

# DERBY 515

DERBY COMMERCIAL PARK | RAYNESWAY | DERBY | DE21 7BH

CROSS-DOCKED  
WAREHOUSE/DISTRIBUTION UNIT

**511,820 sq ft**

TO LET COMING SOON

- Rapid access to the M1, A38 and A50
- 15m clear to underside of haunch
- 50m yard depths on both sides
- Self contained 26.6 acre site
- 56 dock doors

DERBY515.COM

INDICATIVE IMAGE

FIRST  PANATTONI



INDICATIVE IMAGE

## ONE OF THE UK'S MOST IMPORTANT LOGISTICS LOCATIONS

Its strategic location at the heart of the country's major road and motorway network makes it one of the Midlands' leading distribution locations.

Kuehne & Nagel has located its 632,000 sq ft Drinkflow Logistics for Heineken operation on an adjacent site to take advantage of these excellent links, and Rolls-Royce and Bombardier are located nearby, as are many of their key suppliers.

Derby 515 is located two miles east of the city, on the A511/A6 which in turn provides direct access to junction 25 of the M1 via the A52, and to junction 24a of the M1 via the A6/A50.



DERBY 515 - AERIAL CGI

## HGV DRIVE TIMES

CITIES	Distance	Journey
Nottingham	14.9 miles	43 mins
Leicester	27.3 miles	1 hr 0 mins
Birmingham	47.7 miles	1 hr 30 mins
Sheffield	49 miles	1 hr 34 mins
Leeds	78.4 miles	2 hrs 25 mins
Manchester	85 miles	2 hrs 42 mins
London (M25)	119.5 miles	3 hrs 24 mins

### RAIL FREIGHT

Hams Hall	38.5 miles	1 hr 07 mins
DIRFT	45.5 miles	1 hr 16 mins

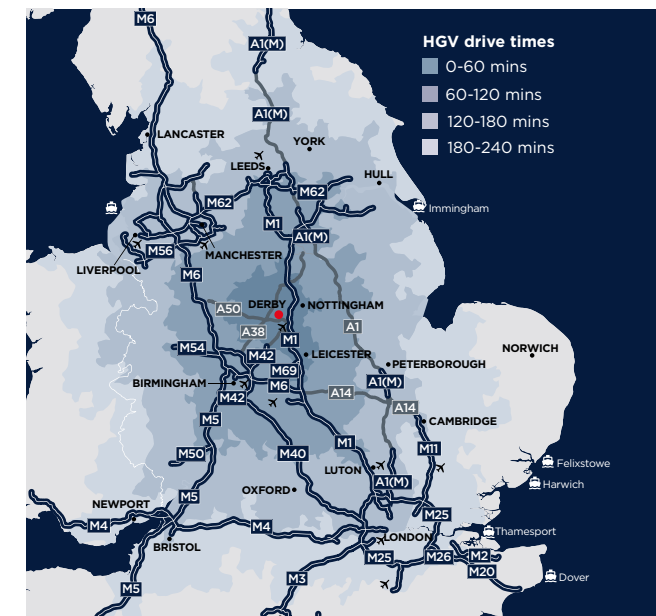
### AIRPORTS

East Midlands	10.7 miles	27 mins
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### PORTS

