

THE CITY OF DONCASTER

The place to invest, grow & thrive



GREAT ADVANTAGES

There are many reasons why businesses invest in Doncaster. Here are just some of our key features...



78.4% Employment Rate
Doncaster has a total labour force of 147,300

Population:
Doncaster - 308,700
South Yorkshire - 1,374,200

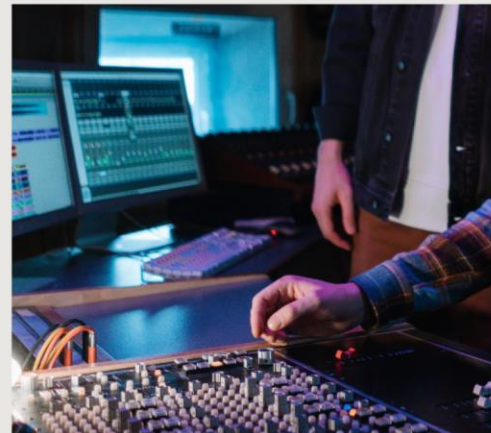


Fastest growing for transport, storage & logistics across Yorkshire and Humber region



10 Universities within 1 hour drive time
Excellent educational facilities
Proportionately more people hold NVQs up to level 3 than the national average

The largest metropolitan borough in the country covering 220 square miles of opportunity
Access to 11.6 million people within a 30 mile radius



11,000 employees in Manufacturing
18,000 employees in Transport and Storage



OUTSTANDING CONNECTIVITY

Doncaster's multi-modal transport connectivity offers excellent access to major conurbations, coastal ports and other parts of the UK and beyond, linking east to west and north to south.



Rail

- Fantastic connectivity to and from 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 Azuma trains make the journey in just 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.

Rail passenger journey times to Doncaster	
York	20 mins
Sheffield	22 mins
Leeds	30 mins
Manchester	80 mins
Newcastle	83 mins
London Kings Cross	87 mins
Birmingham	88 mins
Edinburgh	178 mins



This is the perfect location as it has excellent motorway links and moving our distribution centre to Doncaster has been a very positive experience.

Alex Simpkin, Supply Chain Manager, The Range



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.

Air

The City of Doncaster Council has signed a 125-year lease that will help to ensure the future of the airport site with an ambition to return planes to the skies from the city.

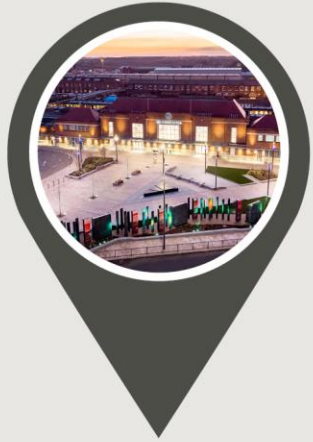
Seven airports including East Midlands Airport and Manchester Airport are within two hours' drive of Doncaster.



Drive times to Doncaster	
Sheffield	40 mins
York	1hr
Leeds	1hr 5 mins
Birmingham	1hr 45 mins
Manchester	2hrs
Newcastle	2hrs 30 mins
London	3hrs 30 mins
Edinburgh	4hrs 45 mins

KEY DEVELOPMENTS

City Gateway



Civic & Cultural Quarter



Markets



Waterfront



CITY
CENTRE

GatewayEast



iPort



Unity Yorkshire



Doncaster North



KEY SECTORS

**Advanced Manufacturing
& Engineering**



**Creative,
Digital & Tech**



Logistics



**Low Carbon &
Renewable Energy**



**Office Based
Services**



Rail



**Retail &
Visitor Economy**



GATEWAYEAST

- Part of the South Yorkshire Investment Zone – an Opportunity Site
- A modern, mixed-use site with outstanding regional and national connectivity
- Excellent location and infrastructure with significant growth potential
- The City of Doncaster Council has signed a 125-year lease that will help to ensure the future of the airport site with an ambition to return planes to the skies from the city.



- Over 5.4m people have access in less than 60 minutes drive-time
- Panattoni Doncaster 420 – one of the largest industrial speculative builds offering 417,570 sq ft in a single unit
- Design and build opportunities (freehold & leasehold)

iPORT

**Market leading logistics space
with direct motorway access
(Jct3 M18)**

**> 4 million sq ft already occupied
by Amazon, Fellowes, Ceva
Logistics, Lidl, Woodland Group
and Maritime Transport**

**Moves around 500 containers
a day by rail**

**Inland port facilities to offer
customs clearance, providing
businesses with an efficient
alternative to seaport border
controls**



iPORT RAIL



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

Access to 91% of the UK population within 4 hours

Freight forwarding services

Connection with the port of Immingham port – 80 containers moved daily

UNITY YORKSHIRE

- Part of the South Yorkshire Investment Zone – an Opportunity Site
- One of the UK's largest mixed use regeneration schemes covering 618 acres
- Industrial/commercial buildings from 20,000 to 400,000 sq ft
- Planning permission granted for 3,100 new homes
- Direct access to the M18 Jct. 5
- Over 100 acres of employment land
- Private ownership



