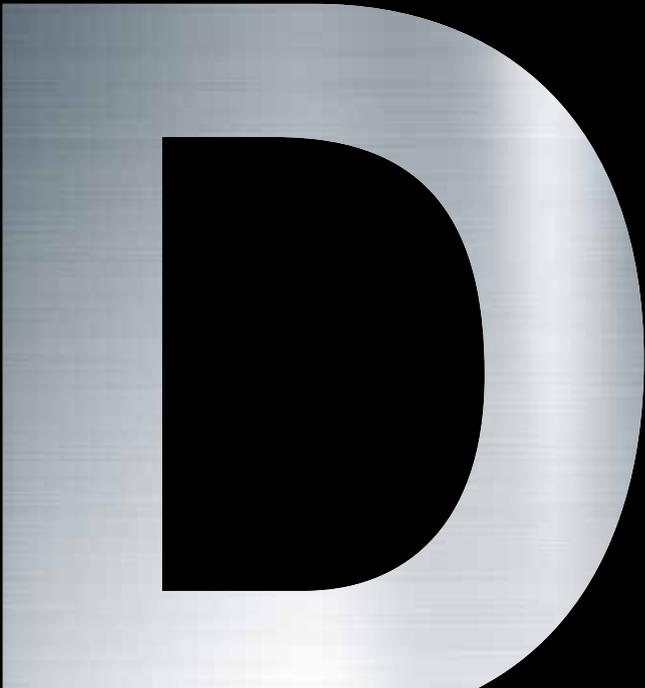




Industrial and Distribution



**Aero[✕]
Centre**
Yorkshire



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.*

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.

Oven ready

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



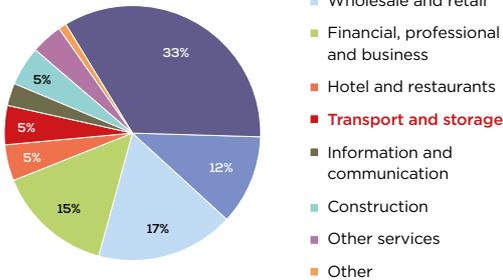
In Doncaster the hourly wage rates are 11% below the national average for the UK

Source: Nomis Official Labour Market Statistics, 2014

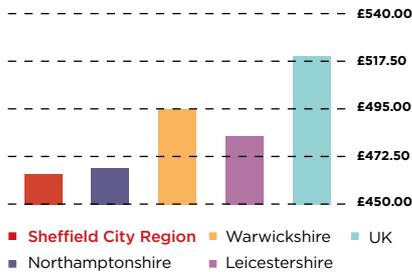
A workforce that's right for logistics

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.

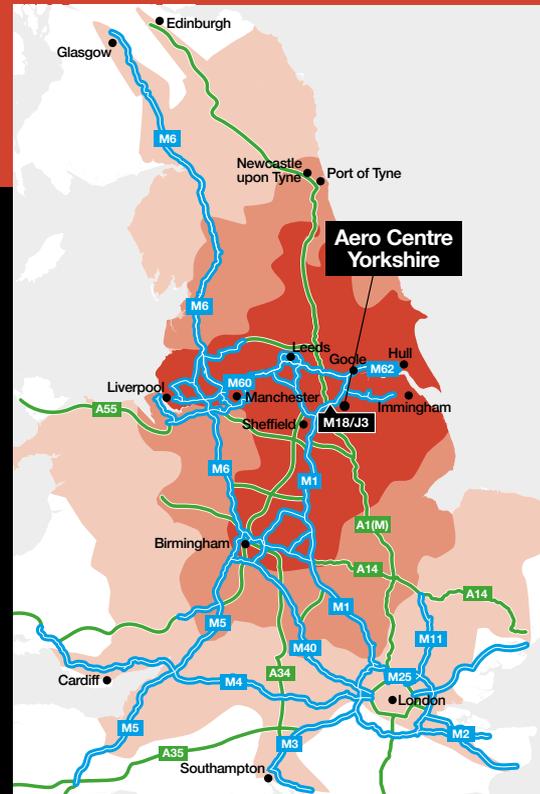
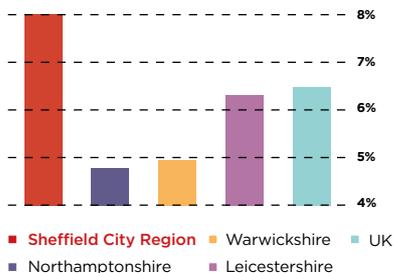
Workforce by sector, Sheffield City Region



Average weekly wage costs



Workforce availability



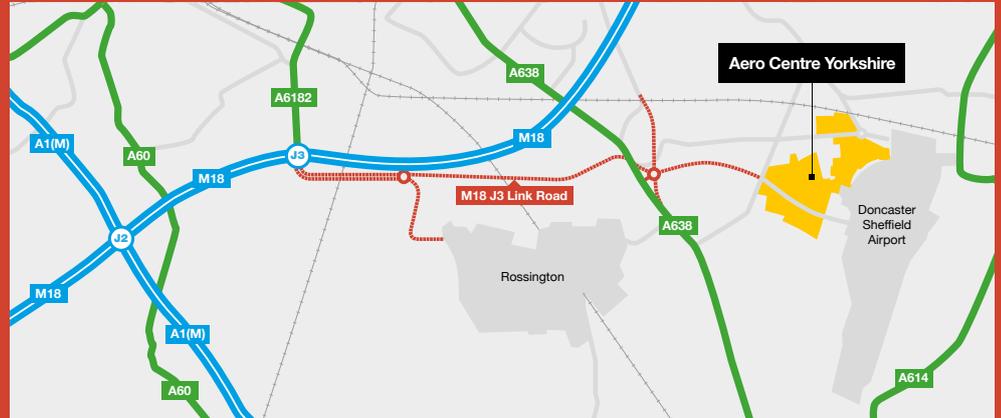
HGV drive times from M18/J3

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			

Location

Reach further with M18 J3 Link Road

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



	PRE-LINK ROAD	WITH M18 J3 LINK ROAD		PRE-LINK ROAD	WITH M18 J3 LINK ROAD
TRUCK DRIVE TIME TO ACY (MINS)			JOURNEY DISTANCE TO ACY (MILES)		
A1(M) Motorway	8.5	7	A1(M) Motorway	8	6.5
M18 Motorway	12	5	M18 Motorway	11	4.5
M1/M18 Intersection	28	15	M1/M18 Intersection	26	14
M1/J33 (Sheffield/Rotherham)	31	18	M1/J33 (Sheffield/Rotherham)	29	17
A1M/M62 Intersection	33	27	A1(M)/M62 Intersection	31	25
M62/M1 Intersection	43	36	M62/M1 Intersection	40	34

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