

## A Deliverable Destination

- **PLANNING CONSENT IN PLACE FOR OVER 1.25 MILLION SQ FT OF DEVELOPMENT**
- **LOGISTICS/INDUSTRIAL/MANUFACTURING**
- **OFFICES**
- **NEW M18 J3 LINK ROAD**
- **ENTERPRISE ZONE STATUS**
- **INFRASTRUCTURE AND SERVICES IN PLACE**



# A deliverable destination



Planned to help your business take off

Aero Centre Yorkshire – Doncaster Sheffield Airport, is one of the most exciting developments in the South Yorkshire region, giving businesses who choose to base themselves at the site unrivalled access to the UK’s newest Airport.

The Airport opened for its first commercial flight in April 2005 and now handles more than 700,000 passengers a year. Operators include Thomson, First Choice, Wizzair, Aer Lingus, Thomas Cook and Flybe, serving 40 destinations across Europe, the USA and Canada. The 2,893m runway is also capable of handling the largest commercial freighter aircraft including the Boeing 747 and the Antonov 124.

The Airport estate extends to approaching 800 acres with planning consent for over 1.25 million sq ft of commercial development, offering occupiers an ideal location for an office HQ building, office developments and high-tech manufacturing or distribution warehouse units.

Occupiers include Europcar, ABP Connect, Cargo Handling Centre, Redline Aviation Security and the UK’s only Cessna Citation Service Centre. It is also home to Vulcan to the Sky Trust, who own and maintain one of the few remaining Vulcan Bombers. The Vulcan Aviation Academy will open soon.

Amenities on-site include a 100 bed Ramada Encore hotel, a children’s nursery, a school, health and fitness facilities and a number of retail outlets within the terminal building.

Peel Logistics can deliver design and build opportunities of up to 250,000 sq ft at Aero Centre Yorkshire for manufacturing and distribution warehousing whilst Peel Land and Property can deliver office facilities on a design and build basis up to 30,000 sq ft. More detail on the respective delivery partners is shown opposite.

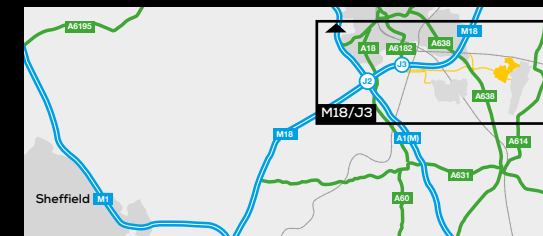
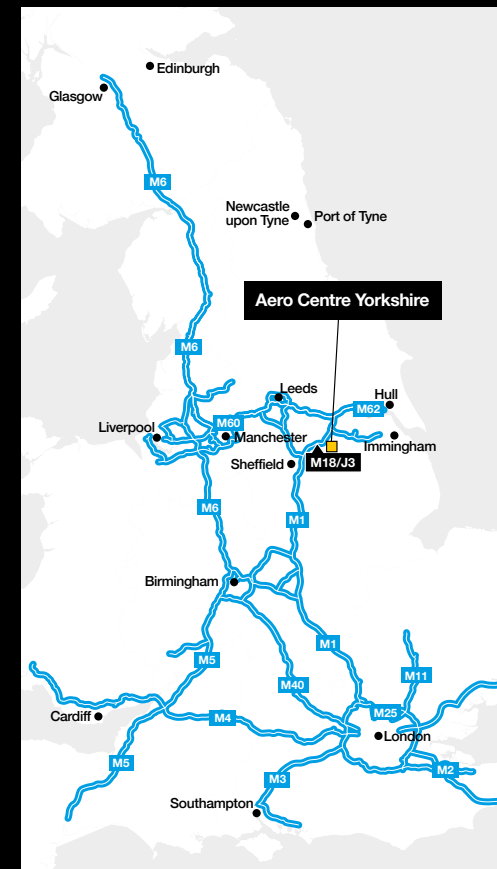
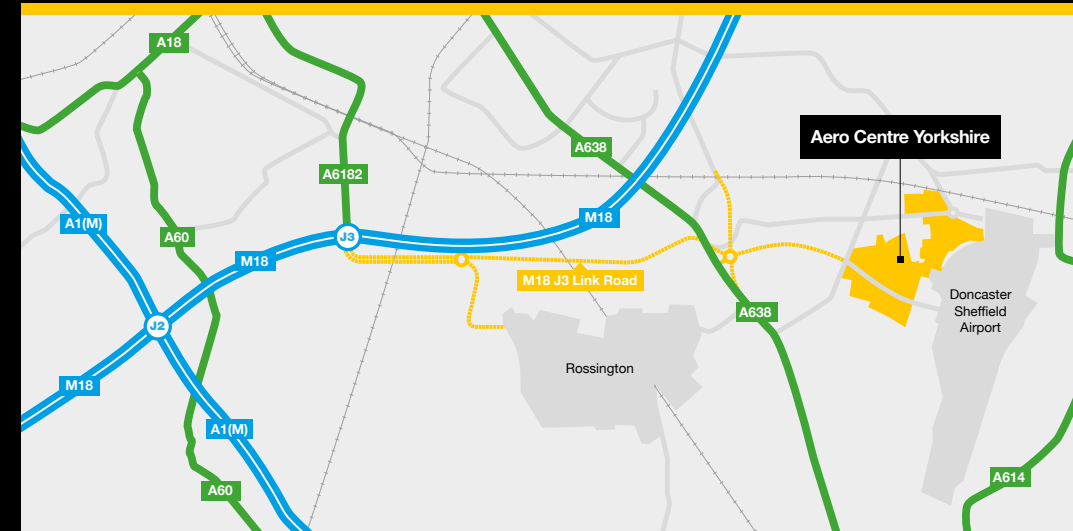


