

INFINITY PARK DERBY

**A PRIME 100-ACRE
COMMERCIAL AND
TECHNOLOGY PARK
LOCATED IN THE UK'S
LEADING HI-TECH CITY**

infinityparkderby.com

INSPIRATION AND EXPERTISE

Infinity Park Derby is a unique collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers Cedar House, Wilson Bowden and Peveril Securities.

The Park is located to the south of the city, next to the world headquarters of Rolls-Royce Civil Aerospace and within 15 minutes of OEMs such as Toyota Manufacturing (UK), Bombardier and JCB.

Work has already begun on its centrepiece development – an £11.8m 'Centre for Supply Chain Innovation in Transport Engineering' which will host Encsite – established as a collaboration between Universities to provide access to cutting edge research and technology transfer to supply chain companies in the aerospace, automotive and rail sectors.



THE UK CAPITAL OF INNOVATION

Derby has always been a place of innovation, it is literally in its DNA. From the jet engine to fine bone china, from the electric lawn mower to Lara Croft, Derby's citizens have invented and refined products that continue to make a telling contribution across the world today.

Indeed, our story as a city of makers goes back 300 years and is the birthplace of the Industrial Revolution. That story is still unfolding, thanks to the continuing world-class achievements of Derby's high-tech, innovative engineering community.

Just like the highly-skilled and talented people that live and work in this region, Infinity Park Derby will give companies the freedom, inspiration and expertise to thrive.

This includes providing access to networks and facilities they require to find commercial routes for their ideas – helping them to make innovation an integral part of their own workforce skills and production processes, and giving them the chance to write their own chapter in Derby's success story.



INFINITY PARK
DERBY



'THE UK CAPITAL OF INNOVATION'

Buildings shown are for illustrative purposes only and all plots are available as design to build solutions.

AN ENTERPRISING WAY TO EXPERIENCE GROWTH

From April this year, Infinity Park Derby will officially be one of the select few business parks in the UK with Enterprise Zone status, giving companies based there the opportunity to take advantage of a host of unrivalled business benefits offered at both national and local level.

They include business rate discounts and enhanced capital allowances in first year investment in plant and machinery, as well as focused support from UKTI to help reach overseas markets.

Locally, benefits include assistance with recruitment, familiarisation visits for staff, the ability to access grants via the Derby Enterprise Growth Fund and access to incubation, training and consultancy support from Encsite.

In addition, Infinity Park Derby enjoys Assisted Area status and access to extra regional aid from Europe, typically through programmes such as the Regional Growth Fund, as well as support from Derby City Council and the LEP.



About

Location

Infinity Park Derby has a direct link to the A50 (J3) and just five minutes from the M1 motorway (J24), ensuring a fast and direct connection to the whole of Britain's motorway network.

Road

Recently completed £50 million road infrastructure, including inner ring road and new £20 million bus station.

Drive times to Derby

Nottingham	20 mins
Sheffield	45 mins
Leicester	40 mins
Birmingham	50 mins
Leeds	85 mins
Manchester	90 mins
London	120 mins

Rail

38 daily direct services daily to London St. Pancras and an easy platform change to Paris and Brussels for Eurostar services. HS2 East Midlands Hub is a proposed new railway station situated between Derby and Nottingham and opening in 2032.

London	90 mins
Birmingham	34 mins
Sheffield	28 mins
Leeds	75 mins

Airports

East Midlands Airport is located 15 minutes from Infinity Park Derby, serving over 4 million passengers every year. Main business routes include Paris, Berlin, Barcelona and Brussels. The airport serves over 80 direct destinations. East Midlands Airport is the UK's busiest pure cargo airport and second only to Heathrow, handling over 310,000 tonnes of flown cargo every year.

Distance to airports

East Midlands	10 miles
Birmingham	38 miles
Manchester	67 miles

Population

Travel to work population

21 million within 45 minutes
Access to 6 million people in one hour
(Local Area data, ONS2013)

Total population for Derby City

251,400
(164,100 aged 16-64)
(Centre for Cities 2014)

Total population for Greater Derby

776,400
(494,600 are aged 16-64)
(NOMIS 2011)

