



New Stanton Park

DERBY/NOTTINGHAM • J25, M1 • DE7 4QU

A **new** prime Industrial, Manufacturing & Logistics scheme, rail connected, with infrastructure delivered and outline planning secured.

High power availability & eaves heights up to 28M.

Units from 20,740 sq. ft. up to a single unit of approx 1,068,000 sq. ft.

FOR SALE / TO LET

AVAILABLE NOW

newstantonpark.com

A DEVELOPMENT BY:





[Click here to view the
drone fly-over of the site](#)

a **New** opportunity for your business.

New Stanton Park covers circa 200 acres situated between Derby and Nottingham just 2.5 miles and a 10 minute drive from Junction 25 of the M1 allowing quick access to the national motorway network.

Infrastructure works are complete allowing for immediate start on-site subject to detailed planning permission.

New Stanton Park includes a dedicated rail hub and will have sustainability at its heart with extensive wide scheme and building specific initiatives.

Offering eaves heights of up to 28m, a secured power supply of 36 MVA and c.2.2 million sq.ft. of potential development pipeline inc. for a single building of over 1 million sq.ft., New Stanton Park is one of the region's largest, most deliverable strategic commercial schemes available.

New Stanton Park is complemented by the amenity hub with occupiers inc. McDonalds, Starbucks and InstaVolt.

The development benefits from a secured major electricity capability totalling up to circa **36 MVA**.

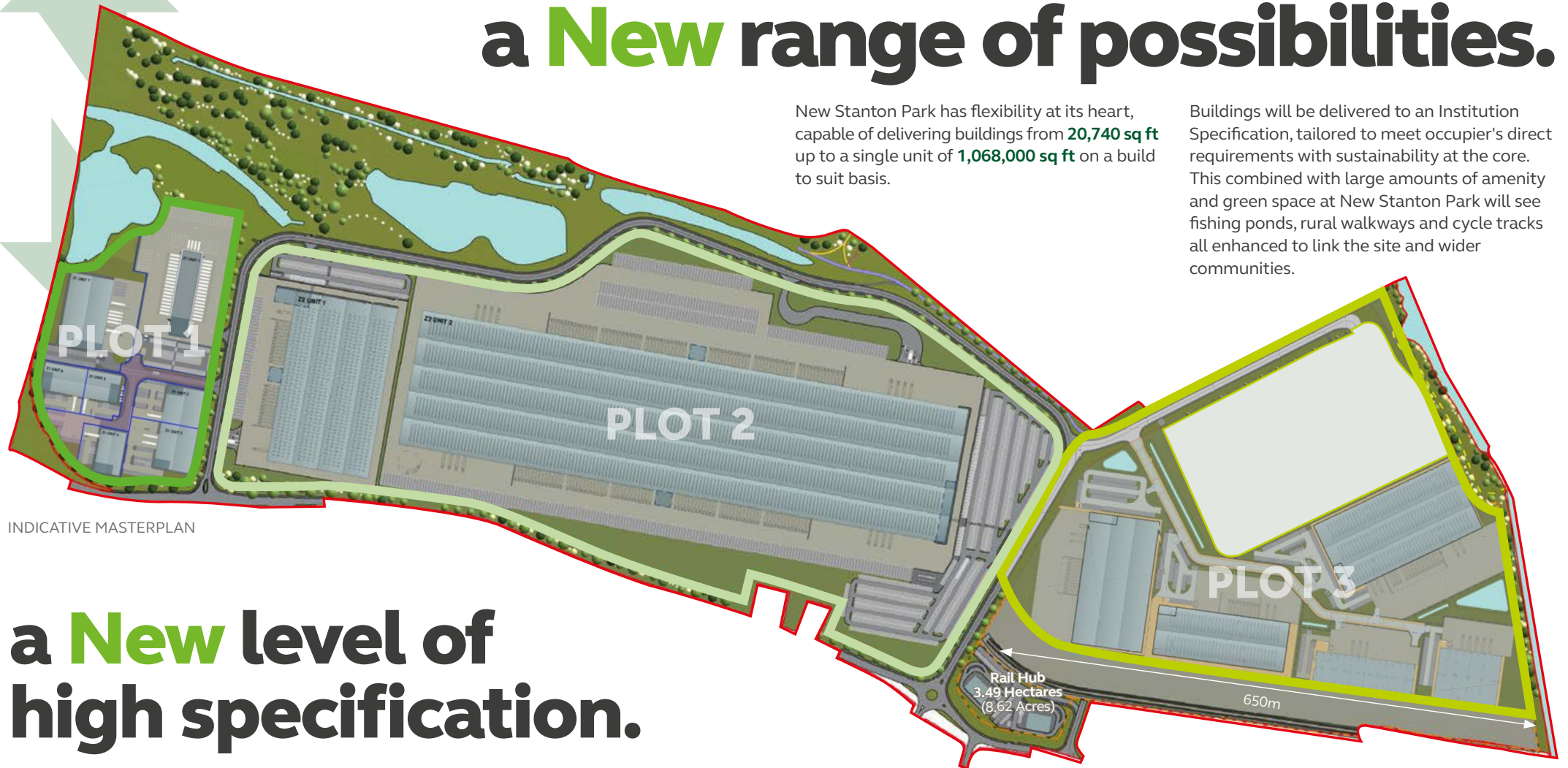
Planning permission (ERE/1221/0002) has been granted for industrial / warehouse uses falling within use classes E1 (g) (iii), B2 and B8 **allowing for up to 28M Eaves**.



