



**HIGH SPECIFICATION
INDUSTRIAL AND
DISTRIBUTION UNITS**

**23,000 to
500,000+ sq ft**

FAST TRACK CONSTRUCTION SOLUTIONS

OPPORTUNITIES

at Dove Valley Park

Dove Valley Park is a major 200 acre industrial/distribution development at the centre of one of the country's most important manufacturing areas.

Current occupiers include JCB, Kuehne + Nagel, Dairy Crest, Futaba Industrial and Truma.

A511

A50

M1 (20 MILES)

PLOT 1A

82,000 sq ft

TRUMA

PLOT 1B

89,000 sq ft

**KUEHNE
+ NAGEL**

PLOT 2

23,000 sq ft

PLOT 3

124,000 sq ft

M1

M6 (25 MILES)

JCB

FUTABA INDUSTRIAL

PLOT 4
185,000 sq ft

DVP 118
118,000 sq ft

PLOT 5
149,000 sq ft

DAIRY CREST

PHASE 2
500,000+ sq ft

M6
LINK



Packerham Boulevard

Park Avenue

23,000 to 500,000+ sq ft

FAST TRACK CONSTRUCTION SOLUTIONS



Indicative illustration of DVP 118



Major **200 acre** industrial/distribution development

On site **infrastructure**
and all mains **services installed**

Logistical flexibility via M1/M6, A50 and A38

Centre of one of the Country's **most important**
manufacturing areas

Excellent support from Local Authority

Existing occupiers include:



DVPUK.com

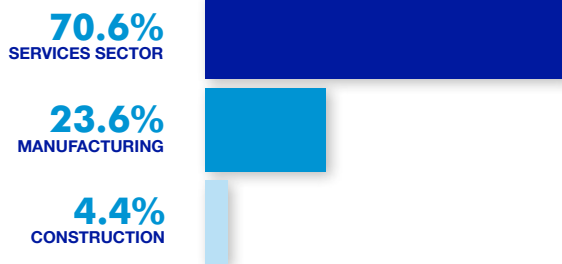
YOUR PEOPLE

DEMOGRAPHICS

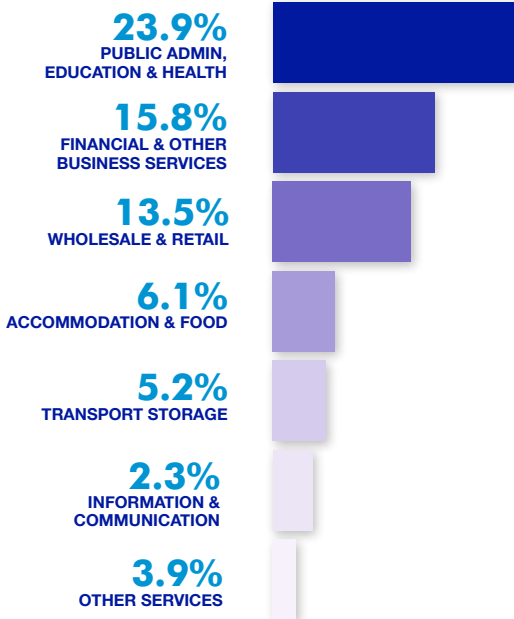
Dove Valley Park offers an excellent base from which to recruit a wide range of skilled and unskilled labour. The area enjoys one of the best industrial relations records in the UK.

Dove Valley Park is in the centre of one of the Country's most important manufacturing areas. Derby, Burton, Nottingham, Stoke-on-Trent and Birmingham are all within a short distance. Numerous major manufacturing companies close by include Toyota, Rolls Royce, JCB and Nestlé.

SKILLS BY SECTOR



BREAKDOWN OF SERVICE SECTOR



WORKING POPULATION - SOUTH DERBYSHIRE

51,000 (82%)



SCHEDULE OF ACCOMMODATION

PLOT 1A

Total 82,000 sq ft

PLOT 1B

Total 89,000 sq ft

PLOT 2

Total 23,000 sq ft

PLOT 3

Total 124,000 sq ft

PLOT 4

Total 185,000 sq ft

PLOT 5

Total 149,000 sq ft

PHASE 2

Total 500,000+ sq ft



A511

M6

TYPICAL SPECIFICATION

Warehouse

- 12m Clear Height
- Floor loading 50kn per sq m
- Targeted EPC rating of 'A'
- BREEAM "Very Good"



External

- Good car parking and self contained service yards
- Security lighting



Office

- Raised floors
- Suspended ceilings
- Fully carpeted
- CIBSE LG7 Lighting
- Male, female and disabled WC's
- Comfort cooling



PHASE 2 LAND

Phase 2 extends to 60 acres and provides expansion land for future users on the development.

