

ST. MODWEN PARK DERBY

WYVERN WAY • DERBY • DE21 6NZ

INDUSTRIAL AND LOGISTICS DEVELOPMENT
20,000 sq ft - 200,000 sq ft (1,858 sqm - 18,581 sqm)

COMING SOON



ST.MODWEN



IN PARTNERSHIP WITH:



ST. MODWEN PARK DERBY

THE SITE

St Modwen Park, Derby is a 50 acre high profile site, occupying a prime position immediately adjacent to Pride Park and Wyvern Retail Park which will provide high quality logistics and production space.

The site is strategically located off the A52, providing direct access to Derby City Centre (2 miles) in under a 5 minute drive time and to the east Junction 25 of the M1 (6 miles) in under a 10 minute drive time.

Pride Park is one of the most successful business parks in the East Midlands totalling over one million square feet of mixed use business space, with occupiers including Rolls-Royce, Severn Trent, SNC Lavalin and East Midlands Railway.

Wyvern Retail Park is anchored by Sainsbury's with other national retailers including Next, Homebase, Halfords, McDonalds, Mothercare and Costa.

St Modwen Park, Derby represents the last major development to take place in the immediate vicinity of Pride Park.

THE PROPOSED DEVELOPMENT

St. Modwen, the UK's leading regeneration specialist, seeks to deliver a development that will complement the existing facilities close by and build upon the area's reputation as a destination for business.

The scheme will feature detached, self-contained, high quality logistics and production units with potential sizes from 20,000 sq ft up to 200,000 sq ft (1,858 Sq.m – 18,581 Sq.m) with integral offices, staff welfare areas and ample parking, loading and circulation space.

INDICATIVE IMAGE: BURTON87



INDUSTRIAL AND LOGISTICS DEVELOPMENT • 20,000 sqft - 200,000 sqft (1,858 sqm - 18,581 sqm)

SPECIFICATION



**ST. MODWEN
PARK
DERBY**



WAREHOUSE

- 8-12.5m Haunch height
- 37.5kn m²/50kn m² Warehouse loading
- Dock and level loading
- FM2 category warehouse floors

EXTERNALS

- Dedicated yards and parking
- Secure site
- 24/7 Hours of use
- 35m + Service yards

WAREHOUSE OFFICES

- Comfort Cooling to offices
- Suspended Ceiling
- Raised Floor

THE DEVELOPER

Thirty years' experience as a regeneration specialist, dealing with complex and challenging sites, has taught St Modwen to look at things differently, challenge the norm and create new and sustainable solutions to benefit all those involved.

Today, we continue to unlock value and deliver quality outcomes across a wide range of activities, from regeneration to the long-term planning and development of commercial and residential assets, as well as active asset management and development.

St. Modwen's customers include a range of high quality global occupiers including Hellmann Worldwide Logistics, Grupo Antolin, Screwfix Direct, DPD and Amazon.

A DESTINATION FOR BUSINESS



Derby has one of the highest skilled workforces in the UK with **12%** of Derby employees in hi-tech functions – 4 times the national average



Home to internationally renowned businesses, including **Rolls-Royce, Bombardier and Toyota**



Population of **250,000** people in the city, with the biggest population increase being amongst the **20-29** and **40-49** year old professionals

