



Logistics

Aero [✈] Centre Yorkshire

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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



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www.peellogistics.co.uk/ACY

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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.

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- 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

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

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

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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.

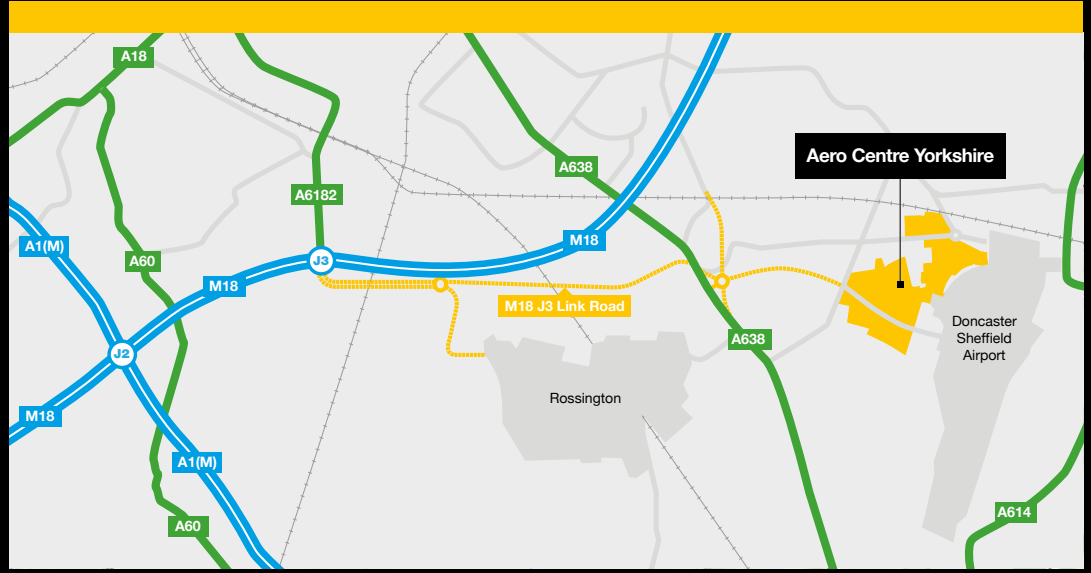
The Business Park is also connected to the East Coast Main Line at Doncaster via a regular airport shuttle bus, providing connections to most of the UK's major cities.