The land can accommodate a single unit of over 500,000 sq ft.

FUTABA INDUSTRIAL

JCB

Park Avenue

Packenham Boulevard

PLOT 5

149,000 sq ft

200 ACRES OF BUSINESS SPACE

M6 LINK



LOCATION

Dove Valley Park is located on the junction of a high grade dual carriageway Toll Free A50 M1/M6 link. This important Trunk Road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6, opening up access to the nations motorway system. Major seaports and airports along with 48 million people within a 4 hour drive.

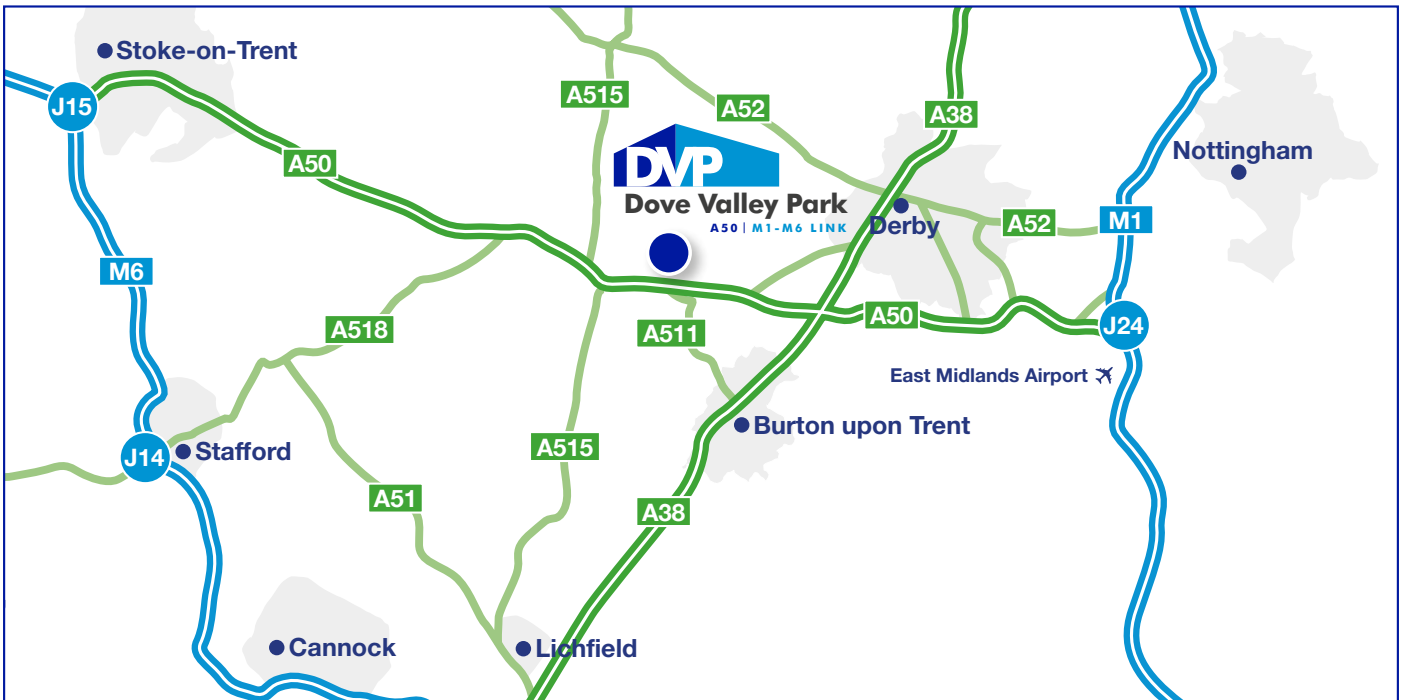
DRIVE TIMES

M1	19 mins
M6	30 mins
Airports	
East Midlands	24 mins
Birmingham	52 mins
Manchester	1 hr 30 mins
Heathrow	2 hrs 15 mins

Sea Ports

Liverpool	1 hr 41 mins
Hull	1 hr 57 mins
Felixstowe	3 hrs 12 mins
Southampton	2 hrs 51 mins

Source: Google maps 2015



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