

# THE CITY OF DONCASTER

The place to invest, grow and thrive





# WELCOME TO DONCASTER

A GREAT  
OPPORTUNITY  
TO BE PART OF ONE  
OF THE MOST  
PROGRESSIVE  
CITIES IN  
THE UK



**Doncaster is the newest city in the North of England and the opportunities here are vast.**

We are ambitious, forward thinking and passionate about our place with high aspirations, an enviable location, superb connectivity, people and a prime investment portfolio.

This brochure showcases our transformational opportunities whilst also highlighting the City of Doncaster's strengths and ambitions.

As one of the newest cities in the UK, we are better placed than ever before to engage and work with investors, developers and partners to deliver high quality business opportunities, jobs and new homes.

With a strong track record in attracting occupiers and investors, there has never been a better time to invest in Doncaster.

Read on to discover just why Doncaster is THE place to do business and how you can share our mission to enable thriving people, places and planet.

Ros Jones – Mayor of Doncaster



**City of  
Doncaster  
Council**



## Fast Facts

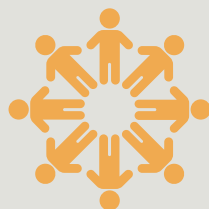
City of Doncaster The place to invest, grow and thrive



Superb central location with outstanding connectivity



Fastest growing for transport, storage and logistics across Yorkshire and Humber region



Population –  
Doncaster:  
308,700  
South Yorkshire:  
1,374,800  
Yorkshire & Humber:  
5,482,500



Ready supply of graduates – 10 universities within an hour drive time

In 2024, 92% of schools are judged good or outstanding



Listed in top 10 for attracting overseas investment – fDi Intelligence European Cities and Regions of the Future (Small European Cities category)





# UNRIVALLED CONNECTIVITY



## Everything central to your needs

When you locate in Doncaster  
you plug into the most perfectly  
connected network in the UK.







## Road

At the heart of the UK's motorway network with superb connections to the A1, M18 and M180, with links to the M1 and M62; over 6 million people live within a 45-minute drive of Doncaster.



### Drive times to other key cities

**60 mins:** Leeds, York, Nottingham, Hull

**90 mins:** Manchester

**120 mins:** Birmingham

## Air

The City of Doncaster Council has signed a 125-year lease to take over the former Doncaster Sheffield Airport (DSA). It has been confirmed Munich Airport International will provide operational and management services to Doncaster Sheffield Airport, with flights set to resume in spring 2026.

Seven airports including East Midlands and Manchester Airport are within two hours' drive of Doncaster.

## Sea

Doncaster is located just 50 minutes to and from Humber Ports, the UK's largest port complex.

In addition, Doncaster has direct rail connections to all major UK ports and are designed to handle a wide variety of cargo.

## Rail

- Fantastic connectivity to all major UK cities
- State of the art rail freight terminal at iPort
- 104 UK rail stations directly served from Doncaster
- An average of 67 trains travel every day to and from London, with the journey taking as little as 87 minutes.

Doncaster is home to two rail freight terminals, Railport and iPort Rail. Both offer state-of-the-art intermodal rail services and these facilities provide direct rail connections to all major UK ports and are designed to handle a wide variety of cargo.

### Passenger Journey Times from Doncaster

York	20mins
Sheffield	22mins
Leeds	30mins
Manchester	80mins
Newcastle	83mins
London Kings X	87mins
Birmingham	88mins
Edinburgh	178mins



# SOUTH YORKSHIRE INVESTMENT ZONE

**At the heart of the UK, South Yorkshire's Investment Zone is the best place to start, scale or relocate your business.**

Our advanced manufacturing know-how will be deployed to solve society's biggest challenges – producing clean, green heat, power and flight; tackling ill-health; and harnessing technology. South Yorkshire's know-how is about engineering practical solutions to big challenges.

The South Yorkshire Investment Zone extends the world's first Advanced Manufacturing Innovation District geography to include large, well-connected, allocated sites to allow businesses to scale up, expand and develop their supply chains.

