



# INDURENT

PARK DERBY

DE21 6BF  
///SLOPE.NEWEST.GOLD

NEW HIGH QUALITY WAREHOUSE UNIT

D43: 43,078 SQ FT (3,892 SQ M)

Due for completion December 2025



Existing unit at Derby indicative of proposed new unit.



Located next to A52.

Target of BREEAM Excellent.  
Top 10% of UK warehouses  
for sustainability.

Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further.

D43 is a high quality and sustainable warehouse that will deliver benefits for your business, your people and the environment.

## An ideal location for the Midlands.

Indurent Park Derby is a 67 acre new business park that is being created on one of the largest regeneration sites within Derby. The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park.

This new development will provide high quality logistics and production space that will complement the existing facilities close by and build upon the area's reputation as a destination for business.



Smart LED lighting in the office and core helping you reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Targeting BREEAM Excellent which will place this unit in the top 10% of warehouses in the UK for sustainability.



With a targeted EPC A+ rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.





UNDER CONSTRUCTION FOR ROLLS ROYCE

D43 UNDER CONSTRUCTION COMPLETION DECEMBER 2025

# Why choose Derby?



Wyvern Retail Park is anchored by Sainsbury's. Other retailers include Next, Homebase, Halfords and Costa.



Home to renowned businesses; Rolls-Royce, Alstom and Toyota.



Indurent Park Derby will enjoy extensive wellbeing benefits.



2 miles from Derby city centre.

# Health & Wellbeing.

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.

Indurent has developed a holistic philosophy surrounding the design, build and maintenance of our portfolio to ensure we always meet these expectations. Known as the Indurent Standard, this commitment is reflected in the design at Indurent Park Derby, here's how:



## Trim trail.

A healthy workforce is a productive one. At Indurent Park Derby, customers can take advantage of the beautiful riverside trail, the ideal place for a stroll or a run.

## Areas to relax in.

The beautifully landscaped pond not only performs a role for the sitewide sustainable drainage strategy, it also features an outdoor seating area, perfect for unwinding at break times or meeting with colleagues in the fresh air.

## Internal areas.

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

## Easy access to local amenities.

The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park. With a whole host of local amenities on the doorstep, employees will never have to venture too far to pick up essentials or find somewhere to eat. Wyvern Retail Park is anchored by Sainsbury's with other national retailers including Next, Homebase, Halfords, Mothercare and Costa.

## Riverside walks & cycle paths.

On the opposite side of the river a cycle path runs from Derby City Centre linking to Pride Park and the award winning Alvaston Park with its picturesque lake, vast expanses of open space and science garden.

## The wildlife sanctuary bird reserve.

Significant landscaping will create new habitat for wildlife, including fish refuges along the river. On the opposite side of the river is the tranquillity of the Sanctuary, a bird and wildlife local nature reserve located on Pride Park. This refuge for wildlife is not open to the public, however there are four designated viewing points provided around the perimeter for the public to appreciate this haven from a distance.



## WELL CONNECTED TO LOCAL TRANSPORT.

The nearest bus stop is located at Wyvern Sainsbury's for the number 32 and 1C. Derby station is just a short drive with direct connections across the country.



## HIGHLY SKILLED WORKFORCE.

12% of employees in hi-tech functions (four times national average).



## STRONG LOCAL LABOUR.

More than six million people within an hour's drive.



Source: ONS



Warehousing that Works.