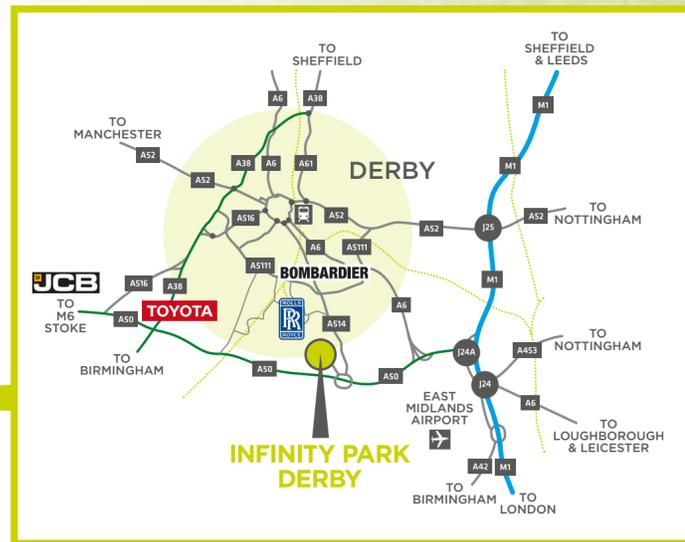
Population growth projection 2014-2028

Derby	+9.45%
East Midlands	+8.69%
Leicester	+7.74%
Nottingham	+7.69%

(ONS Subnational Population Projection 2012)



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WINDOW FOR THE WORLD

Based on 100 acres of prime land in the heart of the UK, Infinity Park Derby is designed to become a showcase for the best engineering talent that the UK has to offer the world.

When fully completed, it will play host to a vibrant mixed commercial development comprising offices, industrial and ancillary leisure and retail facilities, based around a centrepiece

£11.8m Innovation Centre which will share expertise and offer unrivalled research opportunities.

The development will be zoned and made up of a wide range of buildings constructed on a 'design and build' basis, with offices starting from 5,000 sq ft right up to industrial and warehousing of 500,000 sq. ft, all enjoying the excellent transport

links you would expect from a city celebrated for its world-leading automotive, rail and aerospace industries.

Plot sizes

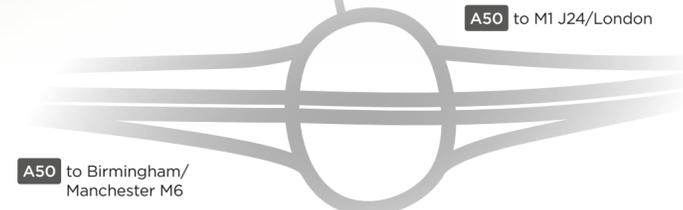
Plot number	Plot size hectares	Building size ft ²	Building size m ²
10	2.54	65,600	6,094.5
Leisure		8,000	743.2
Food retail		4,500	418.1
Nursery		6,000	557.4
PFS		1,500	139.4
10.01		12,800	1,189.2
10.02		11,000	1,021.9
10.03		22,200	2,062.5
10.04		19,600	1,820.9
15	2.72	216,800	20,141.6
15.01		25,000	2,322.6
15.02		35,000	3,251.6
15.03		7,000	650.3
15.04		8,800	817.6
15.05		30,300	2,815.0
15.06		19,900	1,848.8
15.07		8,400	780.4
15.08		6,700	622.5
15.09		8,200	761.8
15.10		7,000	650.3
15.11		33,500	3,112.3
15.12		27,000	2,508.4
40	0.92	43,300	4,022.7
40.01		5,900	548.1
40.02		4,400	408.8
40.03		4,400	408.8
40.04		5,900	548.1
40.05		10,000	929.0
40.06		12,700	1,179.9
50	6.65	424,950	39,479.2
50.01		215,700	20,039.2
50.02		50,200	4,663.7
50.03		16,800	1,560.8
50.04		21,000	1,951.0
50.05		75,600	7,023.5
50.06		45,650	4,241.0
60	1.25	57,600	5,351.2
60.01		57,600	5,351.2
70	4.43	252,400	23,448.7
70.01		252,400	23,448.7
80	2.19	110,400	10,256.5
80.01		110,400	10,256.5
90	1.39	31,800	2,954.3
Hotel		17,800	1,653.7
Pub		10,000	929.0
Fast food		2,000	185.8
Ancillary use		2,000	185.8
100	2.43	133,700	12,421.1
100.01		133,700	12,421.1
110	1.38	66,000	6,131.6
110.01		66,000	6,131.6
120	1.86	92,100	8,556.4
120.01		49,700	4,617.3
120.02		11,200	1,040.5
120.03		11,200	1,040.5
120.04		20,000	1,858.1
130	1.10	45,300	4,208.5
130.01		45,300	4,208.5
140	3.27	181,000	16,815.4
140.01		181,000	16,815.4



An artists impression of the new Rolls-Royce Aerospace Campus



Innovation Centre - opening November 2015





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Infinity Park Derby is a development
by **Infinity Park Derby Limited** – a joint
venture between Wilson Bowden,
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