Doncaster, the UK's newest City, is focussed on further developing its expertise in Engineering and Manufacturing, with notable strengths in rail, future mobility and advanced materials further supporting its economic ambitions.

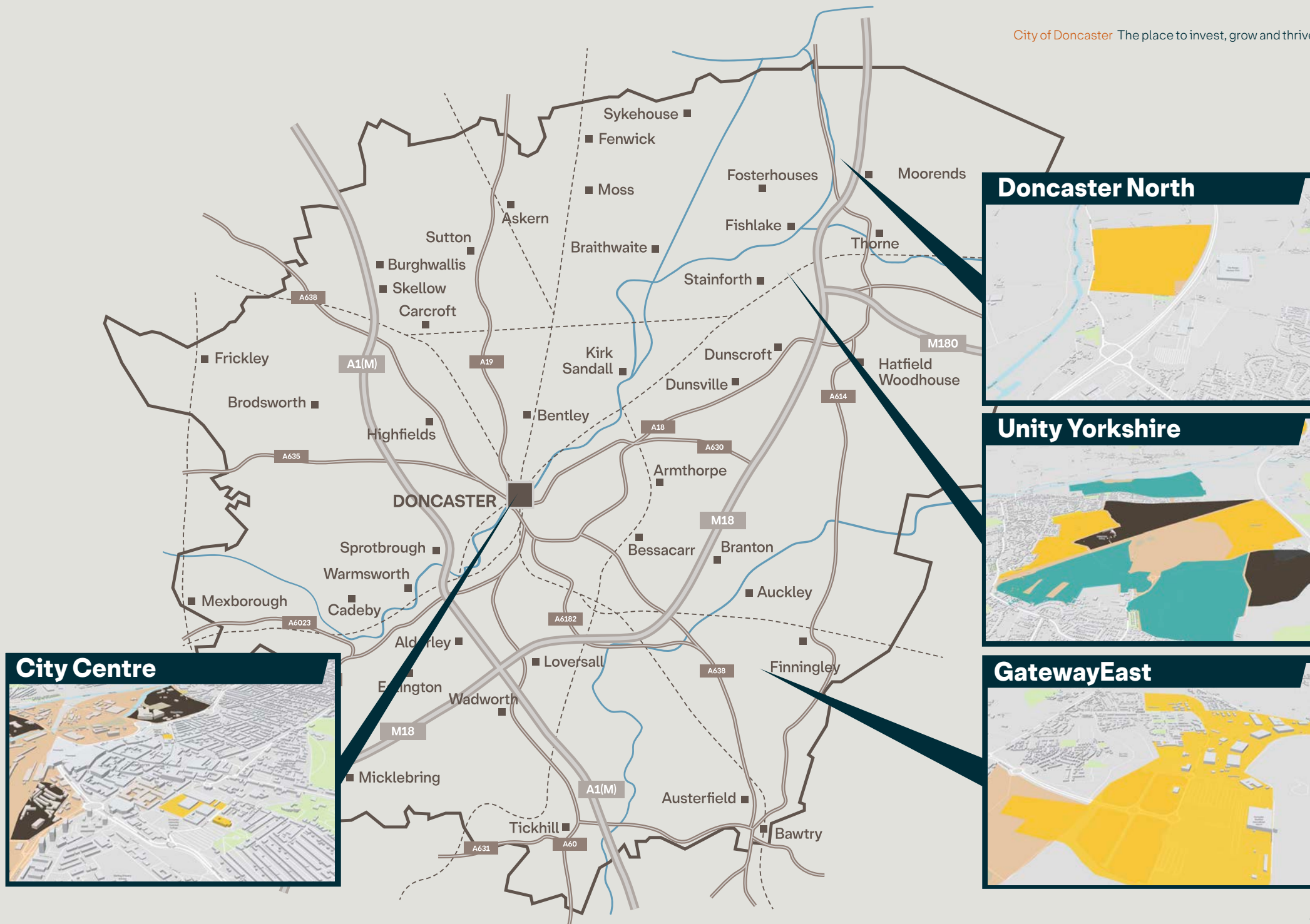
Doncaster has four opportunity sites, including the City Centre, Unity Yorkshire, GatewayEast and Doncaster North.

