



INDURENT

PARK DERBY

DE21 6NZ
///BURNS.JUICES.REPAIR

Four high quality warehouse units

D27: 27,618 SQ FT (2,565 SQ M)

D32: 31,979 SQ FT (2,970 SQ M)

D61: 60,998 SQ FT (5,666 SQ M)

D82: 82,806 SQ FT (7,692 SQ M)

Available from December 2024



Located next to A52

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.

Indurent Park Derby has four high quality, sustainable and popular warehouses 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.



Achieved Breeam Excellent which will place this warehouse in the top 10% of warehouses in the UK for sustainability.



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



Warehousing that Works.

*data obtained using TM54 energy modelling software.



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, Bombardier and Toyota.



Indurent Park Derby will enjoy extensive wellbeing benefits.



2 miles from Derby city centre.



Warehousing that Works.

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



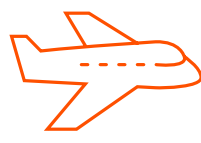
Warehousing that Works.

You're well-connected.



2 MILES

from Derby City Centre



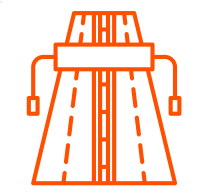
2 AIRPORTS

close to two airports East Midlands & Birmingham



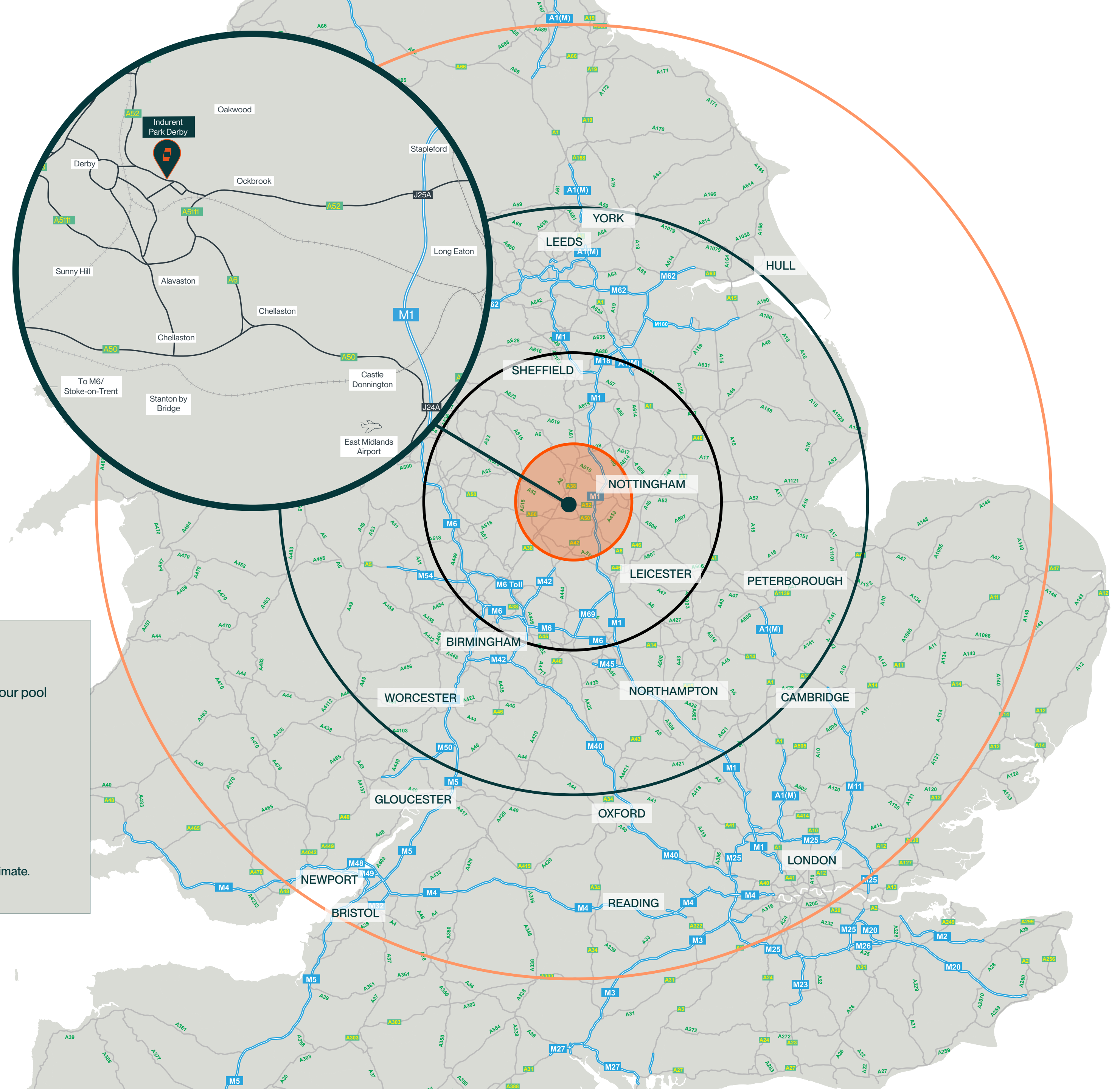
12 MILES

from East Midlands Gateway



