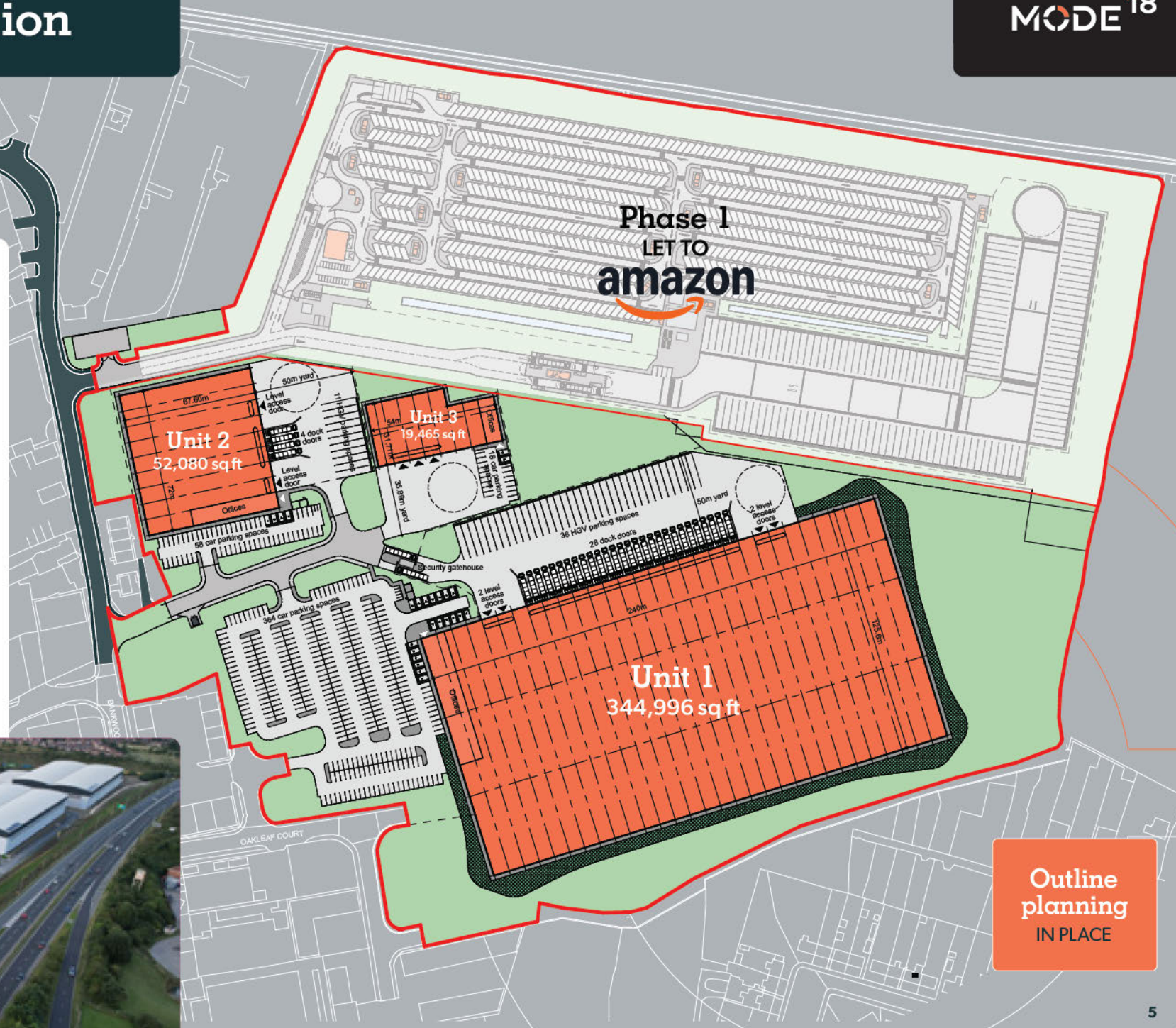
Mode 18 can accommodate a broad range of industrial or logistics requirements.

Benefit from:

- Tailored build to suits with a high quality base specification
- Outline planning in place
- B1, B2 and B8 consents
- Available on a freehold or leasehold basis.

To discuss your requirements, contact the agents today.

Catalyst Sheffield by Premcor



Outline
planning
IN PLACE

Connected by road, rail & air



Mode 18 is located to access all the main modes of transport needed by transnational supply chains.