a **New** range of possibilities.

New Stanton Park has flexibility at its heart, capable of delivering buildings from **20,740 sq ft** up to a single unit of **1,068,000 sq ft** on a build to suit basis.

Buildings will be delivered to an Institution Specification, tailored to meet occupier's direct requirements with sustainability at the core. This combined with large amounts of amenity and green space at New Stanton Park will see fishing ponds, rural walkways and cycle tracks all enhanced to link the site and wider communities.



a **New** level of high specification.



Clear Internal
Height **28m**



Warehouse Roofing
to be **Solar Ready**



EV Charging
Capable



Rainwater
Harvesting



50kN/m²
Floor Loading



Target
EPC A Rating



Target
Net Carbon Zero



Solar Thermal
Hot Water System

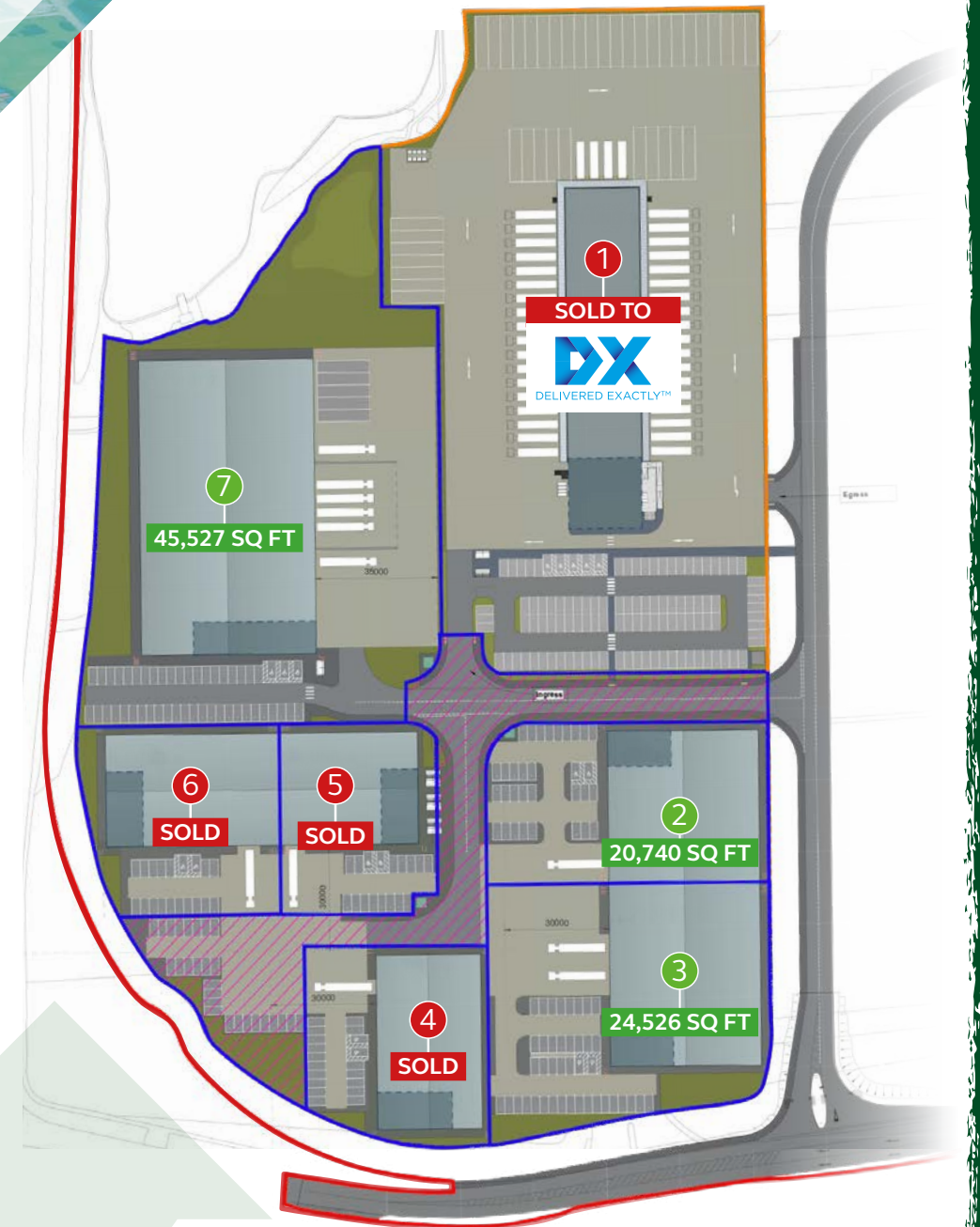


Air Tightness to
1.5m³/hr/m²

Plot 1



- Detailed planning in place.
- Infrastructure works complete ready for immediate vertical build start on-site.



Plot 2 (70 acres)



PLOT 2: 70 ACRES

UNIT 1	SQ FT	SQ M
TOTAL GIA	260,199	24,173

SPECIFICATION	
Dock Doors	24
Level Doors	2
Trailer Spaces	44
Car/Motorcycle Spaces	220
Cycle Spaces	30

Net site area circa **10.86 acres**
(4.39 ha) approx.

UNIT 2	SQ FT	SQ M
TOTAL GIA	1,068,974	99,311

SPECIFICATION	
Dock Doors	150
Level Doors	16
Trailer Spaces	367
Car/Motorcycle Spaces	948
Cycle Spaces	100

Net site area circa **50.74 acres**
(20.53 ha) approx.