UNDER 6 MILES

to M1 and A38



Warehousing that Works.

Schedule of accommodation.

	UNIT D27	UNIT D32	UNIT D61	UNIT D82
WAREHOUSE	25,844 SQ FT (2,401 SQ M)	30,168 SQ FT (2,803 SQ M)	58,134 SQ FT (5,401 SQ M)	78,585 SQ FT (7,301 SQ M)
OFFICES INC. RECEPTION & GF CORE	1,872 SQ FT (174 SQ M)	1,865 SQ FT (173 SQ M)	3,034 SQ FT (282 SQ M)	4,350 SQ FT (404 SQ M)
TOTAL	27,716 SQ FT (2,575 SQ M)	32,033 SQ FT (2,976 SQ M)	61,168 SQ FT (5,683 SQ M)	82,935 SQ FT (7,705 SQ M)
PLANT DECK		1,326 SQ FT (123 SQ M)	3,056 SQ FT (283 SQ M)	4,391 SQ FT (407 SQ M)
YARD DEPTH	37 M	35 M	35 M	50 M
CLEAR INTERNAL HEIGHT	8 M	10 M	10 M	12.5 M
LEVEL ACCESS LOADING DOORS	3	2	4	2
DOCK LEVEL LOADING DOORS		2	3	8
FLOOR LOADING	37.5 kN sq m	37.5 kN sq m	50 kN sq m	50 kN sq m
CAR PARKING SPACES	25	30	55	77
ELECTRIC CAR CHARGING POINTS	4	6	14	16



BREEAM (2018)
EXCELLENT
target accreditation



Unrestricted
24 hour
access / use



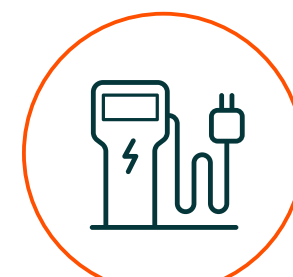
Planning consent
for B1c/B2/B8
uses



Landscaped
outdoor staff
areas



EPC
A rated



EV car
charging



Enhanced specification
first floor offices and
reception areas



Up to 7.2 MVA of
power supply on
the estate

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



Warehousing that Works.



Phase 2 master plan.



