

ST. MODWEN PARK DERBY

DE21 6NZ



Swan standard
specification



Additional build
to suit space
available



Located next to
the A52

FOUR HIGH QUALITY WAREHOUSE UNITS TO LET FROM OCTOBER 2022*

*EARLY ACCESS CAN BE GRANTED FROM SUMMER 2022

D39: 39,350 SQ FT (3,656 SQ M)

D78: 78,146 SQ FT (7,260 SQ M)

D54: 53,250 SQ FT (5,039 SQ M)

D131: 131,318 SQ FT (12,200 SQ M)

Changing spaces in Derby

St. Modwen Park Derby is a 67 acre new business park that is being created on one of the largest regeneration sites within Derby. 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.

Construction for the first phase of 4 detached self-contained units, ranging from 39,350 sq ft up to 130,949 sq ft, is due for completion in October 2022.

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).

Why choose Derby?

 <p>Home to renowned businesses; Rolls-Royce, Bombardier and Toyota</p>	 <p>More than six million people within an hour's drive</p>	 <p>Population of 250,000 people in the city</p>	 <p>12% of employees in hi-tech functions (four times national average)</p>
 <p>Pride Park is one of the most successful business parks with over one million sq ft</p>	 <p>One of the highest skilled workforces in the UK</p>	 <p>St. Modwen Park Derby will enjoy extensive well-being benefits</p>	 <p>Wyvern Retail Park is anchored by Sainsbury's. Other retailers include Next, Homebase, Halfords and Costa</p>



Key

- Build to Suit Opportunities up to 145,740 sq ft
- Phase 1

Indicative master plan computer generated image.

ST. MODWEN PARK DERBY

HEALTH & WELLBEING

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.

St. Modwen Logistics has developed a holistic philosophy surrounding the design, build and maintenance of our portfolio to ensure we always meet these expectations. Known as the Swan Standard, this commitment is reflected in the design at St. Modwen Park Derby, here's how:

03



INTERNAL AREAS

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

EASY ACCESS TO LOCAL AMENITIES

The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park. With a whole host of local amenities on the doorstep, employees will never have to venture too far to pick up essentials or find somewhere to eat. Wyvern Retail Park is anchored by Sainsbury's with other national retailers including Next, Homebase, Halfords, Mothercare and Costa.



04

05



RIVERSIDE WALKS & CYCLE PATHS

Alvaston Park is along the cycle route and some distance from site, therefore a riverside path is being created within the development. On the opposite side of the river a cycle path runs from Derby City Centre linking to Pride Park and the award winning Alvaston Park with its picturesque lake, vast expanses of open space and science garden.

06



THE WILDLIFE SANCTUARY BIRD RESERVE

Significant landscaping will create new habitat for wildlife, including fish refuges along the river. On the opposite side of the river is the tranquility of the Sanctuary, a bird and wildlife local nature reserve located on Pride Park. This refuge for wildlife is not open to the public, however there are four designated viewing points provided around the perimeter for the public to appreciate this haven from a distance.

02



AREAS TO RELAX IN

The beautifully landscaped pond not only performs a role for the sitewide sustainable drainage strategy, it also features an outdoor seating area, perfect for unwinding at break times or meeting with colleagues in the fresh air.

01



TRIM TRAIL

A healthy workforce is a productive one. At St. Modwen Park Derby, customers can take advantage of an on-site fitness trail, including outdoor gym equipment. Situated alongside additional landscaping, the trail has been implemented to promote wellbeing at the park.

TRAVEL DISTANCES



CITIES

Derby City Centre	2 miles
Nottingham	15 miles
Leicester	33 miles
Birmingham	44 miles
London	127 miles



PORT/RAIL FREIGHT TERMINALS

East Midlands Gateway	12 miles
Tamworth Intermodal Freight Terminal	36 miles
Hams Hall Rail Freight Terminal	40 miles