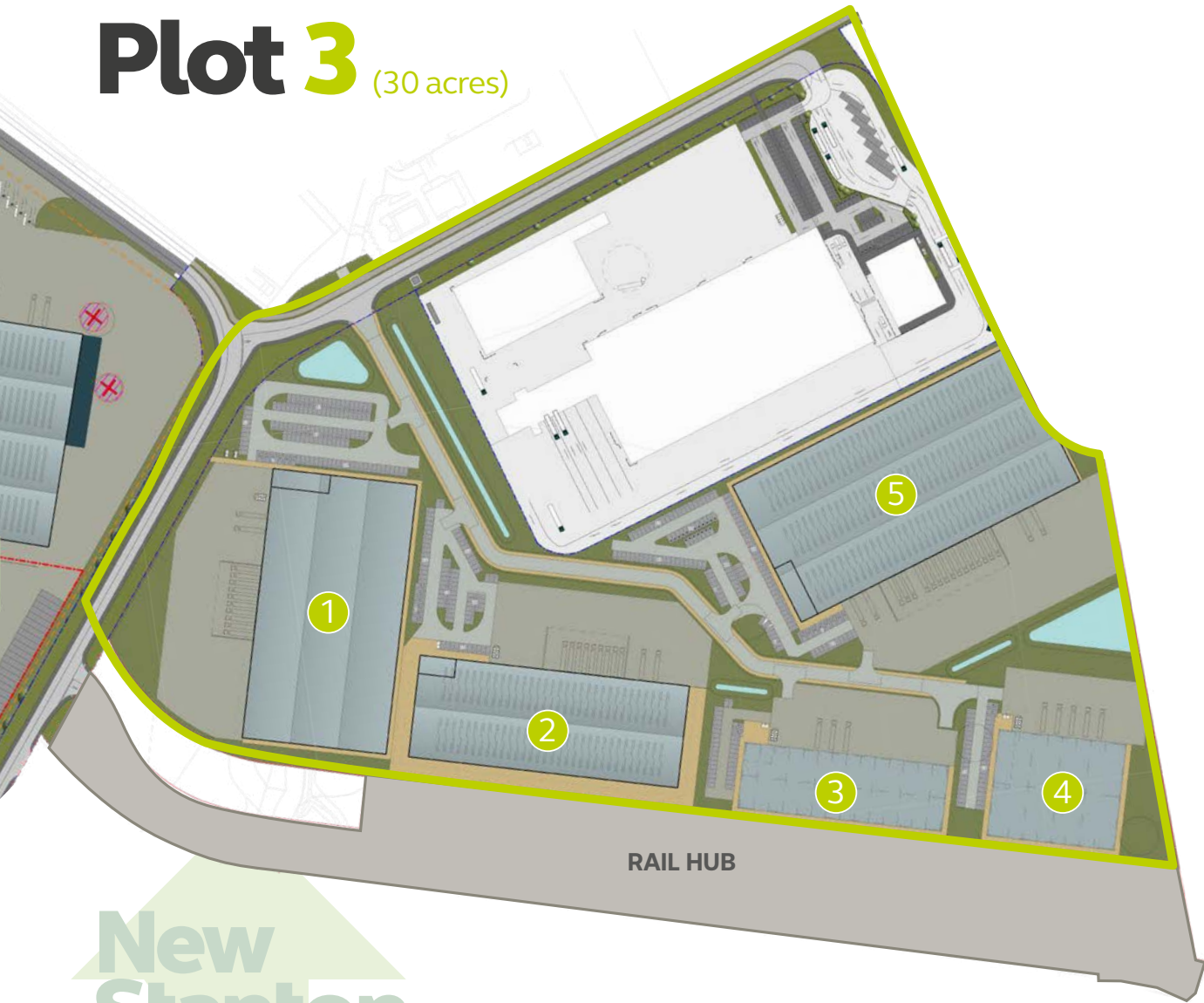
OPTION 1	SQ FT	SQ M
UNIT 1	260,199	24,173
UNIT 2	600,847	55,821
UNIT 3	546,579	50,779



OPTION 2	SQ FT	SQ M
UNIT 1	254,176	23,614
UNIT 2	423,548	39,349
UNIT 3	400,666	37,223
UNIT 4	400,692	37,226



Plot 3 (30 acres)



New
Stanton
Park

PLOT 3					
UNIT 1	SQ FT	SQ M	UNIT 3	SQ FT	SQ M
TOTAL GIA	129,107	11,994	TOTAL GIA	43,331	4,026
SPECIFICATION			SPECIFICATION		
Dock Doors	10		Level Doors	3	
Level Doors	2		Car Spaces	31	
Car Spaces	110		Clear Haunch Height	8m	
Clear Haunch Height	12.5m				
UNIT 2	SQ FT	SQ M	UNIT 4	SQ FT	SQ M
TOTAL GIA	90,200	8,380	TOTAL GIA	43,735	4,063
SPECIFICATION			SPECIFICATION		
Dock Doors	9		Level Doors	5	
Level Doors	2		Car Spaces	41	
Car Spaces	84		Clear Haunch Height	8m	
Clear Haunch Height	10m				
UNIT 5	SQ FT	SQ M	UNIT 5	SQ FT	SQ M
TOTAL GIA	160,595	14,920	TOTAL GIA	160,595	14,920
SPECIFICATION			SPECIFICATION		
Dock Doors	15		Dock Doors	15	
Level Doors	4		Level Doors	4	
Car Spaces	146		Car Spaces	146	
Clear Haunch Height	15m		Clear Haunch Height	15m	