# You're well-connected.



**2 MILES**

from Derby City Centre



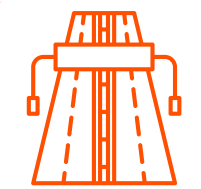
**2 AIRPORTS**

close to East Midlands & Birmingham



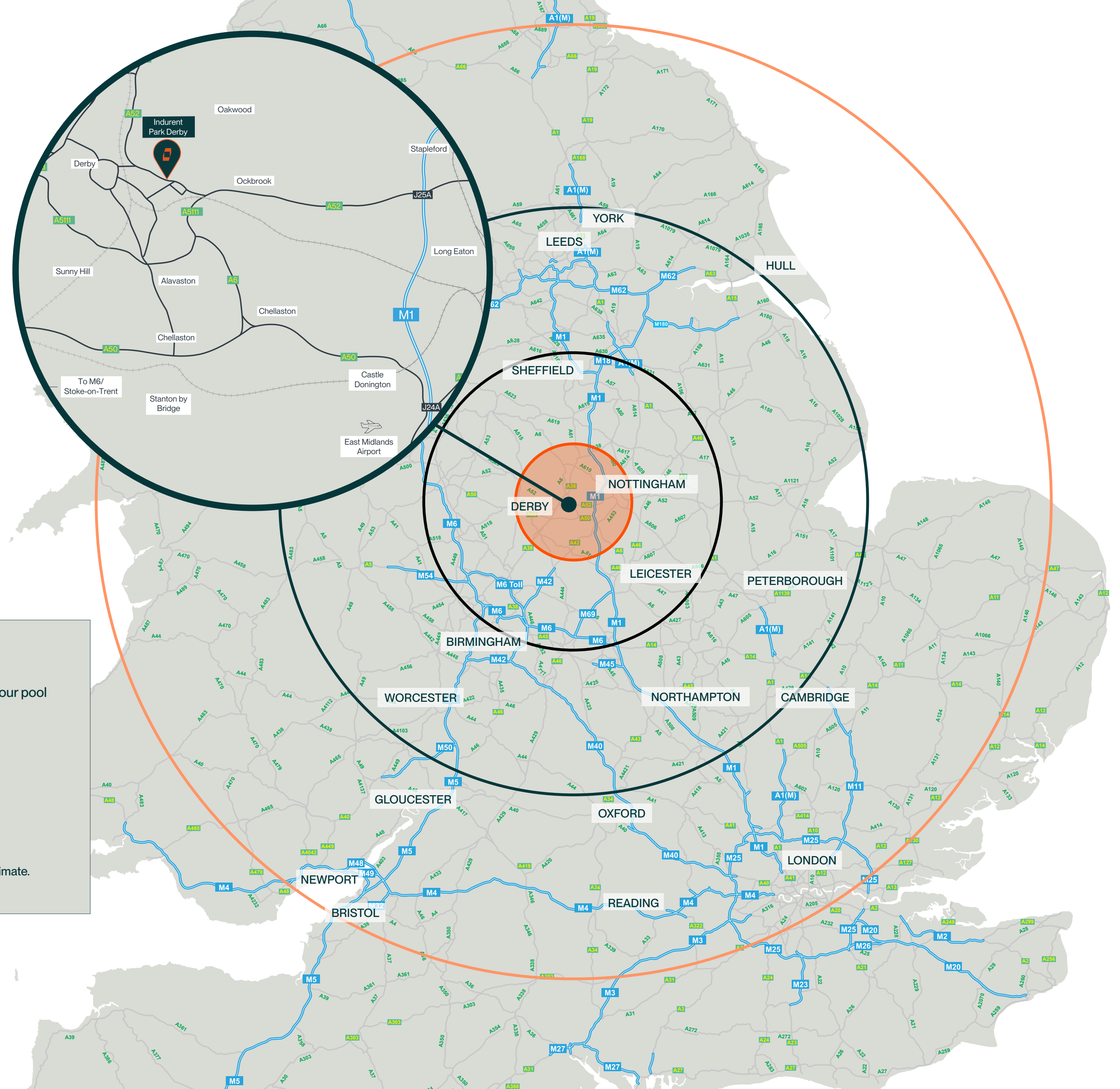
**12 MILES**

from East Midlands Gateway



**UNDER 6 MILES**

to M1 and A38



**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.



Warehousing that Works.

# Schedule of accommodation.

UNIT D43	
WAREHOUSE INC. GF CORE	40,823 SQ FT (3,792 SQ M)
OFFICES	3,792 SQ FT (210 SQ M)
<b>TOTAL</b>	<b>43,078 SQ FT (3,982 SQ M)</b>
LEVEL ACCESS LOADING DOORS	2
CLEAR INTERNAL HEIGHT	8M
LOADING DOCK DOORS	3
CAR PARKING SPACES	40
ELECTRIC CAR CHARGING POINTS	6

All floor areas are approximate gross internal areas. \*Subject to final plan.



Targeting BREEAM EXCELLENT



Unrestricted 24 hour access / use



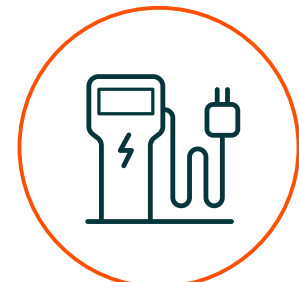
Planning consent for B1c/B2/B8 uses



Landscaped outdoor staff areas



EPC A+ rated



EV car charging



Enhanced specification first floor offices and reception areas



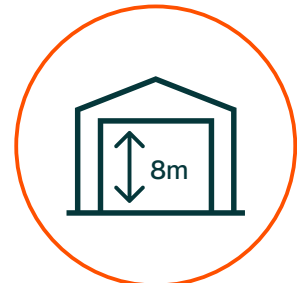
500 kVA of power supply



50 kN sq/m floor loading



15% roof lights to warehouse



Clear internal height of 8m



Warehousing that Works.



Images indicative.