The South Yorkshire Investment Zone offers investors, developers and businesses an extensive and flexible support package.

Interventions include capital, infrastructure and feasibility funding; dedicated planning support; skills support; supply chain assistance; and, R&D ecosystem development.









# OUR INVESTMENT OPPORTUNITIES

**BESPOKE  
INCENTIVE  
PACKAGES  
AVAILABLE**

**Doncaster is an ambitious city, named as one of Europe's best places for investment in the FDI European Cities and Region of the future competition.**

We have ambitious plans for future investments in the city as well as an impressive track record for attracting and delivering major investment projects. Very few places in the UK come close to us in terms of the opportunities for investment and developments available throughout the city.

Working closely with the South Yorkshire Mayoral Combined Authority and other stakeholders we promote and attract new investment, generate growth for existing businesses and inspire further investment across the city. In addition, Doncaster has multiple Opportunity Sites within the South Yorkshire Investment Zone, providing large, well-connected, allocated sites perfectly placed to attract high quality inward investment and support indigenous business growth.

Many of our recent projects are world class and have changed Doncaster considerably, there are several more transformational developments already either underway or in the pipeline...

**Doncaster City Centre**





GatewayEast / Doncaster Sheffield Airport



Unity Yorkshire



Doncaster North / Milli+



iPort / iPort Rail





# DONCASTER CITY CENTRE

AN  
OPPORTUNITY  
SITE WITHIN  
THE SOUTH  
YORKSHIRE  
INVESTMENT  
ZONE

## A major transformation in place

Doncaster has a new economic strategy that will provide a regenerative and inclusive economy for thriving people, places and planet.

We aim to completely transform the way the City Centre looks through strategic leadership, partnership working and investment, capitalising on the potential that exists.





# CITY GATEWAY

**In a networked city the point of arrival is extremely important. That is why the main entrance to Doncaster Railway Station has been transformed into an open, vibrant, welcoming and easily accessible new arrival point for Doncaster.**

This area has a number of plots available for developers and investors requiring excellent transport links and is an ideal investment area for office and residential developments.

Work on a 52,000 sq ft Grade A office building set to become Doncaster's new flagship £32m Digital Tech Hub, adjacent to Doncaster train station has already started, with completion expected early 2027.

Building on the city's ambition to grow a digital and tech cluster of national significance, the new Hub will act as a magnet for leading digital and tech companies looking for opportunities to scale and grow their business.

Gateway One will also include an area of public open space across five floors with two commercial units on the ground floor to incorporate alfresco dining.





# GATEWAY EAST

- A key site within the South Yorkshire Advanced Manufacturing Investment Zone, building on the region's established strengths and significant existing business base.
- The GatewayEast masterplan consists of five complementary zones, designed to integrate employment and residential spaces around a new 'Central Plaza' and an operational airport.
- The largest consented development in Yorkshire.

