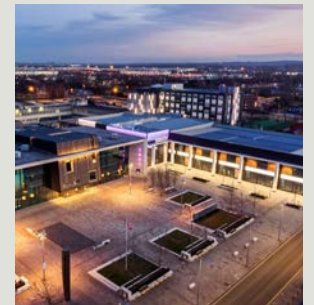


THE CITY OF DONCASTER

The place to invest, grow and thrive



WELCOME TO DONCASTER



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



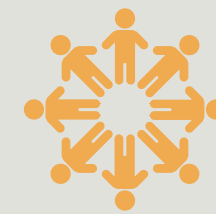
Fast Facts



Superb central location with outstanding connectivity



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



Population –
Doncaster: 308,700
South Yorkshire: 1,374,200
Yorkshire & Humber: 5,481,400



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



Listed in top 5 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

Doncaster is at the heart of the UK's motorway network. Its excellent proximity to the country's main arterial routes including 5 major motorways (M18, M1, A1(M), M62, M180) has helped to create a thriving transport and logistics sector, centred around the region's key motorway access points.

Drive times to other key cities

60 mins: Leeds, York, Nottingham, Hull
90 mins: Manchester
120 mins: Birmingham

Air

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

Manchester Airport is a global gateway to the North of England, currently handling around 120,000 tonnes of import and export freight and mail annually, connecting the North of England to over 200 destinations around the world.

East Midlands Airport is home to the UK's largest dedicated air cargo operation, making it the country's most important airport for express freight, handling over 440,000 tonnes of goods each year.

Sea

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

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, the latest Azuma trains make the journey just 87 minutes.

Freight rail corridors in the East of the region link the Humber ports to the two inland container terminals at Doncaster railport, which currently handle 37,000 deep sea containers a year. The iPort intermodal rail freight facility offers a superb logistics rail connection, connecting with Channel Tunnel routes.

| Passenger Journey Times from Doncaster | |
|--|---------|
| York | 20mins |
| Sheffield | 22mins |
| Leeds | 30mins |
| Manchester | 80mins |
| Newcastle | 83mins |
| Birmingham | 88mins |
| London Kings X | 87mins |
| Edinburgh | 178mins |

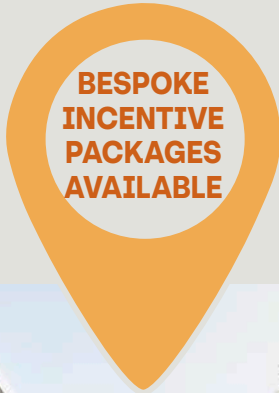
OUR INVESTMENT OPPORTUNITIES

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.

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



Unity Yorkshire



GatewayEast / Doncaster Sheffield Airport



Doncaster North / Milli+



iPort / iPort Rail



DONCASTER CITY CENTRE

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.

£18.6m has been secured from the Levelling Up Fund to regenerate 3 areas:

- Waterfront
- Civic and Cultural Quarter*
- Markets*

*Completion March 2024



LEVELLING
UP FUNDING
SCHEMES
WORTH
£18.6m

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.

£25m of Town Deal funding has been secured to include the following 3 key projects:

- Significant square/public realm extension with provision for a 5 storey office/mixed use building and associate Public Realm – £4.3m*
- Key locations identified for mixed use development – £20.2m*
- Heritage – £500k
Completion March 2026



WATERFRONT

An exciting city centre opportunity

At over 100 acres this is one of the largest brownfield waterside developments in the UK.

Located close to the Doncaster Markets area, Minster and the train station, part of the site has already been redeveloped to accommodate the £70m Doncaster College Hub and University Centre campus.

Current Site



Post Development



Investment to date has included land assembly, site remediation and invasive studies to create the right conditions for future mixed use developments. This development could include:

- New student accommodation
- The creation of a 90 berth marina
- A mixed use scheme of office, education, residential and retail uses
- High quality public realm and more green space
- Potential for a new hospital and film studio



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.



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.

- 210 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
- 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 Unity Energy zone and proposed location of the new Stainforth Country Park



210
ACRES OF
COMMERCIAL
LAND
AVAILABLE

DONCASTER NORTH

Industrial & Logistics Park

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

OUTLINE
CONSENT
UP TO
3.5m
SQFT



- **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

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



GATEWAY EAST

Panattoni Doncaster 420

Panattoni Doncaster 420 is one of the largest industrial speculative builds coming to market in South Yorkshire, offering 417,570 sq ft in a single unit.



- Targeting a BREEAM 'Excellent' and EPC 'A' rating
- Fast access to the M18, linking to the A1(M), M1 and M62
- Speculative build industrial/logistics opportunity adjacent to Doncaster Sheffield Airport
- 358 Car parking spaces

- 74 Trailer parking spaces
- 34 Dock doors
- 3 Level access doors
- 15m Clear internal height
- 20% EV Parking Spaces



MAJOR
LOGISTICS
UNIT
417.5k
SQ.FT

GATEWAY EAST

- A modern, mixed-use site with outstanding regional and national connectivity
- Benefit from its excellent location and infrastructure with significant growth potential. A supportive environment for development of aviation related activities on land at the airport and on adjacent property

Doncaster Sheffield Airport

GatewayEast, continues to present development opportunities. The site includes Doncaster Sheffield Airport (DSA) and the City of Doncaster Council continues its mission to retain this strategically important and much-loved asset, to see it redeveloped under the South Yorkshire Airport City programme.



A SUPERB
INVESTMENT
OPPORTUNITY



- 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



iPORT

The site offering unparalleled connectivity



- The UK's largest international bonded intermodal development with 1.7 m 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



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.

**1.7m
SQ.FT
REMAINING**



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 benefits with capacity for the UK's longest trains running to and from deep sea ports across the country and connecting with Channel Tunnel routes.



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
- Transhipping
- 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
- City of Doncaster Archives
- Conisbrough Castle
- 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 with swimming, ice skating, cycling indoor sports halls and gyms.

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

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



City of Doncaster
The place to invest, grow and thrive

Directorate of Place, City of Doncaster Council,
Civic Office, Doncaster, DN1 3BU

businessdoncaster.co.uk



City of
Doncaster
Council