PUBLIC TRAIN STATIONS

Derby Train Station	1.4 miles
Nottingham Train Station	15.4 miles



AIRPORTS

East Mids Airport	13 miles
Birmingham Airport	38 miles



MOTORWAYS

A38	3.5 miles
A50	5 miles
M1, J25	6 miles
M1, J24	9 miles
M6, J13	42 miles



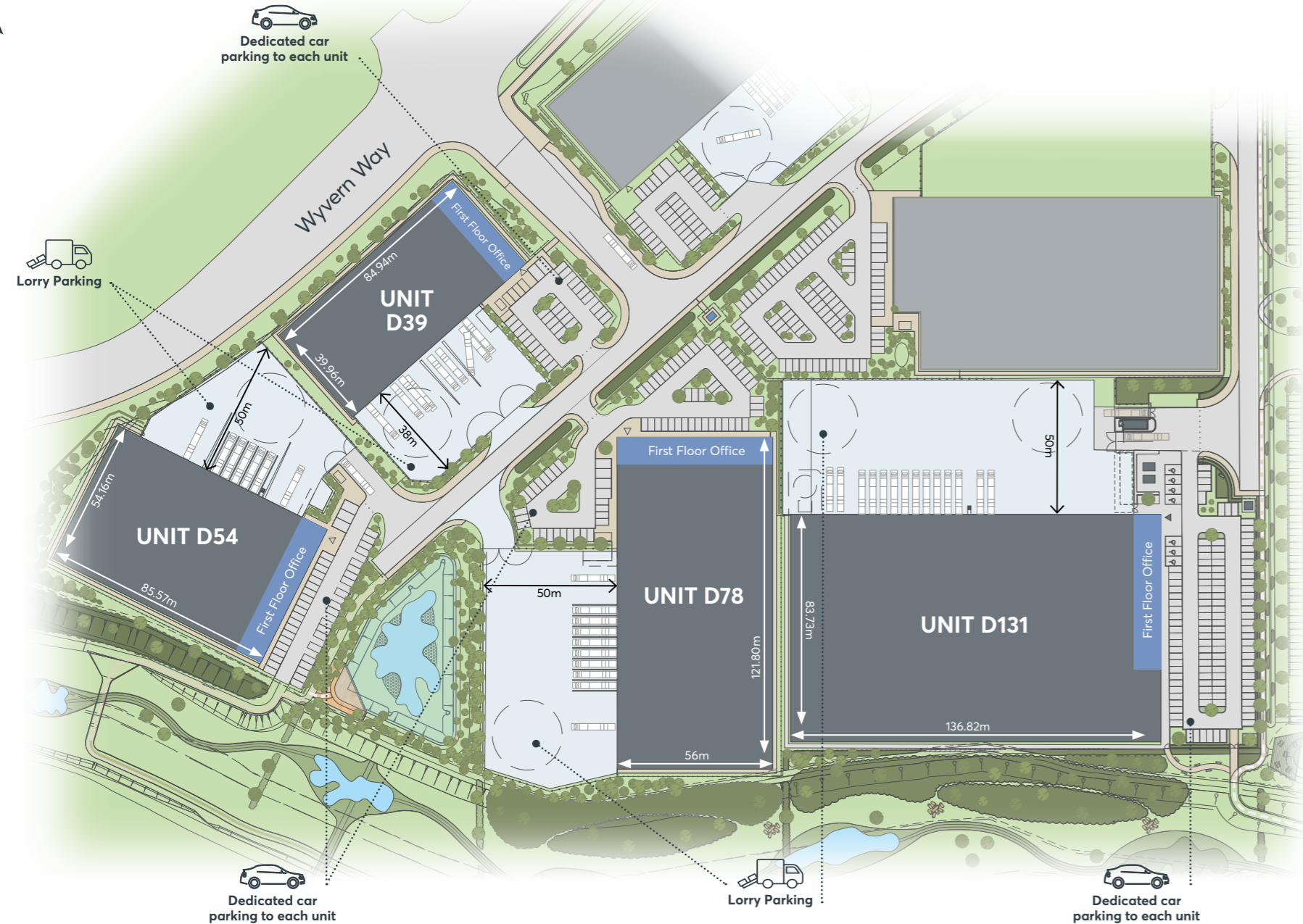
Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Please note: Stock images are indicative only.



Schedule of accommodation



Landscaped outdoor staff areas



Enhanced specification first floor offices and reception areas



EPC A rated



Up to 7.2 MVA of power supply on the estate



EV car charging



Unrestricted 24 hour access / use



Planning consent for B1c/B2/B8 uses



BREEAM (2018) EXCELLENT target accreditation

	UNIT D39	UNIT D54	UNIT D78	UNIT D131
WAREHOUSE	36,100 SQ FT (3,354 SQ M)	49,000 SQ FT (4,552 SQ M)	72,280 SQ FT (6,715 SQ M)	123,160 SQ FT (11,442 SQ M)
OFFICE INC. GF CORE	3,250 SQ FT (302 SQ M)	4,250 SQ FT (395 SQ M)	5,866 SQ FT (545 SQ M)	8,158 SQ FT (758 SQ M)
YARD DEPTH	38 M	50 M	50 M	50 M
CLEAR INTERNAL HEIGHT	10 M	10 M	12.5 M	15 M
LEVEL ACCESS LOADING DOORS	2	2	2	4
DOCK LEVEL LOADING DOORS	2	5	6	10
FLOOR LOADING	50 kN sq m	50 kN sq m	50 kN sq m	50 kN sq m
CAR PARKING SPACES	27	49	73	125
ELECTRIC CAR CHARGING POINTS	8	10	13	24
TOTAL	39,350 SQ FT (3,656 SQ M)	53,250 SQ FT (5,039 SQ M)	78,146 SQ FT (7,260 SQ M)	131,318 SQ FT (12,200 SQ M)