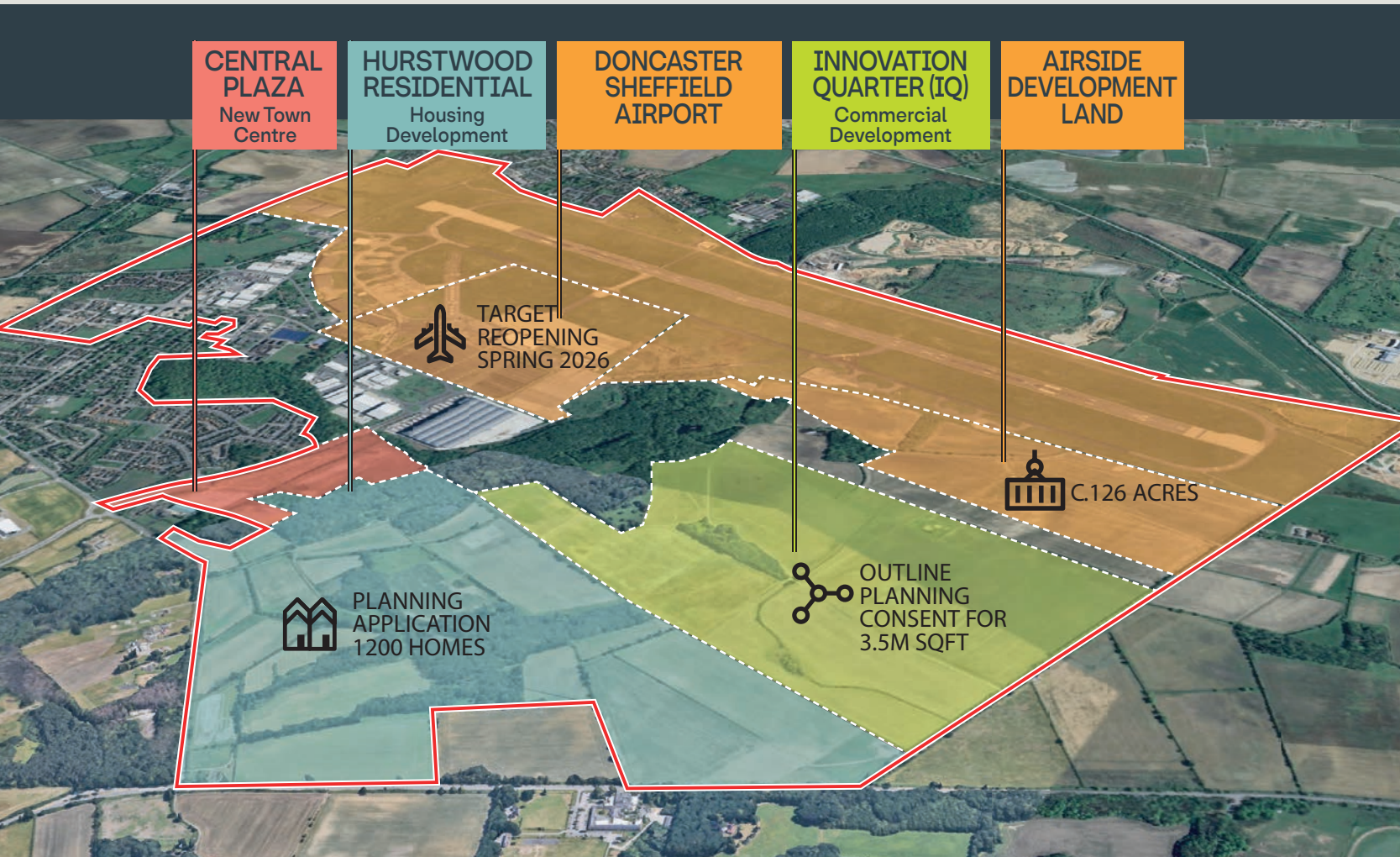
## Doncaster Sheffield Airport

GatewayEast is home to South Yorkshire's airport. Munich Airport International GmbH (MAI) will provide operational and management services to FlyDoncaster, the airport's operator – a wholly owned City of Doncaster Council (CDC) company – along with FP Airports Ltd, UK aviation specialists, to progress the airport's reopening and accelerate growth in the region. CDC has established FlyDoncaster and is committed to the development of a vibrant and thriving airport.





- Dedicated GatewayEast Academy providing training and recruitment support
- Over 5.4m people have access in less than 60 minutes
- 2,900m runway provides capability to serve most global destinations
- Capacity to enable large scale air cargo growth
- New town centre providing mixed-use development opportunities
- Up to 1,200 new homes plus retirement living





# GATEWAY EAST

## Panattoni Doncaster 420

Panattoni Doncaster 420 is one of the largest industrial units in South Yorkshire, offering 417,570 sq ft of space with fast access to the M18, linking to the A1(M), M1 and M62.

- BREEAM 'Excellent' and EPC A+ -2rating
- 346 parking spaces (35 EV Bays)
- Industrial/logistics opportunity adjacent to Doncaster Sheffield Airport
- 74 Trailer spaces
- 34 Docks
- 3 Level access doors
- 15m Clear internal height



MAJOR  
LOGISTICS  
UNIT  
**417.5k**  
SQ.FT



## A superb location for businesses to call home

The site is already a thriving hub of activity and continues to attract new business investment, with several developments recently completed. With its geographic advantages it is undoubtedly easier for businesses and investors located here to access markets, logistics and supply chains.