Location



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





Masterplan

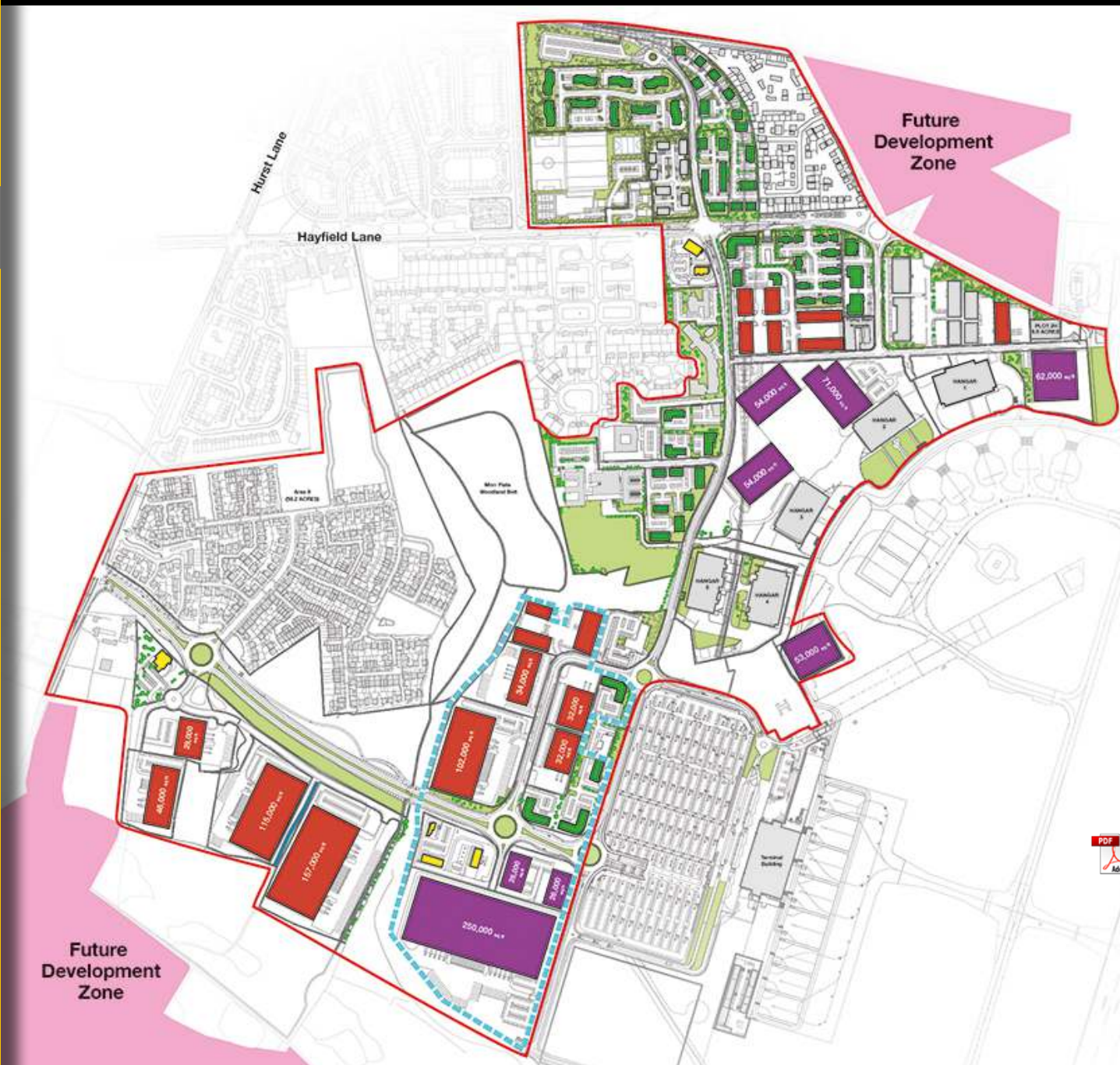
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- Airside
- Logistics
- Office
- Roadside/retail
- Future Development Zone
- Enterprise Zone

[Download Masterplan PDF \(3.5MB\)](#)

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Masterplan

Aero Centre Yorkshire

Doncaster Sheffield Airport



-  Airside
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Superbly located for the national motorway networks and global freight transportation, Aero Centre Yorkshire offers high quality industrial/distribution buildings up to 250,000 sq ft (23,226 sq m).

Typical specification will include:

- Minimum 7m eaves height
- Fully-fitted offices
- Floor loading from 35kN/sq m
- 3 phase power supply
- Self-contained and secure service yards
- Ground and/or dock level loading
- Generous car parking areas
- High-quality landscaped environment.



Build-to-suit industrial/distribution buildings up to 250,000 sq ft at one of the UK's most important logistics locations

Aero Centre Yorkshire sits at a central hub in the UK's motorway network. With the new link road route linking the park directly to junction 3 of the M18 now open, occupiers will benefit from direct access to the M18, M1 and A1(M) North-South motorways, and the M62 and M180 East-West motorways.

These connections offer significant advantages to logistics businesses based at Aero Centre Yorkshire:

- Return journeys to all major UK-mainland markets within one HGV driver shift*
- Same-day deliveries to major markets in both southern England and central Scotland*

*From junction 3 of the M18 (DN3). Assumes 56mph average speed.

Oven ready

The available plots are fully serviced and ready to go. Design teams are in place to respond quickly to occupational requirements.



In Doncaster the hourly wage rates are 11% below the national average for the UK

Source: Nomis Official Labour Market Statistics, 2014

Training tomorrow's workforce

Collectively Doncaster College, University of Sheffield and University of Hull offer a range of courses in everything from manual handling through to degrees in supply chain management, providing logistics professionals for all levels of a supply chain operation.

