

**DELIVERY  
Q3 2022**

**ST. MODWEN  
PARK  
DERBY**



**TO LET - FOUR NEW HIGH QUALITY WAREHOUSE/LOGISTICS UNITS  
39,350 SQ FT ( 3,656 SQ M ) TO 130,949 SQ FT ( 12,166 SQ M )**

# ST. MODWEN PARK DERBY

St Modwen Park Derby is a 50 acre site in partnership with Network Rail. 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.

Outline planning consent was granted in September 2020 and St. Modwen has submitted detailed planning for it's first phase of 4 detached self-contained units with potential sizes from 39,350 sq ft up to 130, 949 sq ft.

Detailed consent is expected in May 2021 with construction being able to start in late summer 2021.

The site is strategically located off the A52, providing direct access to Derby City Centre (2 miles) in under a 5 minute drive time. To the east, Junction 25 of the M1 can be reached in around 16 minutes (6 miles).

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

**Changing places. Creating better futures.**

**ST. MODWEN LOGISTICS AND NETWORK RAIL BRING THIS HIGH-PROFILE AND WELL-LOCATED SCHEME TO MEET EAST MIDLANDS BUSINESS NEEDS FOR HIGH-QUALITY SPACE AND NEW AND SKILLED JOBS.**



## WHY DERBY?

- Located in the heart of England, with more than six million people within an hour's drive and 80% of the UK population within four hours
- 17 universities within 1 hour drive time and home to one of the UK's top 5 Colleges.
- Population of 250,000 people in the city, with the biggest increase amongst 20-29 and 40- 49 year old professionals
- Derby has one of the highest skilled workforces in the UK with 12% of employees in hi-tech functions – 4 times the national average
- Home to internationally renowned businesses, including Rolls-Royce, Bombardier and Toyota
- Pride Park is one of the most successful business parks in the East Midlands with over one million sq ft
- Wyvern Retail Park is anchored by Sainsbury's with other national retailers including Next, Homebase, Halfords, Mothercare and Costa

NEARBY FOOD AND BEVERAGE OCCUPIERS INCLUDE:

Indicative computer generated image.



FOUR NEW HIGH QUALITY WAREHOUSE AND INDUSTRIAL UNITS.

A range of bespoke fit out options are available, please ask for details.



UNIT D39		
WAREHOUSE	35,467 sq ft	3,321 sq m
OFFICE INC. GF CORE	4,123 sq ft	266 sq m
<b>TOTAL</b>	<b>39,590 sq ft</b>	<b>3,678 sq m</b>
Yard depth	38m	
Clear internal height	10m	
Level access loading doors	2	
Dock level loading doors	2	
Floor loading	50 KN/sq m	
Car parking spaces	27	
Electric car charging points	8	

UNIT D54		
WAREHOUSE	48,577 sq ft	4,513 sq m
OFFICE INC. GF CORE	5,680 sq ft	527 sq m
<b>TOTAL</b>	<b>54,247 sq ft</b>	<b>5,040 sq m</b>
Yard depth	50m	
Clear internal height	10m	
Level access loading doors	2	
Dock level loading doors	5	
Floor loading	50 KN/sq m	
Car parking spaces	49	
Electric car parking spaces	10	

UNIT D79		
WAREHOUSE	72,107 sq ft	6,699 sq m
OFFICE INC. GF CORE	6,886 sq ft	640 sq m
<b>TOTAL</b>	<b>78,993 sq ft</b>	<b>7,339 sq m</b>
Yard depth	50m	
Clear internal height	12.5m	
Level access loading doors	2	
Dock level loading doors	6	
Floor loading	50 KN/sq m	
Car parking spaces	73	
Electric car charging points	13	

UNIT D131		
WAREHOUSE	121,987 sq ft	11,333 sq m
OFFICE INC. GF CORE	8,962 sq ft	833 sq m
<b>TOTAL</b>	<b>130,949 sq ft</b>	<b>12,166 sq m</b>
Yard depth	50m	
Clear internal height	15m	
Level access loading doors	4	
Dock level loading doors	10	
Floor loading	50 KN/sq m	
Car parking spaces	125	
Electric car parking spaces	24	

All floor areas are approximate gross internal areas.

- Landscaped outdoor staff areas
- Enhanced specification first floor offices and reception areas
- Unrestricted 24 hour access / use
- Up to 7.2 MVA of power supply on the estate
- Planning consent for B1c/B2/B8 uses
- Electric charging vehicle points

## SPECIFICATION

These high quality spaces have planning consent for warehouse, light industrial and general industrial (B1c/B2/B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor.

Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



### First floor office

- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air conditioned
- Passenger lift
- Ground & first floor WCs
- Intelligent lighting system
- Fibre enabled broadband



### Warehouse

- BREEAM (2014) 'Very Good' accreditation
- FM2 category floor
- 50 kN sq m floor loading
- Up to 7.2 MVA of power supply on the estate
- Medium pressure gas supply
- Dock level loading
- Level access loading
- Solar panels



### External

- Secure yards
- Security lighting – office car park / service yard
- Covered cycle shelters
- Dedicated parking and loading areas
- Electric vehicle charging points per unit
- 24 hour access
- Rainwater harvesting
- Staff seating areas
- Enhanced landscaping

### Service charge

An estate service charge will be levied to cover costs incurred in maintaining the estate.

### Terms

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

### Planning

Outline consent was granted in September 2020, detailed planning has been submitted for phase 1. Consent is expected May 2021 with construction being able to start in late summer subject to a 9 month delivery.