M18 J3 is directly connected via the Great Yorkshire Way. iPort is just 5 minutes away, providing intermodal rail to the UK's sea ports. Doncaster Sheffield Airport (due to reopen in 2026) is accessible within 10 minutes.

MODE¹⁸

National road access

MODE¹⁸

Mode 18 occupies a central location in the UK's motorway network.

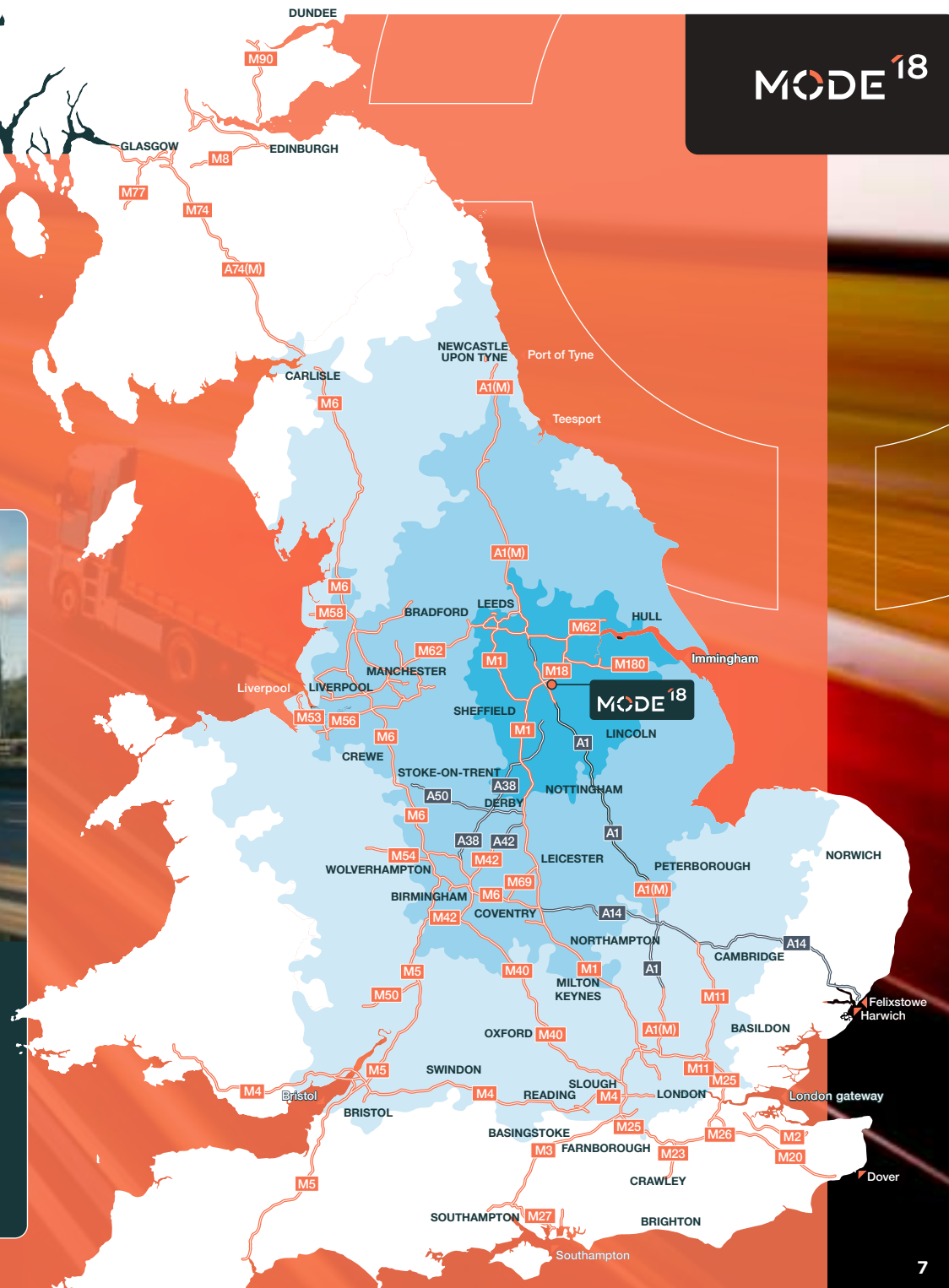
It provides direct access to the M1, A1(M) and M18 North-South motorways, and the M62 and M180 East-West motorways. This brings most of the country's major conurbations within easy reach, along with the main east and west coast ports.