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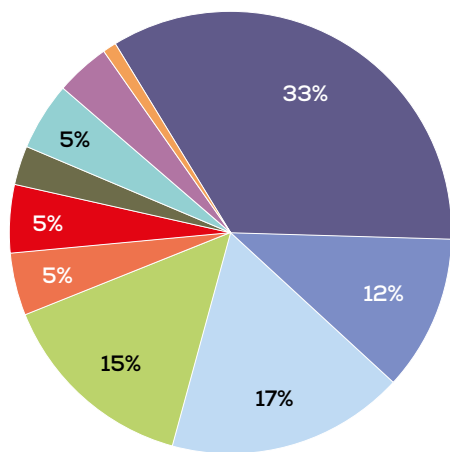
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A workforce that's right for logistics

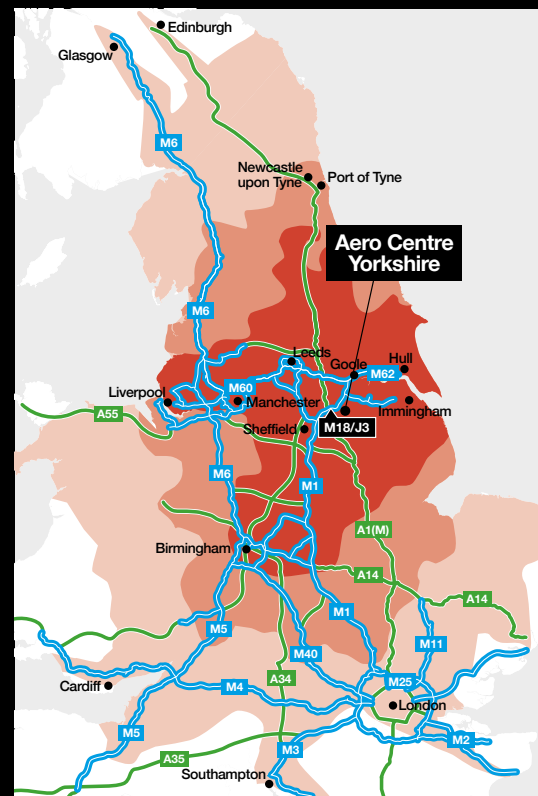
Aero Centre Yorkshire is served by an established large-scale warehousing and logistics workforce in Sheffield City Region. As well as experienced warehouse workers, there are many in elementary occupations that would be ideally suited to logistics work and salaries are competitive by national standards.

Workforce by sector, Sheffield City Region



- Public Service
- Manufacturing
- Wholesale and retail
- Financial, professional and business
- Hotel and restaurants
- **Transport and storage**
- Information and communication
- Construction
- Other services
- Other

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HGV DRIVE TIME FROM M18/J3

□ Start point

■ 2 hours

■ 3 hours

■ 4.5 hours

HGV drive times from M18/J3

CITIES	MILES	HOURS	PORTS	MILES	HOURS
Sheffield	26	0:28	Goole	22	0:23
Leeds	47	0:50	Hull	47	0:50
Manchester	78.5	1:24	Immingham	49	0:52
Birmingham	87.8	1:45	Grimsby	51	0:55
Liverpool	108	1:56	Liverpool	114	2:01
Newcastle	124	2:13	Port of Tyne	125	2:14
London	174	3:06			
Cardiff	214	3:49			
Edinburgh	244	4:21			
Glasgow	246	4:23			

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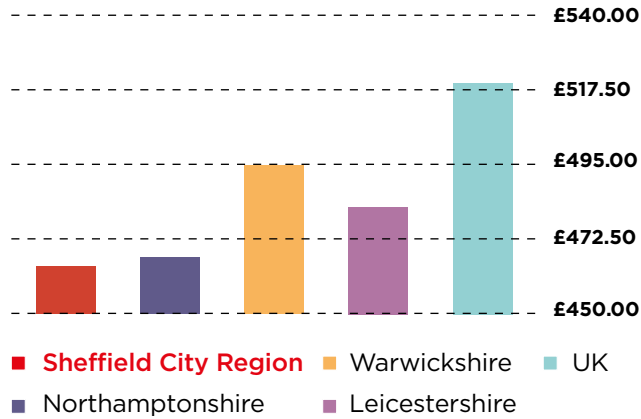