- A range of brand new modern, light industrial units ranging from 1,291 sq ft to 29,750 sq ft
- Available to purchase or lease
- Immediately available

Jubilee Park



Platinum Park



Olympus Business Park





# UNITY YORKSHIRE



## One of the largest mixed-use regeneration projects in the UK

Unity is an award-winning development situated in a prime strategic location on the eastern section of J5 M18, covering an area of 618 acres and providing excellent access to the east coast ports at Immingham, Hull and Grimsby.





AN  
OPPORTUNITY  
SITE WITHIN  
THE SOUTH  
YORKSHIRE  
INVESTMENT  
ZONE

Unity Yorkshire is one of the largest regeneration and infrastructure projects of its kind in the UK, delivering a mixed-use development of regional importance.

When completed, Unity will provide over 3,000 new homes, a new town centre, offline marina, new school and transport hub.

- 125 acres of commercial land remaining for development
- Individual buildings from 20,000 to 400,000 sq ft
- Unity Connect and Unity Link – dedicated logistics, manufacturing and industrial space
- Dedicated Unity Academy providing training and recruitment support
- Unity Town – mixed-use development which will become the vibrant centre of the new Unity development
- Unity Park – additional manufacturing, industrial and logistics space situated adjacent to the proposed location of the new Stainforth Country Park





# DONCASTER NORTH

AN  
OPPORTUNITY  
SITE WITHIN  
THE SOUTH  
YORKSHIRE  
INVESTMENT  
ZONE



## Industrial & Logistics Park

Doncaster North is a 180 acre prime Industrial and Logistics development strategically located adjacent to junction 6 of the M18 motorway.







- **Size** - Units from 22,000 to 1,150,000 sq ft (the UK's largest consented warehouse) for sale/to let
- **Location** – enviable position with direct connectivity to the M62/M18 and M18/M180. Well positioned to serve large swathes of the UK's population via the the national motorway network
- **Specification** - fully consented first phase totalling 2.295m sq ft (with outline consent to scale up to 3.5m sq ft)





# MILLI+

## Doncaster North Industrial & Logistics Park

MAJOR  
LOGISTICS  
UNIT  
**1.15m**  
SQ.FT  
TO LET

One of the largest proposed logistics buildings  
with full planning permission in the UK.







- 49 acre site fully consented Industrial / Logistics Unit of 1.15m sq ft to let
- BREEAM Targeted V Good / Excellent EPC A
- Best in-class specification, including two 55m service yards, 31m clear internal height, 156 dock levellers, and 8 level access doors
- Can be adjusted to accommodate individual occupier requirements





# iPORT

**The site offering unparalleled connectivity**



**1.7m  
SQFT  
REMAINING**

**From bespoke mega-warehouses on an accelerated programme, to speculative units for immediate occupation, iPort offers logistics space built to suit your business.**

Amazon, CEVA Logistics, Euro Pool System, Fellowes, Lidl, Woodland Group and Maritime are already thriving on site.

Infrastructure is already in place for this 6 million sq ft logistics site operating 24/7 with great multimodal connectivity and strong demographics.



- The UK's largest international bonded intermodal development with 1.7m sq ft remaining
- 6 million sq ft site
- Dedicated iPort Academy providing training and recruitment support
- Location: iPort is directly connected to J3 M18 motorway. The M18/A1M intersection is just two miles away





# iPORT RAIL

**Global freight connections  
at the heart of the UK**

iPort Rail is a high-volume inland port offering sustainable logistics solutions with connections to regional, national and international supply chains.

This state-of-the-art terminal has the capacity to take the UK's longest trains running to and from deep sea ports across the country and connecting with Channel Tunnel routes.