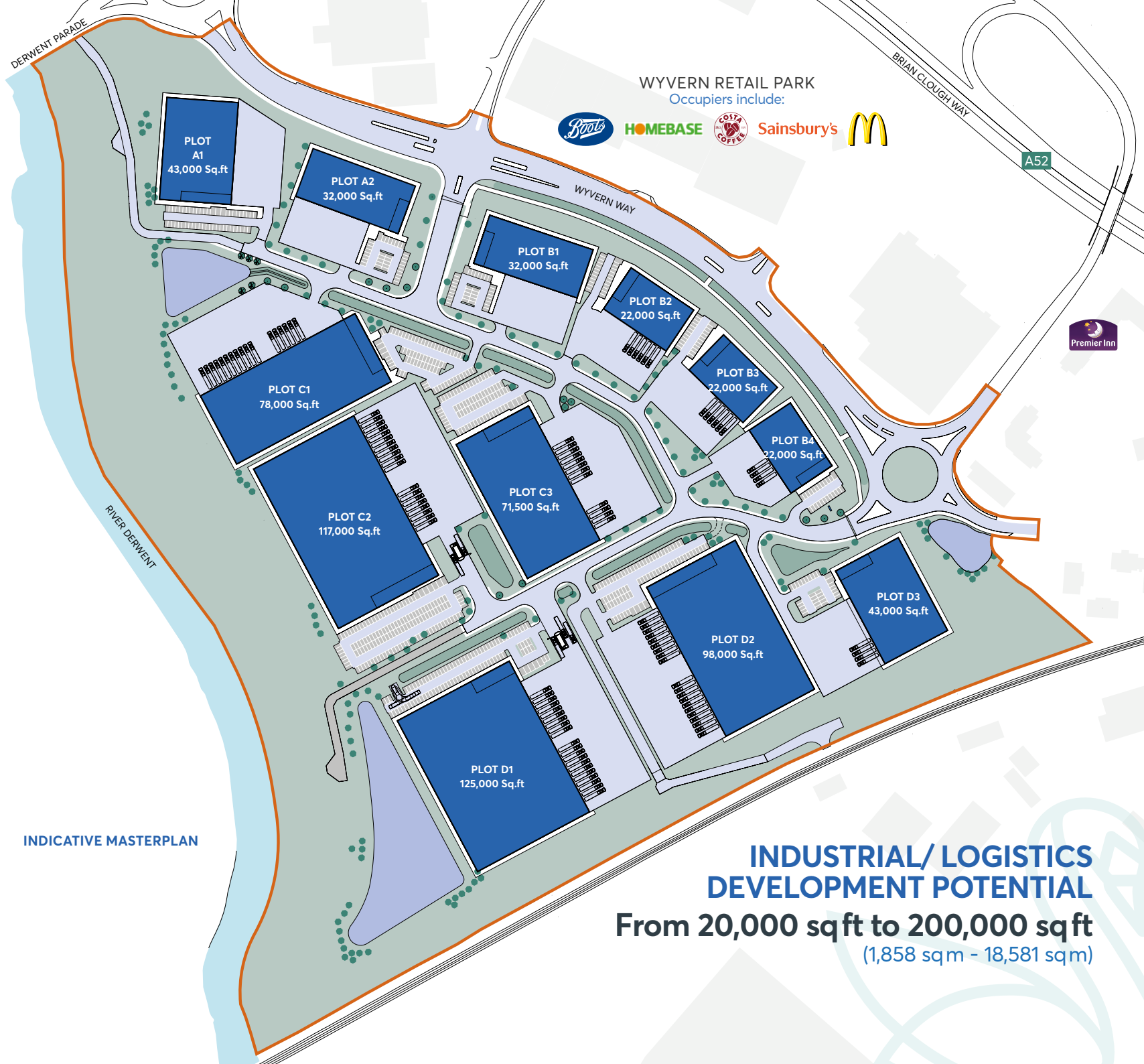


Access to **6 million** people located within one hour



17 Universities within 1 hour drive time and home to one of the UK's top **5** Colleges and the most improved University in England

ST. MODWEN PARK DERBY



**INDUSTRIAL/ LOGISTICS
DEVELOPMENT POTENTIAL**
From 20,000 sqft to 200,000 sqft
(1,858 sqm - 18,581 sqm)

LOCATED IN A STRATEGIC POSITION

ST. MODWEN PARK DERBY



LOCATION

Derby is the most centrally located city in the UK and at the heart of the motorway network. St Modwen Park, Derby benefits from excellent communication links across the region and beyond, served by the A50/A52 and A6 network, providing direct access to the M1 (J25), A42/M42 and M6.

The Park is also located just 20 minutes away from East Midlands airport which serves over 4 million passengers every year. The airport is the UK's number 1 airport for pure freight, managing over 328,000 tonnes every year and home to logistic centres for DHL, TNT and UPS and is the main air hub for Royal Mail.

East Midlands Railways operate 34 direct trains each week day between Derby and London with the non-stop journey times from 1hr 23 minutes.

Destination	Miles	Time
Derby City Centre	2	9 mins
Derby Railway Station	1.5	8 mins
East Midlands Airport	13	21 mins
Junction 25 M1	6	16 mins
Nottingham	15	28 mins
Leicester	33	42 mins
Birmingham	44	56 mins
Sheffield	49	59 mins
Northampton	67	1 hr 12 mins
Manchester	82	1 hr 45 mins
Bristol	143	2 hr 19 mins
London	131	2 hr 39 mins

FOR FURTHER INFORMATION

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