Industrial and Distribution

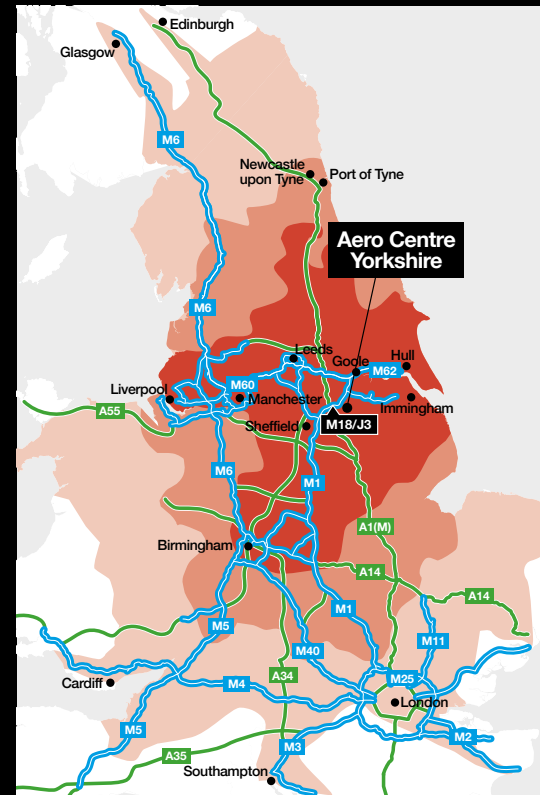
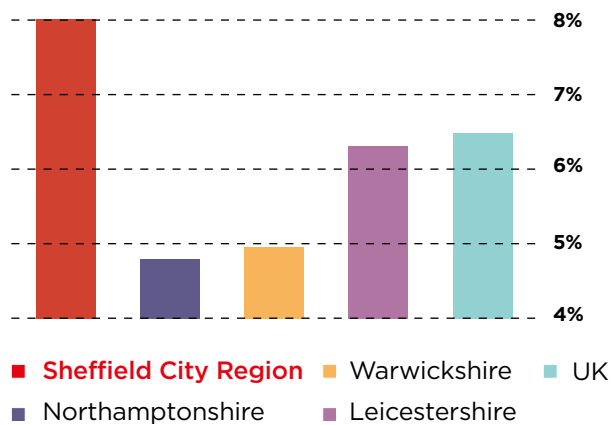
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Average weekly wage costs



Workforce availability



←
HGV DRIVE TIME FROM M18/J3

□ Start point

■ 2 hours

■ 3 hours

■ 4.5 hours

HGV drive times from M18/J3

CITIES	MILES	HOURS	PORTS	MILES	HOURS
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High quality, self contained offices are available up to 30,000 sq ft



Typical specification will include:

- High quality design with striking elevations
- Impressive reception areas
- Comfort cooling/heating
- Raised access floors
- Suspended ceilings with energy efficient lighting
- High-quality male, female and disabled WCs
- Dedicated car parking
- DDA compliant
- Passenger lift
- Solar tinted double glazing
- Efficient, open plan floor plates
- Fitted kitchen areas
- Full landscaped external areas



High-quality, contemporary office accommodation at Aero Centre Yorkshire will provide occupiers with a flexible and efficient working environment.

The office buildings will be within an attractively landscaped setting with dedicated car parking.

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Easy access and outstanding amenities make Aero Centre Yorkshire a perfect place to work

Aero Centre Yorkshire benefits from a number of on-site amenities including a 100 bed Ramada Encore hotel, a children's nursery and health and fitness facilities.



 Aero Centre Yorkshire
 Office

The site is within 20 minutes of five motorways; the M1, M18, M180, M62 and A1(M) and road links have improved further with the completion of the new M18 J3 Link Road route. This will bring 1.1 million people within a 30 minute drive to work time.