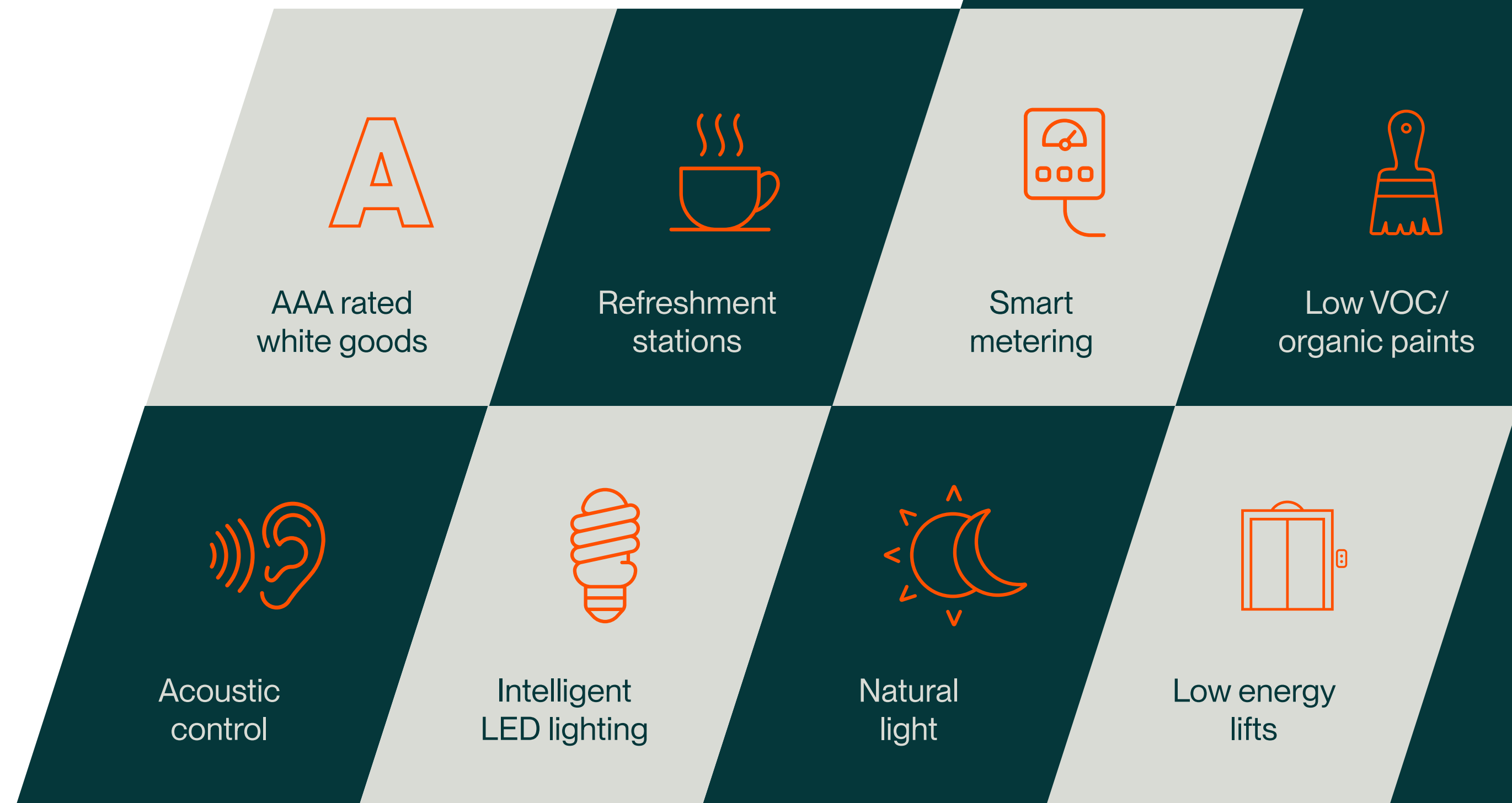
The Indurent standard.

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.

High performance space where you need it.



ROBERT RICHARDSON

Development Director

📞 07834 791 261

✉ robert.richardson@indurent.co.uk



BEN SILCOCK

Development Manager

📞 07811 304 316

✉ benjamin.silcock@indurent.co.uk

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2024. TBDW 05279-19.



Warehousing that Works.



indurent.com

[X @indurentUK](#) [in @indurent](#) [@indurentUK](#)