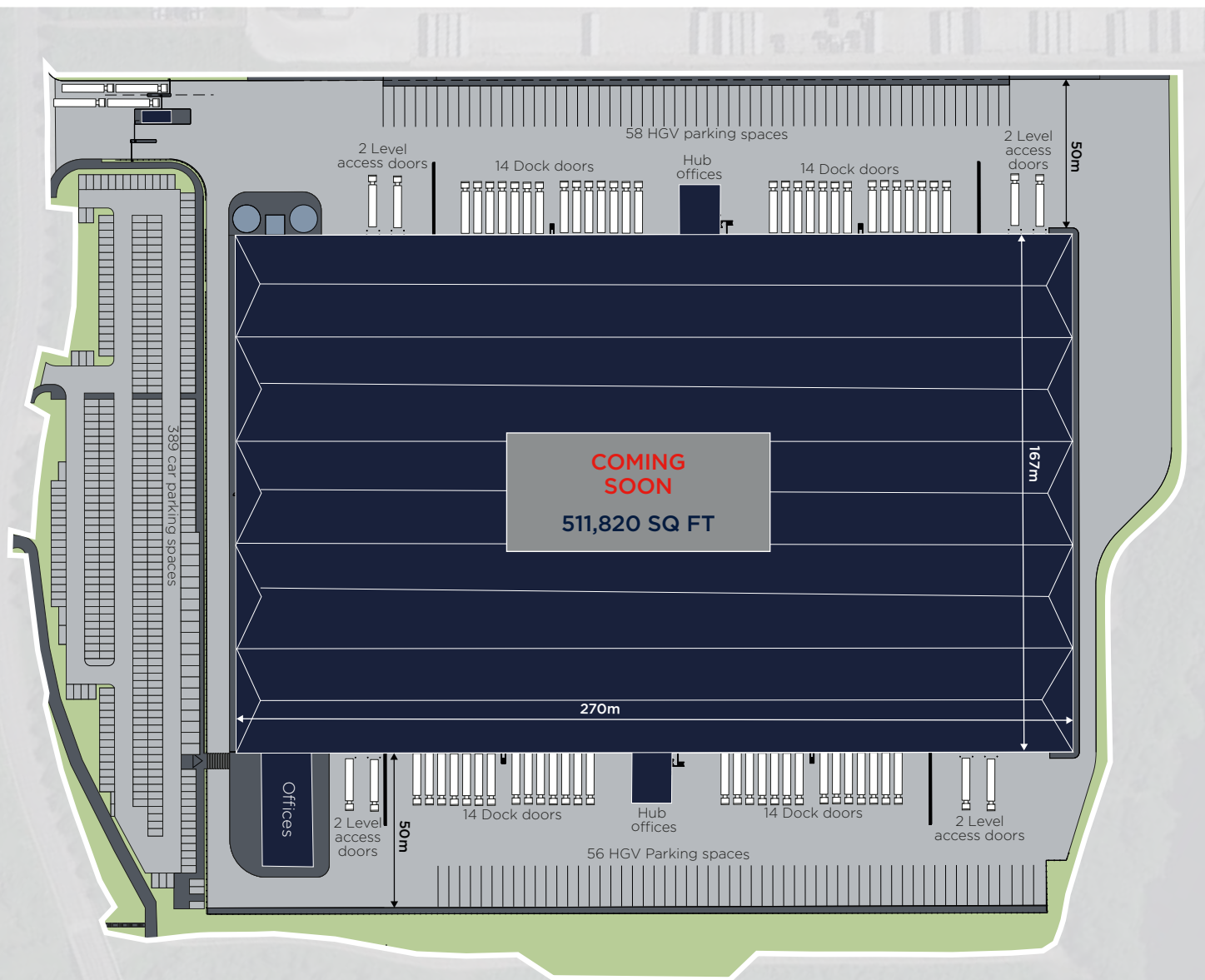
Immingham	98 miles	2 hrs 59 mins
Liverpool	98 miles	3 hrs 05 mins
London Gateway	151 miles	4 hrs 17 mins
Felixstowe	172 miles	4 hrs 56 mins
Southampton	198 miles	5 hrs 56 mins

Source: Freight Journey Planner



HGV drive times map source: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk)

# SUPERTIGHT, BREEAM VERY GOOD STATE-OF-THE-ART WAREHOUSE WITH 15% ROOF LIGHTING AND HÖRMANN DOORS AS STANDARD



DERBY 515 - MASTERPLAN



## DERBY 515

Warehouse	485,500 sq ft	45,104 sq m
Three storey office	18,000 sq ft	1,672 sq m
2 x Two storey hub office	8,000 sq ft	743 sq m
Gatehouse	320 sq ft	30 sq m
<b>TOTAL</b>	<b>511,820 sq ft</b>	<b>47,549 sq m</b>

<b>15m</b> HAUNCH HEIGHT	<b>50kN/m²</b> FLOOR LOADING	<b>9 Tonne</b> RACK LEG LOADING	<b>15%</b> ROOF LIGHTS
<b>50m</b> SERVICE YARDS	<b>Cross dock</b> FACILITY	<b>56</b> DOCK DOORS	<b>114</b> HGV PARKING SPACES

Built to BREEAM rating of 'Very Good'  
EPC rating of 'A'

**A** 0-25

Planning consented and infrastructure in place for vehicle maintenance unit, vehicle wash and fuel station.



## OUTSTANDING MOTORWAY LINKS CLOSE TO THE M1, A50 AND A38



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