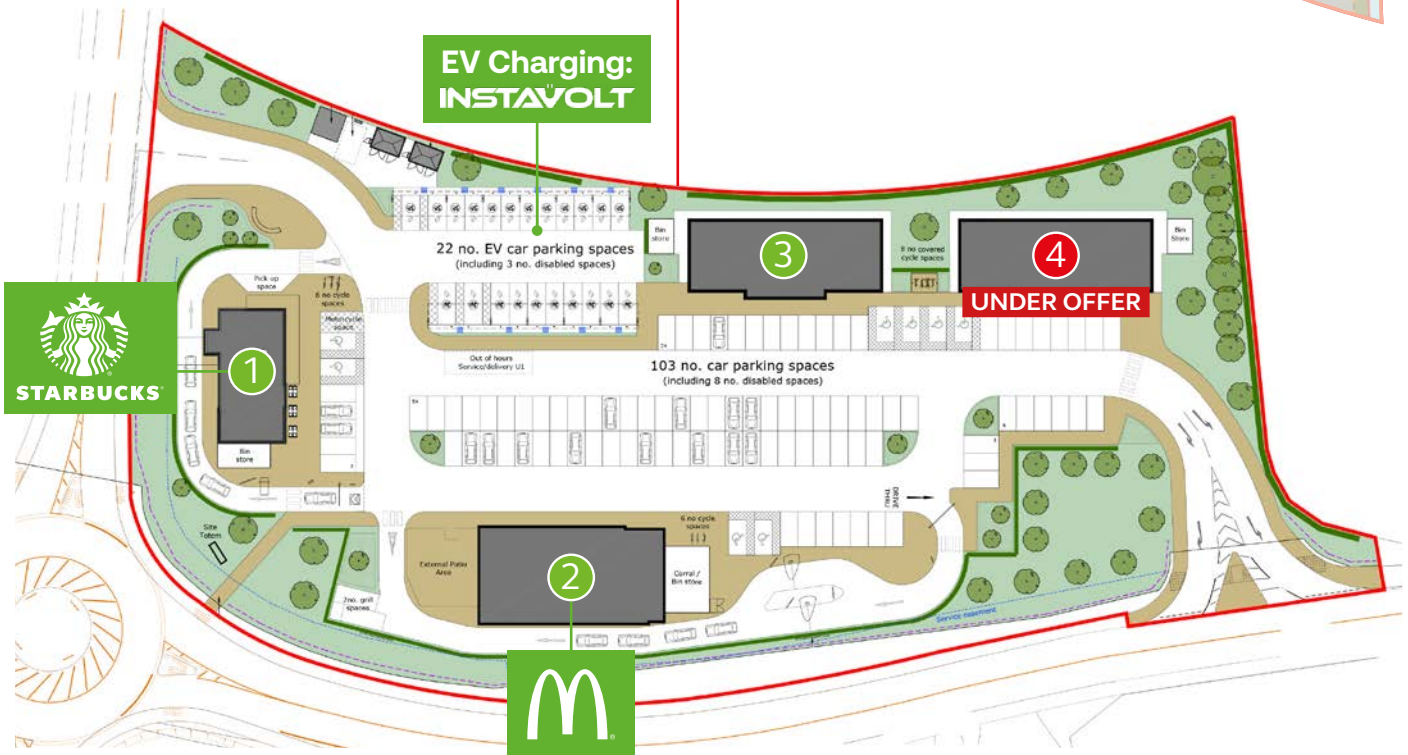


Amenity Plot

The amenity plot, fronting Lows Lane, has been designed to compliment the scale of New Stanton Park and deliver enhanced on-site facilities. Occupiers includes McDonalds, Starbucks and InstaVolt.