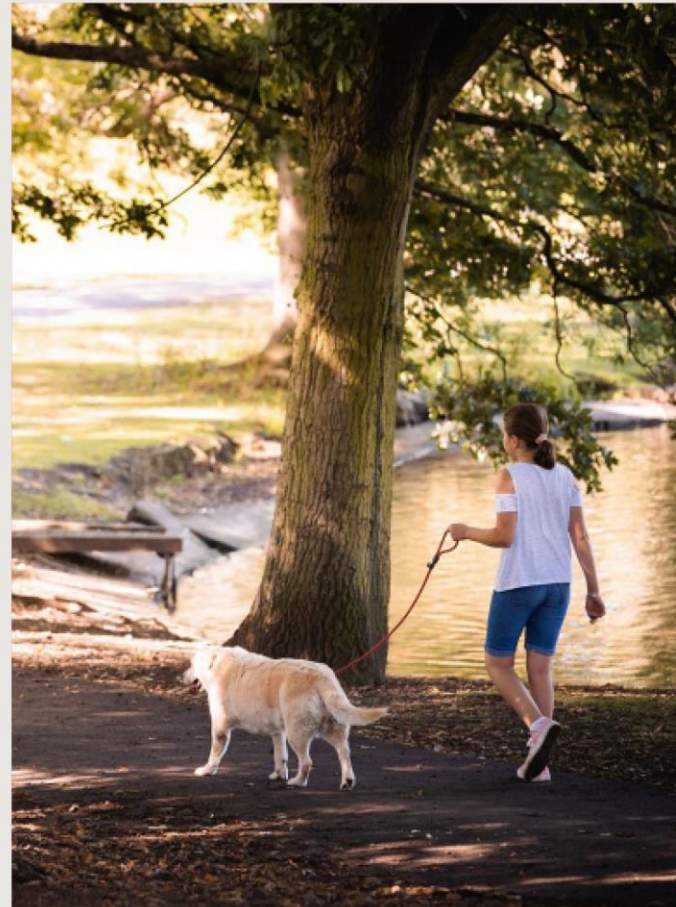
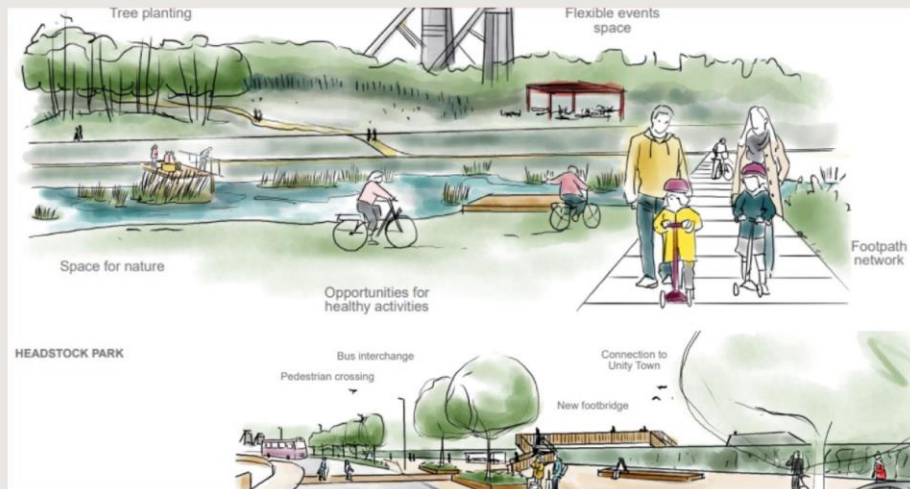
STAINFORTH TRANSFORMATION

£21.6 million Town Deal funding to include the following 5 projects:

Headstock Park Project

Restoration and lighting, new access road and park to include:

- footways
- landscaping
- potential tree planting



Station access improvements and new footbridge

Public realm improvements and safer streets

New Community Hub

Town Link Road connecting East Lane with Unity Yorkshire roundabout

DONCASTER NORTH

Part of the South Yorkshire Investment Zone - an Opportunity Site

Prime industrial space in Doncaster's rapidly growing northern logistics hub

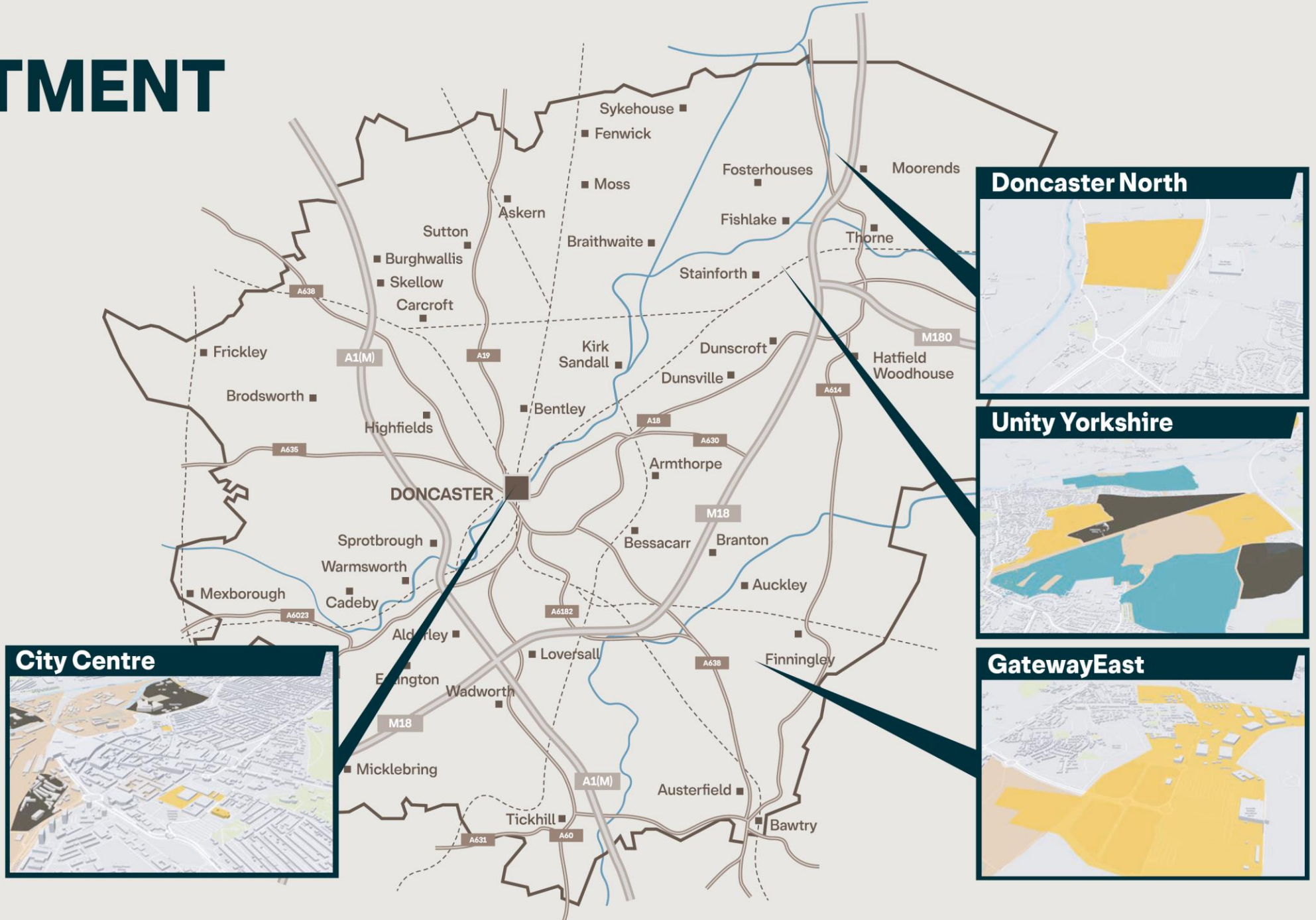
180 acre industrial and logistics development adjacent to J6 M18 & J35 M62

Outline planning permission for 3.5m sq. ft. of manufacturing and warehousing space

A unique opportunity to occupy a space of 1.15m sq ft



INVESTMENT ZONE



A GREAT PLACE TO LIVE

Doncaster has so much to be proud of and the varied attractions that make up the visitor economy are a source of great civic pride



Lower than national average living costs

Great value and choice of accommodation and housing

Great road and rail links in and around Doncaster

Easy access to other vibrant cities

Beautiful countryside parks and gardens including Brodsworth and Cusworth Hall

TEAM DONCASTER

- Strong economic drive from Mayor and Chief Executive
- Supportive and proactive partnership approach throughout the public and private sector



- Enabling attitude & excellent track record of delivery
- Positive relationship with South Yorkshire Mayoral Combined Authority
- Exemplar planning service

CONTACT US

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