# Doncaster breaks ground on £32m AI tech hub



Doncaster is set to become a key player in the UK’s artificial intelligence landscape with the launch of Gateway One, a £32 million digital tech hub that promises to reshape the city’s AI ecosystem. Scheduled for completion in January 2027, the 52,000-square-foot development will provide flexible office space designed to attract leading AI firms, local innovators and international entrepreneurs seeking an alternative to the Golden Triangle of Cambridge, Oxford and London.

City of Doncaster Council reports that Gateway One is already drawing interest from global technology companies. Automated Analytics, a Doncaster-based AI firm, will anchor the site and create an AI incubator to support early-stage ventures with resources to scale and succeed within the city’s expanding tech sector. Gateway One forms part of Doncaster’s ambition to become an AI Growth Zone, unlocking investment, creating jobs and aligning with the UK Government’s AI Opportunities Action Plan. Mayor Ros Jones described the hub as a home for early-stage companies to grow, and a key pillar in the city’s economic regeneration following its elevation to city status in 2022.

Initially estimated at £24 million, the project’s budget has risen to £32 million to match its broader scope. Its prime location next to Doncaster Railway Station offers strong transport links, expected to help attract skilled talent and business interest. The development will include multiple office floors, dining spaces and collaborative environments designed to encourage innovation.

Doncaster Chamber has hailed the project as central to the city’s economic strategy, describing it as a catalyst for innovation-led growth and a cornerstone for green, knowledge-based industries. The hub is seen as both a symbol and engine of diversification for the local economy.

Beyond AI, Gateway One will attract digital, creative and tech-enabled firms, reinforcing Doncaster’s reputation as a centre for innovation. As the UK intensifies efforts to build a responsible AI sector, the project represents a strategic investment in the infrastructure needed to support sustainable growth beyond traditional urban tech clusters.

Construction is expected to begin in early 2025, with the January 2027 completion date setting a clear course for Doncaster’s rise as an influential force in the national AI sector.

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## Bibliography

1. <https://www.smartcitiesworld.net/news/doncaster-set-to-accelerate-artificial-intelligence-ecosystem-11771> - Please view link - unable to able to access data
2. <https://www.doncaster.gov.uk/News/tech-leaders-gather-for-groundbreaking-of-doncaster-s-digital-and-tech-hub-gateway-one> - Tech leaders from across the UK, including Automated Analytics and Lord Ranger of Northwood, attended the groundbreaking of Gateway One, a £32 million digital tech hub in Doncaster. Scheduled for completion in January 2027, the 52,000 sq. ft facility aims to transform the city's AI ecosystem by attracting global AI companies and fostering local innovation. The project is part of Doncaster's ambition to become an AI Growth Zone, unlocking inward investment and creating jobs. Mayor Ros Jones highlighted the city's growing AI industry and the hub's role in supporting early-stage companies.
3. <https://www.bbc.co.uk/news/uk-england-south-yorkshire-69061729> - Doncaster Council has announced plans for Gateway One, a £24 million digital tech hub on Trafford Way, set to become a 'flagship' facility for the city. The building will feature office space across five floors and dining areas, with local AI firm Automated Analytics among the founding businesses. Work is expected to begin in early 2025, with completion anticipated in 2026. Mayor Ros Jones expressed excitement over the project, emphasizing Doncaster's growing reputation in artificial intelligence and the regeneration of the city centre.
4. <https://www.doncasterfreepress.co.uk/business/leaders-gather-for-groundbreaking-of-doncasters-ps32m-digital-and-tech-hub-gateway-one-5230672> - Leaders from across the UK, including Automated Analytics and Lord Ranger of Northwood, gathered for the groundbreaking of Gateway One, a £32 million digital tech hub in Doncaster. The 52,000 sq. ft facility, set to open in January 2027, aims to transform the city's AI ecosystem by attracting global AI companies and fostering local innovation. The project is part of Doncaster's ambition to become an AI Growth Zone, unlocking inward investment and creating jobs. Mayor Ros Jones highlighted the city's growing AI industry and the hub's role in supporting early-stage companies.
5. <https://www.doncasterfreepress.co.uk/business/greenlit-city-centre-office-building-to-become-artificial-intelligence-hub-4644254> - Doncaster Council has approved plans for Gateway One, a £24 million digital tech hub on Trafford Way, set to become a 'flagship' facility for the city. The building will feature office space across five floors and dining areas, with local AI firm Automated Analytics among the founding businesses. Work is expected to begin in early 2025, with completion anticipated in 2026. Mayor Ros Jones expressed excitement over the project, emphasizing Doncaster's growing reputation in artificial intelligence and the regeneration of the city centre.
6. <https://www.doncaster-chamber.co.uk/2025/07/17/doncaster-chamber-welcomes-gateway-1-digital-tech-hub-groundbreaking/> - Doncaster Chamber has welcomed the groundbreaking of Gateway 1, a £32 million digital tech hub set to become a cornerstone of the city's economic transformation. Located near Doncaster Station, Gateway 1 will offer 52,000 sq ft of flexible office space, designed to attract and grow digital, creative, AI, and tech-enabled businesses. Once complete in 2027, it will stand as a symbol of the borough's ambition to lead on innovation-led growth and green, knowledge-based industries. The Chamber views the project as a bold and timely investment in Doncaster's future economy.
7. <https://www.doncaster.gov.uk/News/digital-tech-hub-announced-for-the-city-of-doncaster-to-accelerate-the-growth-of-digital-and-tech-sector> - Doncaster Council has announced plans for a new flagship digital tech hub to accelerate the growth of the city's digital and tech sector. The development, located adjacent to Doncaster Railway Station, will be funded through the Doncaster Town Deal fund and overseen by the Town Deal Board. Work is expected to start in early 2025, with completion expected mid-2026. The establishment of the new specialist digital tech hub aims to drive sector growth by acting as a magnet for leading digital and tech companies looking for opportunities to scale and grow their business in Doncaster.