HGV drive times

Sheffield	21 miles	32 mins
Wakefield	27 miles	48 mins
Leeds	38 miles	59 mins
Nottingham	47 miles	1 hour
Manchester	59 miles	1 hour 34 mins
Birmingham	93 miles	2 hours
Newcastle	121 miles	2 hours 17 mins
London (M25)	148 miles	3 hours 14 mins

Source: lorryroute.com

HGV distances



Intermodal connectivity

Mode 18 benefits from exceptional intermodal connectivity.

Located just five minutes' HGV drive from Mode 18, iPort rail freight terminal provides containerised access to the UK National Rail Network. Daily services connect to all major UK ports and onward to Europe via the Channel Tunnel.

Major deep-water sea ports are readily connected by road and rail, including Liverpool within 2.5 hours by HGV, and Southampton and Glasgow in under seven hours by rail.

Doncaster Sheffield Airport is set to reopen in summer 2026, placing international air cargo within immediate reach, while East Midlands Airport (the UK's busiest pure-cargo airport) is accessible by road in around an hour.



Sea ports HGV drive times

Immingham	47 miles	54 mins
Hull	48 miles	55 mins
Liverpool	97 miles	2 hours 20 mins
Teesport	102 miles	1 hours 56 mins
Southampton	209 miles	4 hours 15 mins