Doncaster town centre is less than 20 minutes drive from Aero Centre Yorkshire and Doncaster Transport Interchange operates a regular shuttle bus between the town and airport. The interchange is located on the East Coast Main Line which connects London to Edinburgh. There are regular trains between Doncaster and London with the fastest journey time being just 96 minutes.



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With a huge volume of operational space, lots of warehousing capacity and the second longest runway in the North of England, Aero Centre Yorkshire (ACY) Cargo can transport goods quickly and safely to anywhere in the world.

The combination of convenience and first class service saw the amount of cargo transported by ACY through 2013 and 2014 increase by 112%. This growth represents continued evidence that the airport's cargo terminal is enhancing its reputation around the world.

ACY is on the doorstep of huge manufacturing economy. As well as being home to some of the biggest logistics operations in the country, 68% of Sheffield City Region SMEs are now actively exporting – one of the highest rates in the North of England.

Aero Centre Yorkshire Cargo: World wide opportunities

The UK's newest airport, Aero Centre Yorkshire (ACY) has worked hard to earn its reputation as a cargo specialist. It provides industry leading standards of service and unparalleled operational efficiency across a wide range of cargo capabilities.

'One Stop Shop' for air freight

The airport offers a unique 'one stop shop' air freight service for all sectors which includes:

- Trucking to/from point of delivery or collection
- Fast and efficient air cargo handling and full customs clearance
- Aircraft handling

ACY and its service partners are dedicated to delivering industry leading 'best in class' service levels in air freight. This includes the flexibility to support niche sectors and the airport has developed expertise in a number of these, including:

- Out of gauge cargo
- Dangerous goods
- 'Just in Time' (automotive)
- Stage equipment

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ANGLO WORLD CARGO - THE TRANSIT SHED

Transit shed	12,000 sq ft operated by Anglo World Cargo
Storage	Available
Cargo security	Rapiscan Dual View 638 DV Large Tunnel X-Ray 1.84m x 1.8m and Explosive Trace Detection (ETD)
Trucking capabilities	On-site provider

SWISSPORT - RAMP HANDLING AGENT

Equipment:

- HiLos x2
- LoLos x2
- Forks available
- Tow bars (various)
- GPUs x4

Other equipment:

- Cranes
- Flatbeds
- Lighting and refrigerated vehicles as required
- De-icing rigs (2)

Swissport aircraft servicing includes potable water, cleaning, catering and waste. Tail to truck operations have a 90 minute turnaround.



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ACY's 2,893 metre runway, 24/7 all-weather operations, expansive apron areas and 12,000 sq ft transit shed enables it to comfortably handle all aircraft up to and including the B747 and AN-225.

ACY TECHNICAL DATA AND KEY FACTS

Runway dimensions	2,893 x 60m
Nav aid equipment	CAT III ILS (with an excellent weather record)
RFFS	CAT 7 up to CAT 9 on request
Airport infrastructure	Taxiway direct to main apron with code F self-manoeuving aircraft parking
Fuel	Phillips 66, storage for up to 430,000 litres