New Stanton Park



AMENITY PLOT

CURRENT AVAILABILITY

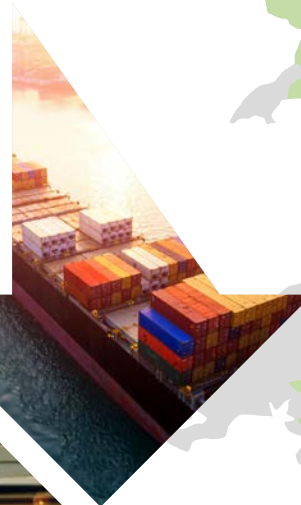
UNIT 3	SQ FT	SQ M
TOTAL GIA	3,000	278
UNIT 4	SQ FT	SQ M
TOTAL GIA	UNDER OFFER	

a **New** strategic distribution location.

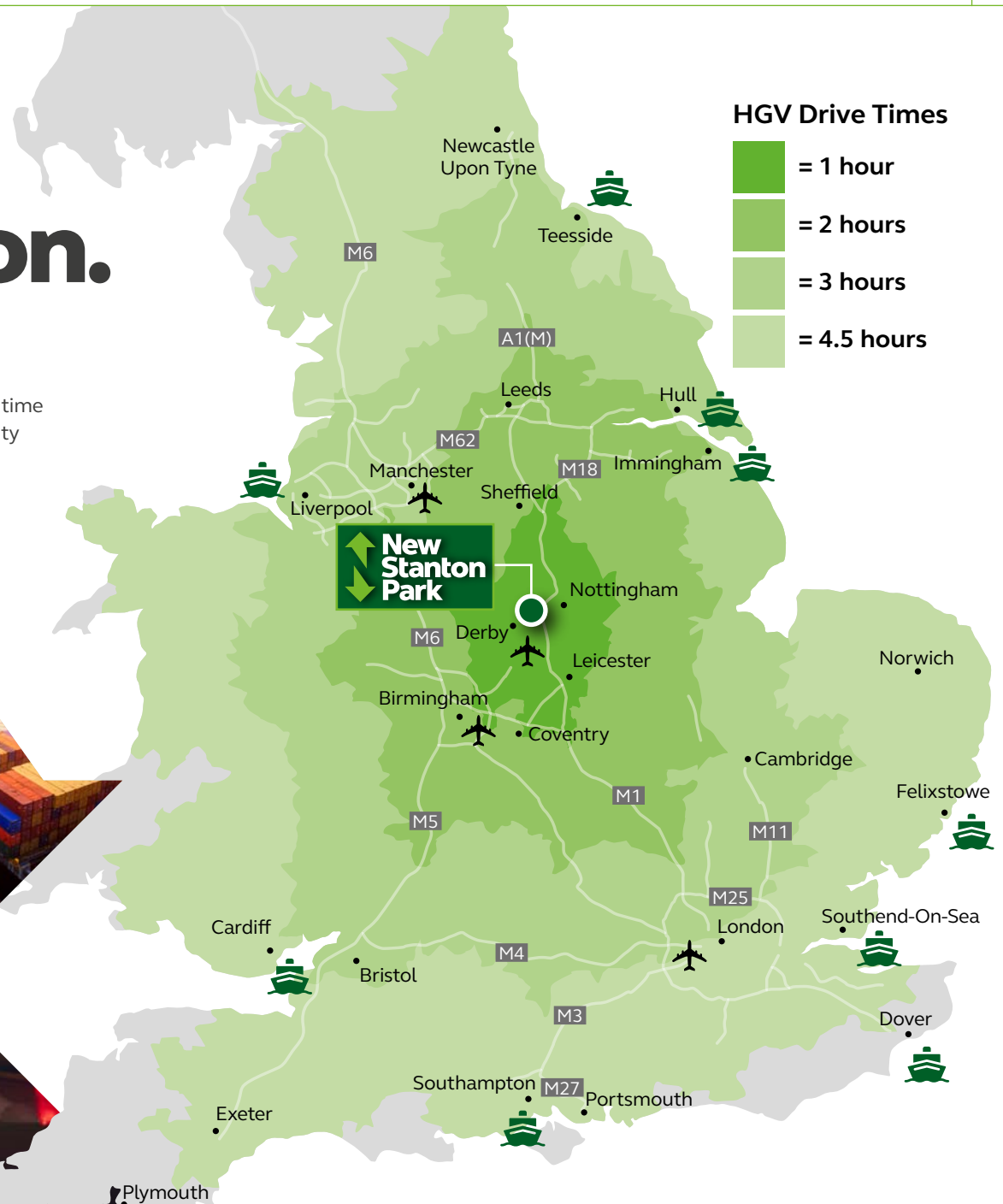
Situated in the heart of the East Midlands, New Stanton Park is one of the best strategically located sites in the UK.

