

AERO CENTRE YORKSHIRE

DONCASTER SHEFFIELD AIRPORT

UP TO 139,000 SQ FT LOGISTICS/WAREHOUSE UNITS

J3/M18 | DN9 3RH



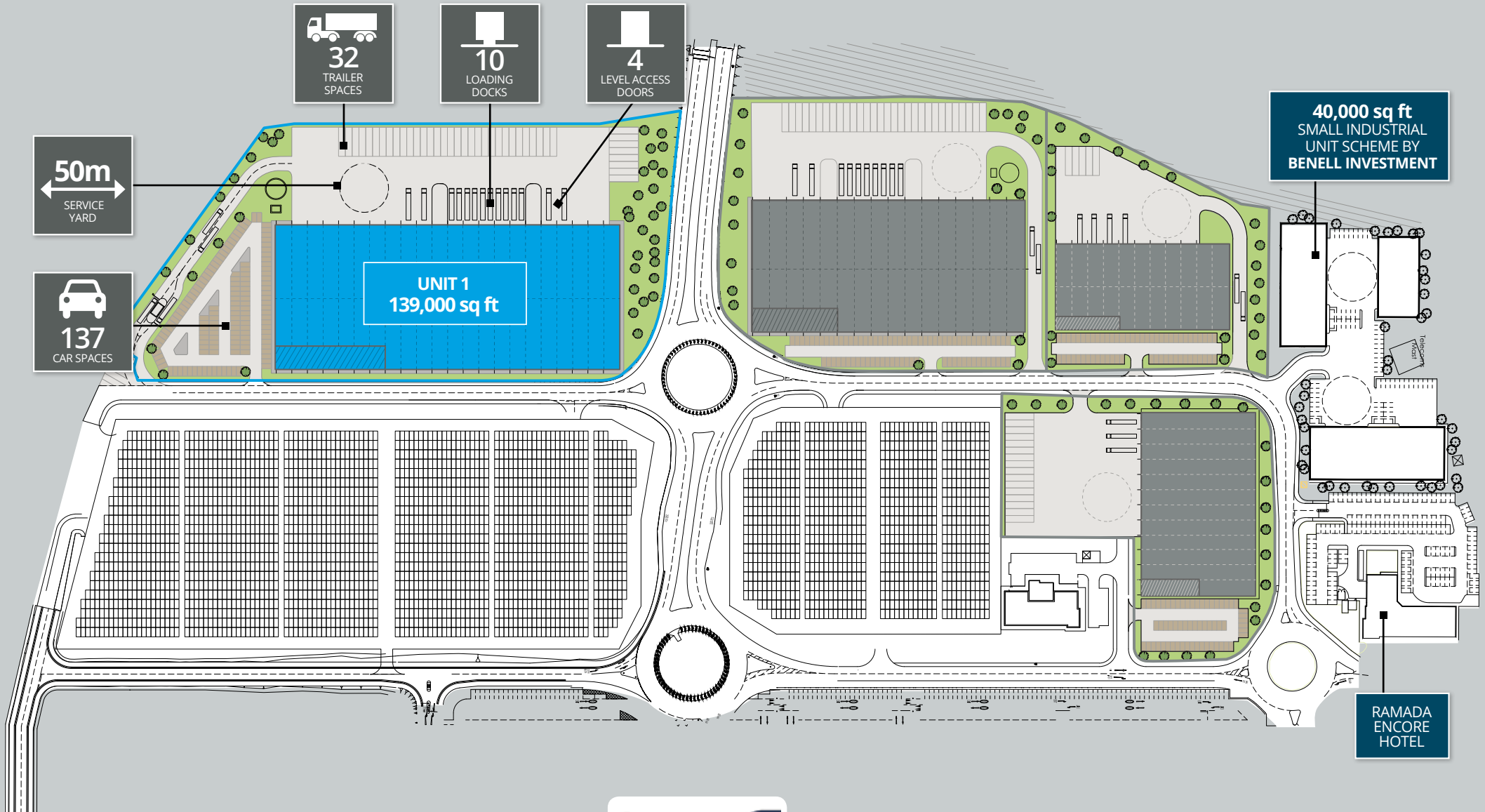
Opportunities situated in an Enterprise Zone