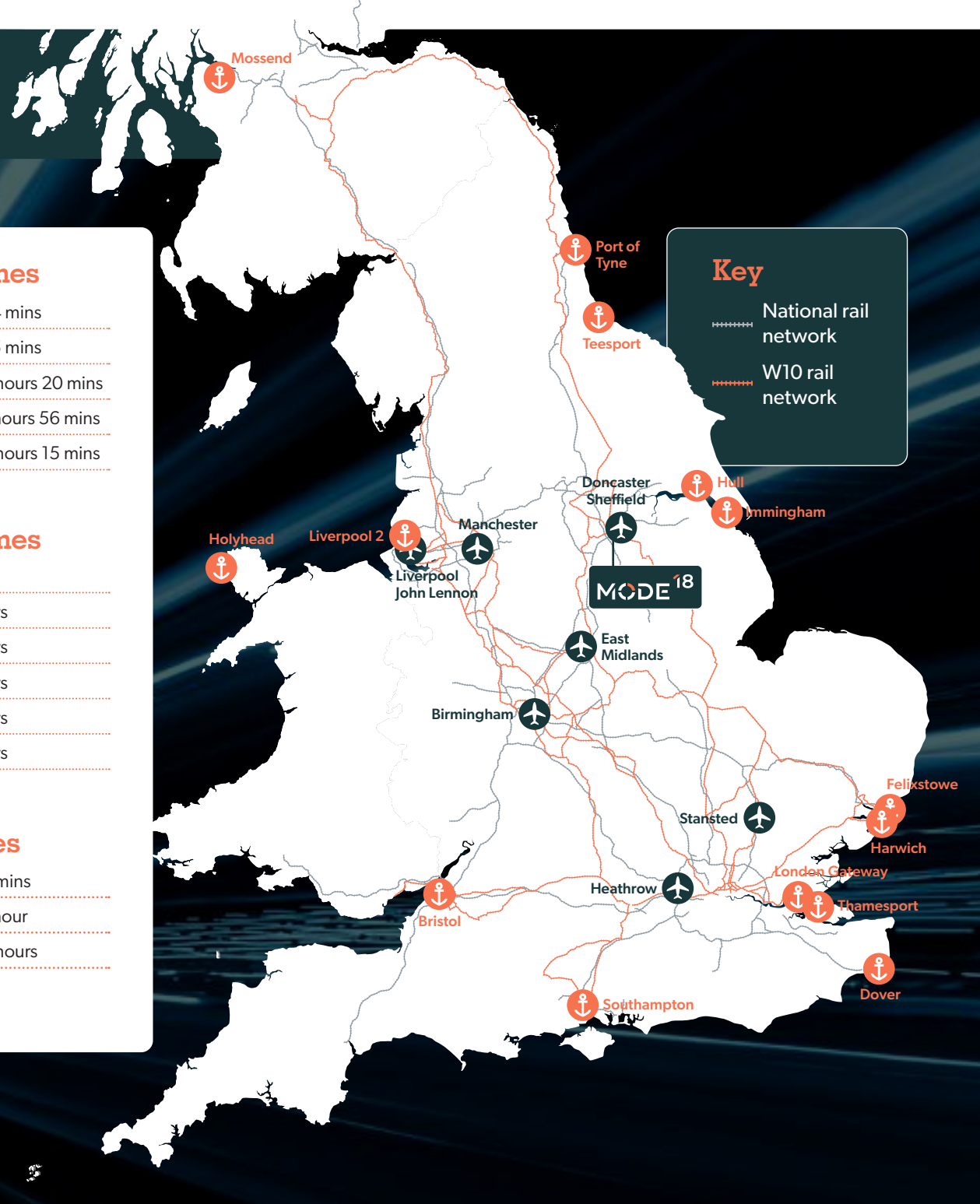
Sea ports rail freight times

Immingham	Under 1 hour
Teesport	Under 2 hours
Felixstowe	Under 7 hours
London Gateway	Under 7 hours
Southampton	Under 7 hours
Mossend (Glasgow)	Under 7 hours

Airports HGV drive times

Doncaster Sheffield	5 miles	9 mins
East Midlands	56 miles	1 hour
Heathrow	171 miles	3 hours

Sources: lorryroute.com, Network Rail



Key

----- National rail network
 W10 rail network

A great place to work

MODE¹⁸

A well-balanced mix of features positions Mode 18 as an appealing option for attracting and retaining the local workforce.

Local amenities within easy reach

The entrance to the new link road at West End Lane is set to become a major roadside destination. A McDonalds drive-thru, Costa Coffee drive thru, petrol filling station and EV charging hub are all due to be completed soon.

A Lidl supermarket is located just 800 metres away, while in the centre of Rossington an Asda supermarket, Greggs and a range of local food retailers all sit within a half-mile radius.

For wider retail and leisure choice, Lakeside Village Outlet is just 10 minutes away by car, with Doncaster town centre reachable in approximately 20 minutes.

Well-connected by public transport

Mode 18 is well served by public transport. Four bus routes stop close to the site, providing convenient connections to the surrounding area and Doncaster.

Doncaster railway station is located approximately 5 miles from the site, offering convenient regional access. Regular services connect to London King's Cross in as little as 1.5 hours.

Green spaces on the doorstep

The Mode 18 masterplan places a strong emphasis on wellbeing. The park will include ample landscaped spaces, plus green breakout area throughout the development.

In addition, the site is immediately adjacent to Park Wood, offering the opportunity to enjoy the outdoors within an established natural habitat on the doorstep.



Skilled for industrial & logistics operations

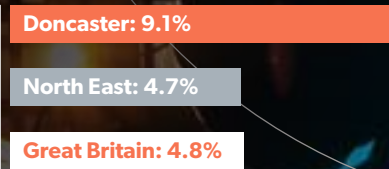
Doncaster is one of the most important logistics locations in the country, with 31,000 people in the wider Sheffield City Region working in the rapidly expanding sector.

Doncaster also boasts considerable expertise in engineering, with advanced manufacturers in the region operating world class facilities across a range of industries including aerospace, component manufacture, rail and automotive, consumer goods and the food and drink industries. More than 10,000 people work in engineering and manufacturing in the Sheffield City Region, proud heirs to a tradition that goes back centuries and the bedrock for future growth.