12,000 sq ft of warehousing

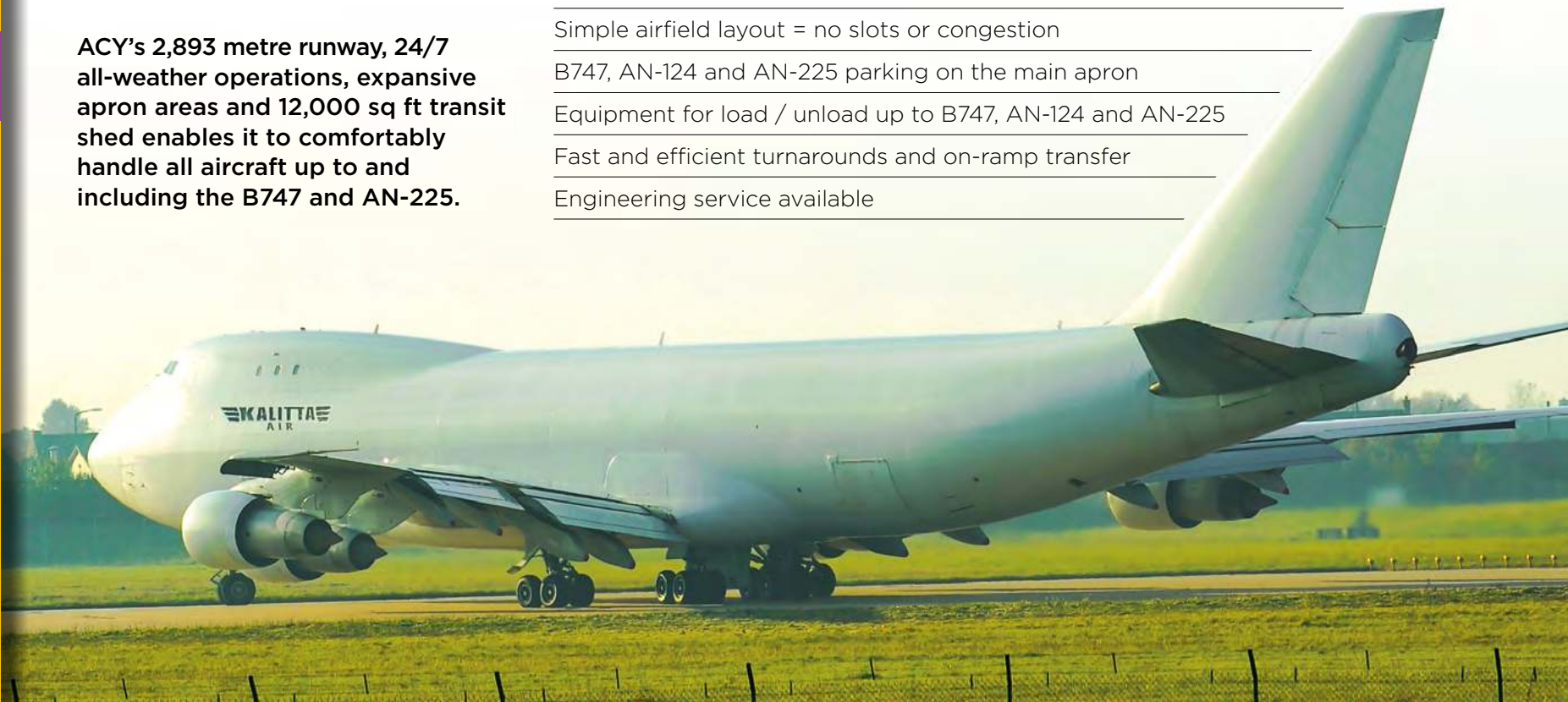
Simple airfield layout = no slots or congestion

B747, AN-124 and AN-225 parking on the main apron

Equipment for load / unload up to B747, AN-124 and AN-225

Fast and efficient turnarounds and on-ramp transfer

Engineering service available





M18 J3 Link Road



M18 J3 Link Road: The road to the future

Since the M18 J3 Link Road opened it has halved journey times between Aero Centre Yorkshire and junction 3 of the M18, dramatically improving the Park's connectivity and unlocking its true potential as one of the regions most important advanced logistics hubs.

Doncaster is already the location of choice for many major companies including IKEA, BMW, Amazon and B&Q. M18 J3 Link Road ensures it becomes even more attractive to the country's leading retailers and logistics companies.

This direct access to the national motorway network doubles the number of people living within half an hour (drive to work time) to 1.1million and provides superfast access to Doncaster International Railport. This will provide occupiers with an unrivalled package of air, road, rail and sea links, effectively making the Park a multi-modal location.



M18 J3 Link Road is a new £56 million, three mile long link road that connects Aero Centre Yorkshire directly to the M18 at junction 3, guaranteeing the schemes future as a major regional logistics hub.