### Warranties

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

### EPC

Buildings will have a rating of A

### BREEAM rating

Very Good (2014) target accreditation

## St. Modwen Logistics designs, builds, owns and manages high-quality industrial and logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and built to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.



Part of St. Modwen Properties Ltd

**1.2m sq ft**

Logistics space delivered in 2020



Experts in the planning process

**30+**

Years of experience

**94%**

of logistics space to be retained

**1.6m sq ft**

Committed logistics pipeline delivery

**c19m sq ft**

Logistics pipeline



A dedicated team of 60 skilled professionals

### St. Modwen's Responsible Business Ambitions

We have chosen to focus on six core areas where we can make a sustained difference to society and the environment:



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Health & wellbeing



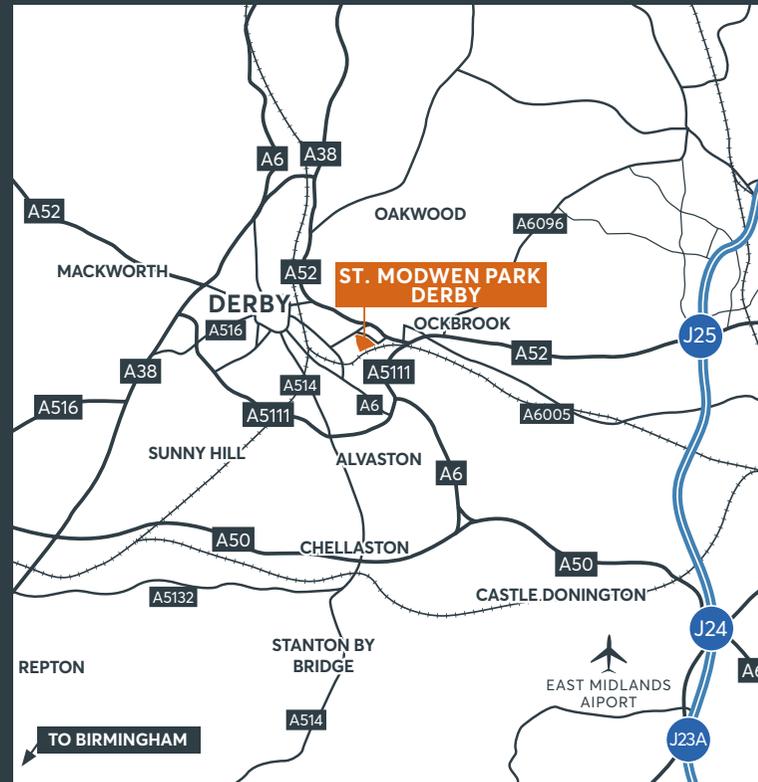
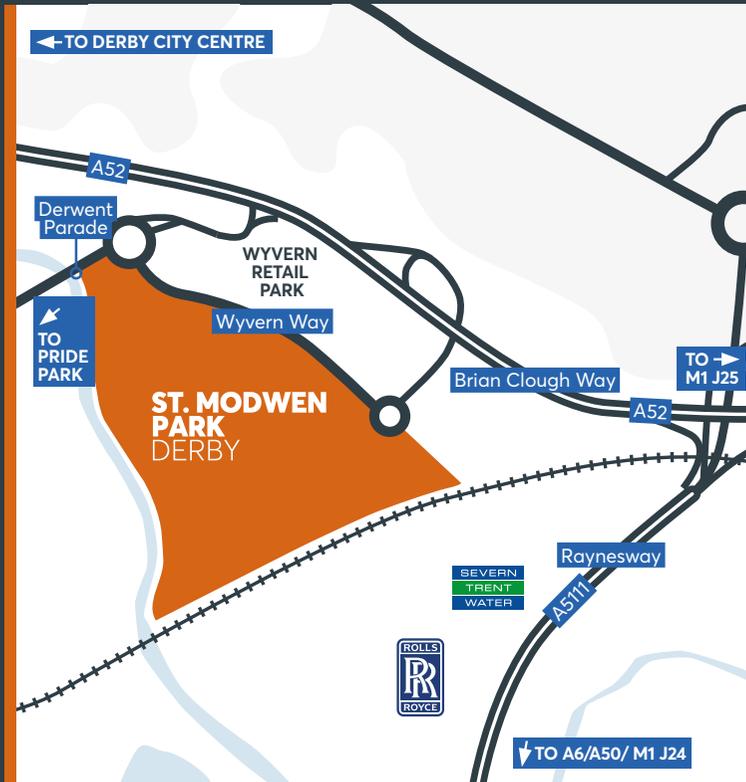
Responsible operating practices & partnerships



# ST. MODWEN PARK DERBY



DE21 6NZ



**LOCATION:**

St. Modwen Park Derby  
Wyvern Way  
Derby  
DE21 6NZ

**DISTANCES:**

Derby Train Station	1.4 miles
Derby City Centre	2 miles
Junction 25 M1	6 miles
Junction 24 M1	9 miles
East Mids Airport	13 miles
Nottingham	15 miles
Leicester	33 miles
Birmingham	44 miles
London	127 miles

Travel distances are approximate

Maps not to scale.



**Nick Hosking**  
0133 236 2244 / 07855 423 458  
nhosking@innes-england.com

**Scott Osborne**  
0115 924 3243 / 07894 587 809  
sosborne@innes-england.com



**Ranjit Gill**  
0121 634 8402 / 07771 838 135  
rsgill@savills.com

**Christian Smith**  
0121 200 4507 / 07808 784 789  
christian.smith@savills.com



**Robert Richardson**  
07834 791 261

**Ben Silcock**  
07811 304 316

[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)