**DIRECT  
MOTORWAY  
ACCESS TO J3  
M18**





## Freight forwarding services

- Rail freight services to and from Southampton, Felixstowe, Teesport and Immingham six days a week, moving around 500 containers per day with average turnaround times of 20 minutes.
- Supporting cargo journeys from port of entry right up to the warehouse door helping regional/ national businesses to export goods to the EU and the rest of the world.



- 30-acre site
- 775m UK train length capacity
- Capacity for up to eight trains per day
- 1,500 TEUs storage capacity
- 6 x reach stackers with 115 tonne front axle load
- Train preparation
- Transshipping
- Container lifting and storage
- Shunting
- Arrival and departure train inspections
- Wagon stabling, including on-site ancillary services to iPort-based clients including electric IMV tug transport of containers to on-site warehouses
- 24-hour access



# DONCASTER - A GREAT PLACE TO LIVE...



## Housing

Whether you are considering a rural or urban location, Doncaster and the immediate surrounding area has a great deal to offer. With many towns and villages full of history, the opportunities and friendly locals, there is something for everyone.

Every type of accommodation is readily available from large detached houses and picturesque cottages, to modern estates and cosmopolitan apartments.

But that's not all, house prices in Doncaster represent excellent value for money and deliver a great return on investment when comparing like for like with other areas in the UK.





# SOCIALISE...

## Enjoy quality food and drink

Doncaster has a delectable selection of restaurants for every taste and budget. So, whether you are after a fine dining experience, wanting to relax and unwind in a pub or bar or grab something quick but tasty at one of our street food stands, Doncaster has just the thing. Whatever your preference for food and drink, you will always find it served up with enthusiasm and great hospitality!





# LEARN...

## Doncaster – rich in history

Doncaster has a long and rich history and heritage. This is what makes it such a unique city to visit. Everywhere you go in Doncaster, you are sure to find interesting reminders of the people, events and places that have shaped the city and made it into the welcoming and friendly place it is today.

### Just some of the attractions include:

- Brodsworth Hall & Gardens
- Conisbrough Castle
- Corn Exchange
- Cusworth Hall, Museum & Park
- Danum Gallery, Library & Museum
- Doncaster Market
- Doncaster Minster
- Mansion House
- South Yorkshire Aircraft Museum





# SHOP...



## A great retail offering

The city of Doncaster has a wide range of shopping experiences for every type of shopper. Whether you are an avid supporter of small, independent local businesses or are a lover of the big high street names, Doncaster has it all!

### Retail highlights include:

- Frenchgate Centre
- Lakeside Village
- The Yorkshire Hive
- Doncaster Market
- Wheatley Retail Park
- York Road Retail Park
- Bawtry, Mexborough, Thorne



# HAVE FUN!

**There's so much to see and do in Doncaster!**



You will never have to look too hard to find one of the many attractions that are located close to Doncaster. There are hundreds of things to do that will get the whole family involved. Visit the award-winning Yorkshire Wildlife Park or get active at the Dome leisure complex. There are also multiple parks and green spaces to explore. Many great events are held in Doncaster too - from the classic St.Leger Festival to hosting some of the biggest names on the music scene.

**Just some of the great things to go to:**

- Doncaster Racecourse
- Bawtry Paintball Fields
- Doncaster Dome
- Enigma Escape Rooms and axe throwing
- One of our 10 golf courses
- Hatfield Outdoor Activity Centre
- Wool Market
- Potteric Carr Nature Reserve
- Tickhill Alpacas
- Yorkshire Wildlife Park Resort



# COUNT ON US

Expect excellent business support

**FREE**  
CONFIDENTIAL  
SUPPORT



Business Doncaster is the first point of contact for any investor and business looking to locate in Doncaster.

A partnership consisting of the local authority and business support partners, including the South Yorkshire Mayoral Combined Authority, the team is here to help you through every aspect of doing business within the area.

We have a passionate and knowledgeable investment team with extensive experience.

Whether you are seeking support around finding sites, supply chain assistance, or advice with local recruitment and training, help is at hand.

**For further information:**

**Call: 01302 735 555**

**Email: [info@businessdoncaster.com](mailto:info@businessdoncaster.com)**





**City of Doncaster**  
**The place to invest, grow and thrive**

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