" Flybe has established a service operating at the airport serving hubs in three of the six major economies of Europe. Passenger numbers are set to increase from 900,00 to 1,600,00 in 2016. **"**

Steve Gill, Managing Director of Doncaster Sheffield Airport

" The quick and easy access route will make ...an even more attractive regional proposition, offering superb opportunities for business and as an employment hub. **"**

Ros Jones, Mayor of Doncaster

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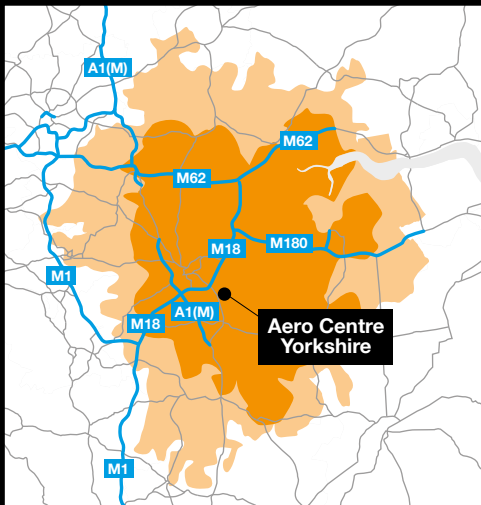
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60 MINUTE HGV DRIVE TIME

- Pre-link road
- With M18 J3 Link Road

Key milestones

- October 2013 construction starts
- June 2015 start of roadworks at Parrot's Corner junction
- September 2015 completion of major earthworks
- February 2016 road opens
- 2017 phase 2 complete



FARRRS bridge beams spanning the East Coast Mainline

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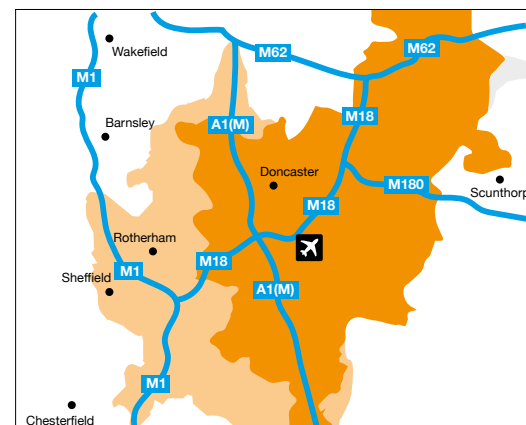
Reach further with M18 J3 Link Road

The new M18 J3 Link Road has transformed access to Aero Centre Yorkshire (ACY) by delivering the following significant improvements in journey times:

HGV DRIVE TIME TO ACY (MINS)	PRE-LINK ROAD	WITH M18 J3 LINK ROAD
A1(M) Motorway	8.5	7
M18 Motorway	12	5
M1/M18 Intersection	28	15
M1/J33 (Sheffield/Rotherham)	31	18
A1(M)/M62 Intersection	33	27
M62/M1 Intersection	43	36

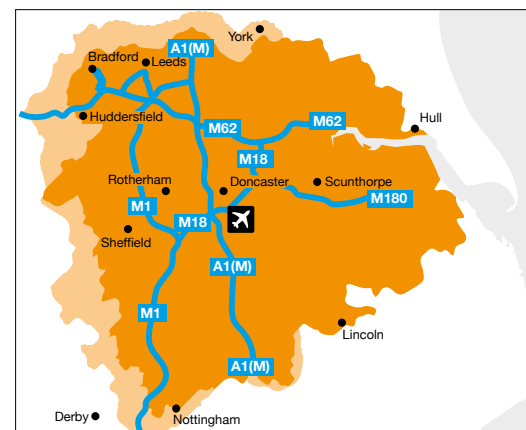
JOURNEY DISTANCE TO ACY (MILES)	PRE-LINK ROAD	WITH M18 J3 LINK ROAD
A1(M) Motorway	8	6.5
M18 Motorway	11	4.5
M1/M18 Intersection	26	14
M1/J33 (Sheffield/Rotherham)	29	17
A1(M)/M62 Intersection	31	25
M62/M1 Intersection	40	34

The new link road will dramatically improve the catchment area for Aero Centre Yorkshire



← 30 MINUTE DRIVE TIME

- Pre-link road 60,000 people
- With the new link road 1.1 million people



← 60 MINUTE DRIVE TIME

- Pre-link road 5.2 million people
- With the new link road 6.2 million people



Logistics

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

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



Liverpool International Business Park



Culina Logistics, Port Salford

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