# Siteplan.

Wyvern Way



Siteplan is indicative.



Warehousing that Works.

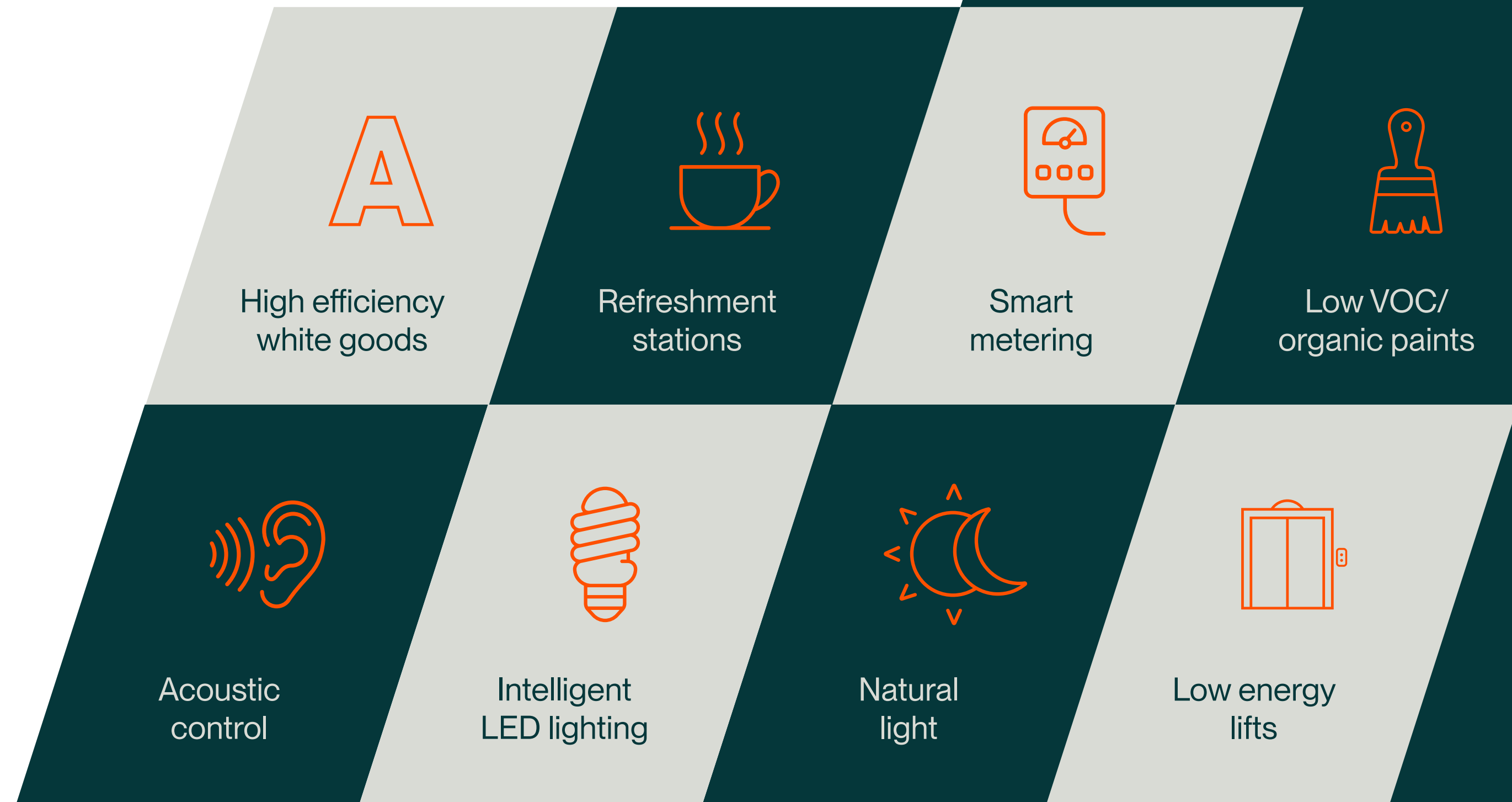
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





# Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



**HANNAH BRYAN-WILLIAMS**

*Senior Customer & Leasing Manager*

📞 07971 386 918

✉ hannah.bryan-williams@indurent.com



**ROBERT RICHARDSON**

*Development Director*

📞 07834 791 261

✉ robert.richardson@indurent.com



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Nick Hosking  
T: 0133 236 2244  
M: 07855 423 458  
E: nhosking@innes-england.com



Katie Monks  
T: 0121 634 8406  
M: 07584 606 213  
E: katie.monks@savills.com

Christian Smith  
T: 0121 200 4507  
M: 07808 784 789  
E: christian.smith@savills.com