New Stanton Park is ideally positioned to access the UK national infrastructure. **C.10 minutes to the M1** with a HGV drive time of less than 4.5 hours to access the majority of the UK's key logistics routes, ports and airports.

HGV Drive Times



New Stanton Park





a New connection to the rail network.

Established Midland Mainline Connectivity:
Operational rail hub now open.

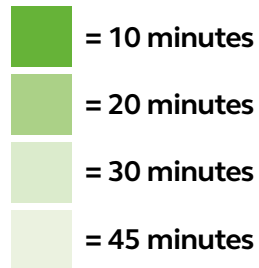
New Stanton Park benefits from a **fully independent operational rail sidings facility** with direct access to the UK's Midland Mainline rail network. Able to accommodate full length trains of up to **775 metres** allows New Stanton Park the ability to receive and transport materials to and from all UK ports and anywhere else within the UK, Europe and beyond.

Rail Hub

Plot 3 up to 36 acres
with direct rail siding
accessibility

775m

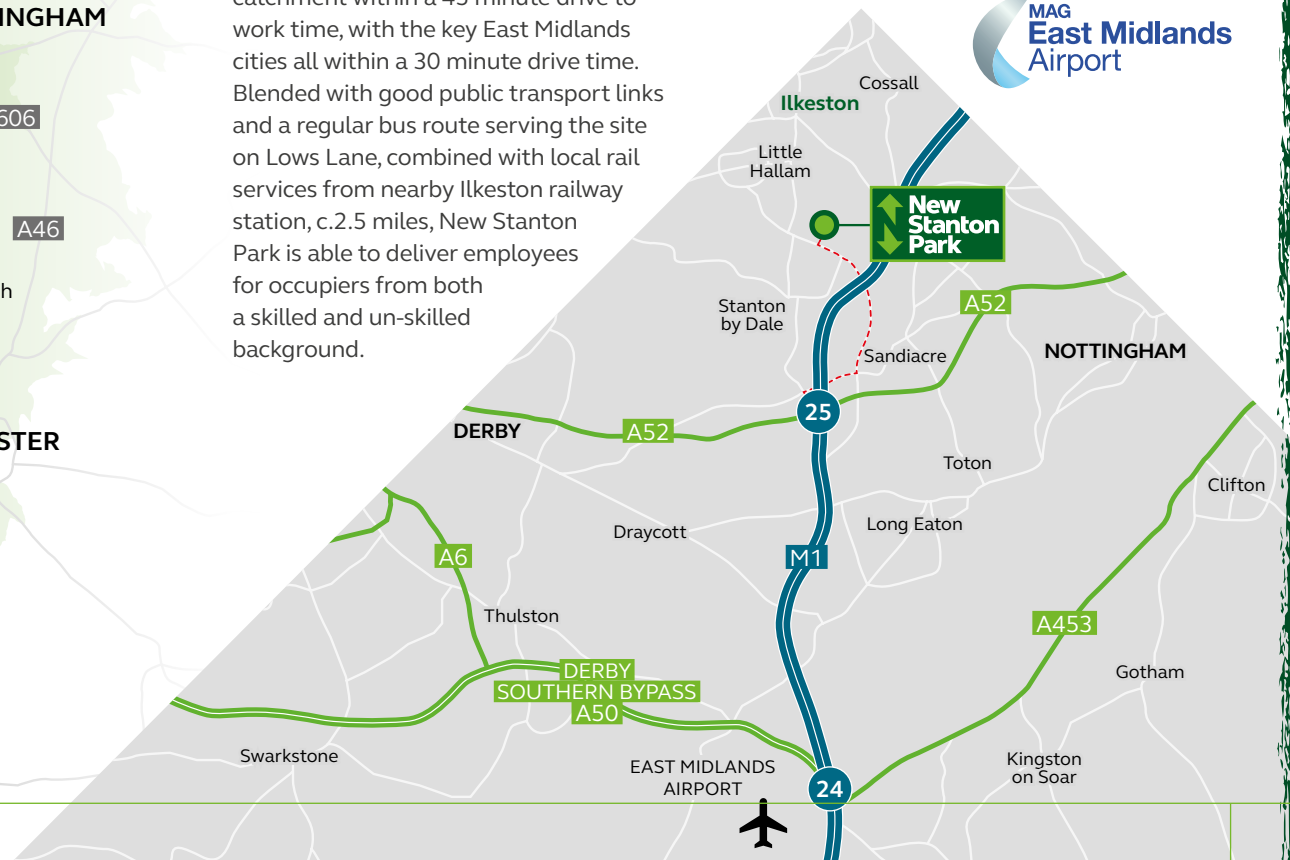
Drive Times



a New gateway to success.

Access to a large labour work force on your doorstep.

The strategic location of New Stanton Park pulls in a large potential labour catchment within a 45 minute drive to work time, with the key East Midlands cities all within a 30 minute drive time. Blended with good public transport links and a regular bus route serving the site on Lows Lane, combined with local rail services from nearby Ilkeston railway station, c.2.5 miles, New Stanton Park is able to deliver employees for occupiers from both a skilled and un-skilled background.



a **New** pool of the right people.

New Stanton Park delivers access to talent and a multi-skilled workforce.

New Stanton Park is situated within the borough of Erewash, Derbyshire with an urban area of just over 115,000 population. The East Midlands has a population of more than 4.5 million people, giving occupiers access to a large pool of potential labour.

(ONS population estimates 2019)

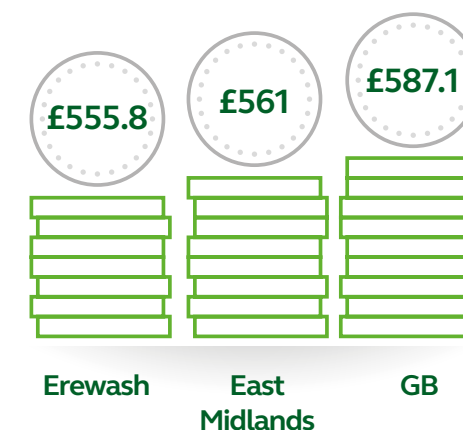