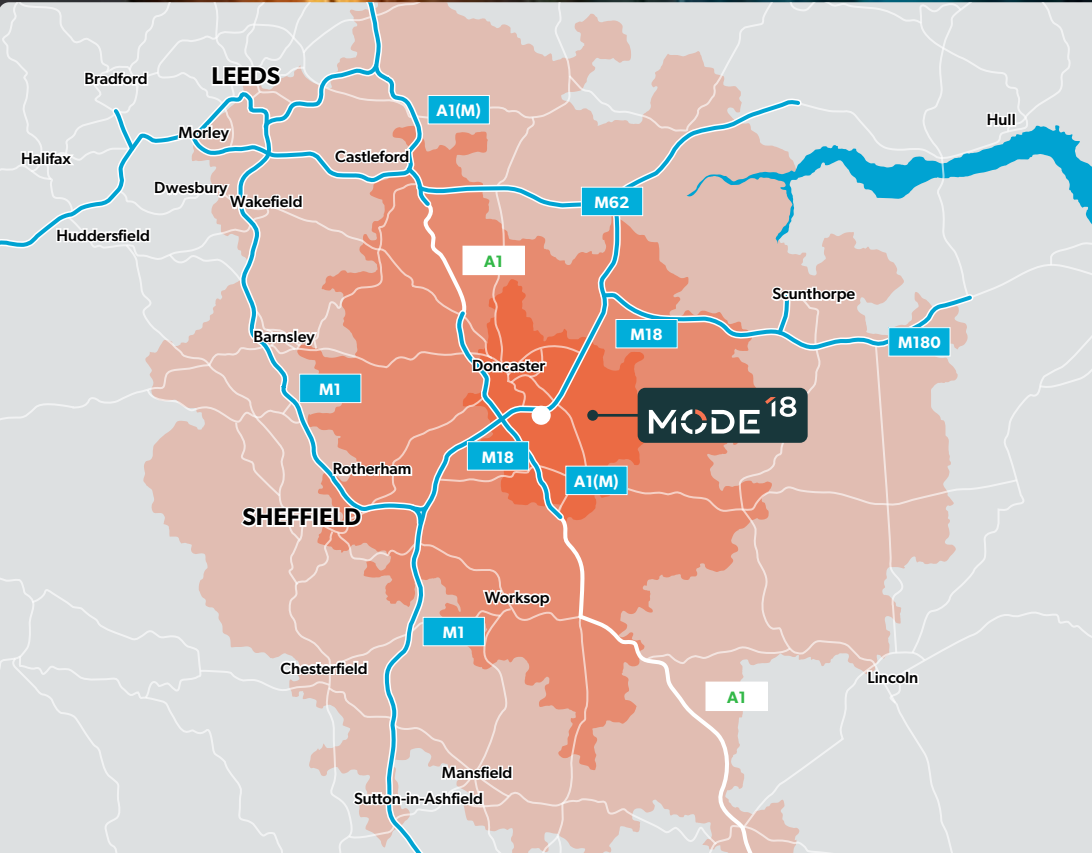
Gross weekly pay for full time workers



Employed in transport and storage



Source: NOMIS 2025



Drive to work times

Over 2,659,236 people live within a 45-minute drive to work time of Mode 18, giving occupiers access to one of the UK's largest suitably skilled pools of talent for the advanced manufacturing and logistics sectors.

Population by drive time

Distance	Population
Up to 15 minutes	180,370
Up to 30 minutes	909,741
Up to 45 minutes	2,659,236

Source: ESRI 2025

Doncaster: ready for business

MODE¹⁸

Support with recruitment and training from Business Doncaster

Business Doncaster can support your move to Mode 18 through its fully funded HR brokerage and consultancy service, delivered by CIPD-qualified HR managers.

Building on the success of the iPort Academy, Business Doncaster is also developing a DSA Employment Academy to address the skills and recruitment needs of manufacturing and logistics businesses. The Academy will connect Mode 18 occupiers with job seekers, government bodies, training providers and recruitment specialists, while Business Doncaster can also help source funding and support apprentice recruitment.



For business support enquiries:
T: 01302 735555
E: info@businessdoncaster.com

Education and training

Doncaster College supports around 11,000 learners each year through vocational courses and apprenticeships.

Doncaster University Technical College works collaboratively with major employers, the University of Sheffield and Sheffield Hallam University, to produce the next generation of highly skilled engineers.

Together, they form a strong skills pipeline for Doncaster's industrial and logistics economy.



Housing

Approximately 1,000 new homes a year are built in Doncaster. House prices are low by national standards and the council is committed to its own council house and affordable homes building programme. This will ensure that employees at all levels in all types of business at Mode 18 will be able to afford to live locally.

Average semi-detached house price

Doncaster: £129,876

North East: £155,347

Great Britain: £223,394



For further information



Rebecca Schofield

E: rebecca.schofield@knightfrank.com
M: +44 (0) 7776 172 123

Charles Binks

E: charles.binks@knightfrank.com
M: +44 (0) 7793 441 911



Guy Cooke

E: guy.cooke@realestate.bnpparibas.com
M: +44 (0) 7876 217 359

Ben Wiley

E: ben.wiley@realestate.bnpparibas.com
M: +44 (0) 7771 662 009

Annabel Dalby

E: annabel.dalby@realestate.bnpparibas.com
M: +44 (0) 7917 249 117



Doncaster
Council

T: +44 (0) 1302 735 555

E: info@businessdoncaster.com

Important notice: 1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. 2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4) VAT: The VAT position relating to the property may change without notice. 5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. 6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. Design by Reach Marketing - 39565 - 05/26