*All floor areas are approximate gross internal areas.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

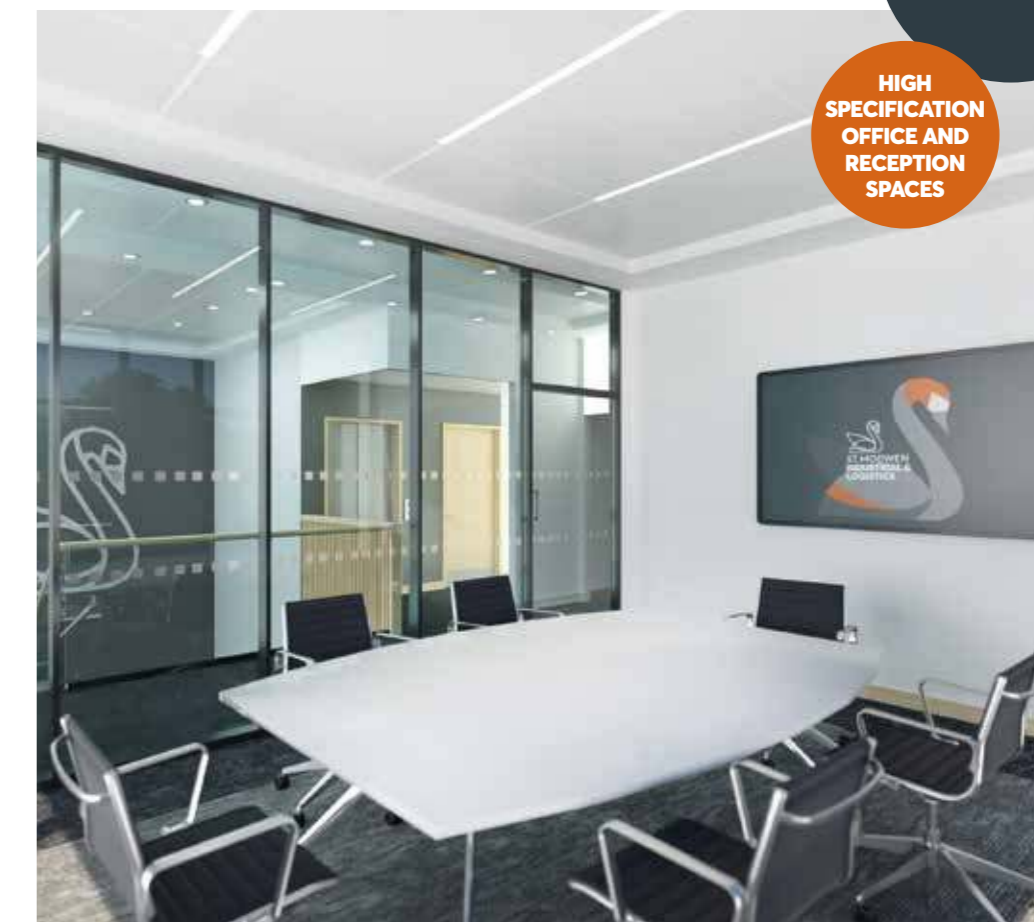
Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing well being
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code





Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

Net carbon reduction	Biodiversity & sustainable environments ambition	Diversity & inclusions	Education & future skills	Health & wellbeing	Responsible operating practices & partnerships
----------------------	--	------------------------	---------------------------	--------------------	--



About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality Urban and Big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



Part of St. Modwen Developments Ltd. (Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide

ST. MODWEN PARK DERBY

DE21 6NZ



stmodwenlogistics.co.uk

KAYLEIGH HOLSEY

Senior Development & Leasing Manager

07747 486 661

kayleigh.holsey@stmodwen.co.uk

BEN SILCOCK

Development Manager

07811 304 316

ben.silcock@stmodwen.co.uk

@StModwenIL St. Modwen Logistics @stmodwenlogistics



Nick Hosking

T: 0133 236 2244

M: 07855 423 458

E: nhosking@innes-england.com

Scott Osborne

T: 0115 924 3243

M: 07894 587 809

E: sosborne@innes-england.com



Ranjit Gill

T: 0121 634 8402

M: 07771 838 135

E: rsgill@savills.com

Christian Smith

T: 0121 200 4507

M: 07808 784 789

E: christian.smith@savills.com

Misrepresentation Act 1967, Unfair Contract Terms 1977, The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2022. TBDW 00888-o8.