NVQ3 & Above



Gross Weekly Pay

(by residence)



Economically Active



Erewash

83.2%
62,700

East Midlands

80%
2,444,000

GB

79.1%

Workers in Transportation and Storage



Region	Percentage
Erewash	5.3%
East Midlands	6.2%
GB	4.9%

Ready when you are.



Planning
approved



Infrastructure
works complete



Land serviced
& plateaued



Power 33 MVA
dual circuit



Eaves height
up to 28m



Sustainability



Wellness



Amenities



Vertical build from 26 weeks
subject to legals/reserved matters planning





New Stanton Park

Tenure

Buildings are available on a freehold or leasehold basis.

Planning

Planning permission (ERE/1221/0002) has been granted for industrial / warehouse uses falling within use classes E1 (g)(iii), B2 and B8 with eaves heights up to 28m.

Service Charge

A service charge is payable to cover the upkeep & maintenance of the common areas and infrastructure. Further details available from the joint agents.

Price / Rent

Upon application.

Lease Terms

The buildings are available on new full repairing and insuring lease terms.

VAT

VAT applies at the standard rate.



VERDANT

Verdant Regeneration

Verdant Regeneration is the trading entity behind the development of New Stanton Park. Its experienced Directors have already developed more than 40 acres of land adjacent to the site and have been developing and constructing industrial sites for more than 30 years. Their track record ranges from the development and delivery of industrial and logistics warehouses to commercial office space and overseas projects. They have also completed several brownfield regeneration developments.

verdantregeneration.co.uk



New Stanton Park



VERDANT

Further Information



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PLOT 1

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PLOT 2

KSRE / Kimmre

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