Air Cargo handling facilities located adjacent to the airport

Planning consent infrastructure and services in place

www.plproperty.com

DESIGN & BUILD OPPORTUNITIES UP TO 139,000 SQ FT



AERO CENTRE YORKSHIRE DONCASTER SHEFFIELD AIRPORT

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.**

KEY BENEFITS

- New direct motorway link to J3 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

TYPICAL BUILDING SPECIFICATION

- Minimum 12m eaves height
- Fully-fitted offices
- Floor loading from 50kN/sq m
- 3 phase power supply
- Self-contained and secure service yards
- Ground and/or dock level loading
- High-quality landscaped environment



ENTERPRISE ZONE STATUS

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.

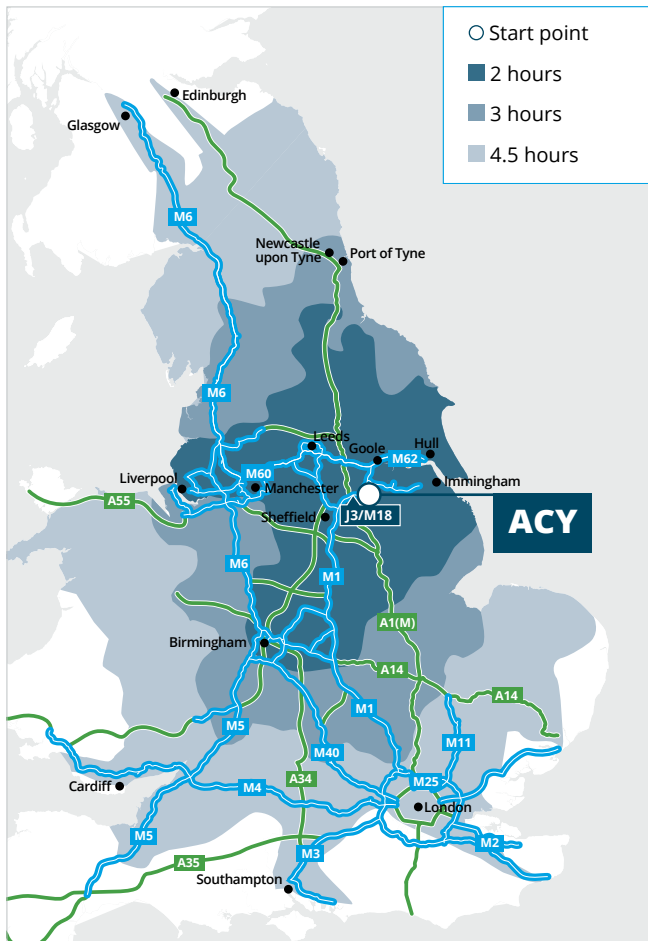
These generous allowances make investment in major equipment more affordable and viable for businesses setting up or expanding in the region's manufacturing centres of excellence.

ABOUT PLP

PLP is a specialist UK logistics and industrial property business who develops, manages and owns prime-grade UK logistics and industrial properties across the UK.

The business has expertise across all key capabilities including acquisitions and sourcing, development, leasing and asset management.

For this particular project there is a full design team in place which ensures that PLP are well positioned to quickly respond to requirements and provide occupiers with leasehold proposals within short time frames.



Source: www.drivetimemaps.co.uk



HGV DRIVE TIMES FROM J3/M18

CITIES	miles	hrs/mins
Sheffield	26	0:28
Leeds	47	0:50
Manchester	78.5	1:24
Birmingham	87.8	1:45
Liverpool	108	1:56
Newcastle	124	2:13
London	174	3:06
Cardiff	214	3:49
Edinburgh	244	4:21
Glasgow	246	4:23

PORTS	miles	hrs/mins
Goole	22	0:23
Hull	47	0:50
Immingham	49	0:52
Grimsby	51	0:55
Liverpool	114	2:01
Port of Tyne	125	2:14



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