M18 J3 Link Road brings Aero Centre Yorkshire closer

The M18 J3 Link Road is a new £56 million, three mile long link road that will connect Aero Centre Yorkshire directly to the M18 at junction 3. The opening of the new link road will be transformational for Aero Centre Yorkshire as a major logistics hub. Construction began in October 2013.

Aero Centre Yorkshire is located within 20 minutes of five major motorways – the M1, M18, M180, M62 and A1(M). M18 J3 Link Road reduces journey times even further and allow for easy access to the UK’s North/South and East/West arterial routes. In fact, it will bring Aero Centre Yorkshire within a two hour drive of 50% of the UK’s manufacturing base.

The Business Park is also connected to the East Coast Main Line at Doncaster via a regular airport shuttle bus, providing connections to most of the UK’s major cities.



SAT NAV **DN9 3RH**

Doncaster

Sheffield	30m	30m
Leeds	60m	45m
Hull	60m	55m
Manchester	1h 40m	1h 35m
Birmingham	1h 50m	1h 50m
Newcastle	2h 20m	1h 30m
Central London	2h 50m	1h 38m

# Enterprise zone status

## What benefits does the Aero Centre Yorkshire Enterprise Zone status offer for businesses?

Aero Centre Yorkshire lies within the Sheffield City Region Enterprise Zone, which is one of only six Enterprise Zones in England that are able to offer Enhanced Capital Allowances, giving 100% tax relief to businesses making large investments in plant and machinery.

100% first-year allowances (FYAs) will be available for significant investments in plant or machinery made up until March 2020. These generous allowances make investment in major equipment more affordable and viable for businesses setting up or expanding in the region's manufacturing centres of excellence.

### Example

A company spending £50 million on qualifying plant and machinery would benefit from a corporation tax reduction in year one of £10.5 million (£50 million x 100% ECA x 21% corporation tax rate), compared to reduction of £1.89 million (£50 million x 18% normal capital allowance x 21% corporation tax rate) for a company locating outside the Enterprise Zone.

Businesses thinking about locating within the Enterprise Zone can find more information on what they may qualify for by visiting [www.sheffieldenterprisezone.co.uk](http://www.sheffieldenterprisezone.co.uk)

# A young and well-skilled workforce

The Sheffield City Region has a young and dynamic workforce. The working population is approximately 906,000.

It has a strong skills base in manufacturing, IT, creative and cultural industries, aviation, engineering and logistics.

This is a result of the area being a national logistics hot spot; its location between the Humber ports and the motorway network makes it an ideal distribution location for national and international distribution.

**The logistics sector has an economic output of £930 million**

**It employs 31,000 people in the Sheffield City Region**

## Hourly wage rates in Doncaster are 11% below the national average for the UK

*Source: Nomis official labour market statistics, 2014*

# Peel Logistics

Peel Logistics is your delivery partner for all industrial, manufacturing and distribution facilities at Aero Centre Yorkshire.

Peel Logistics is a joint venture partnership owned equally by Peel Land and Property Group and Macquarie Capital. Peel Logistics' aspiration is to become a leading national logistics, development and management business and is the delivery partner for Aero Centre Yorkshire.

Peel Logistics is building a track record in the delivery of large scale logistics warehousing facilities; an example of this being the 280,000 sq ft pre-let to Culina Logistics at Port Salford, Manchester (shown below) and the 175,000 sq ft speculative development at Liverpool International Business Park [www.peellogistics.co.uk](http://www.peellogistics.co.uk)

For all office, retail, leisure and roadside requirements your contracting party will be Peel Land and Property, of which more details can be found at [www.peel.co.uk](http://www.peel.co.uk)



Liverpool International Business Park



Culina Logistics, Port Salford

- New direct motorway link to junction 3 of the M18 now open
- Reach 5 motorways within 20 minutes
- Fly to 40 destinations worldwide
- Continuing growth in freight
- Fastest growing airport in the north
- All infrastructure and services in place

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**Fold Out**





# Aero Centre Yorkshire

Doncaster Sheffield Airport

← To A1(M)

← To M1

M18, J3

A638 Bawtry Road

M18 J3 Link Road  
now open

M18 J3 Link Road  
phase 2 open 2017

Future Development Zone

Taylor Wimpey  
DAVID WILSON HOMES

Hill House School







100 bed Ramada  
Encore Hotel

Flying Start Nursery

Cargo Centre

Future Development Zone

Doncaster - Lincoln Line

-  Airside
-  Logistics
-  Office
-  Roadside/retail
-  Future Development Zone
-  Enterprise Zone





Logistics

# Aero Centre Yorkshire

**Aero [✕]  
Centre  
Yorkshire**

[aero-centre.com](http://aero-centre.com)

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City Region**  
Local Enterprise  
Partnership

**BUSINESS  
DONCASTER**

  
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