

SMARTPARC SEGRO DERBY

UNIT 1

TO LET/MAY SELL
118,244 sq ft (10,985 sq m)

Modern self contained industrial unit on a secure logistics and food manufacturing park

Available for immediate occupation

- Two configurations available. A part chilled & part frozen refrigeration unit or stripped as an ambient Grade A warehouse / production facility
- 1.15 MVA power supply

SEGRO

SmartParc
Food Production Reimagined

INTRODUCTION

Available to move into immediately, Unit 1 at SmartParc SEGRO Derby offers a rare opportunity to secure a best-in-class facility within a world-class business campus.

A destination designed to help ambitious businesses operate more efficiently, grow sustainably and connect with customers faster.

Located within a collaborative campus environment, occupiers benefit from shared infrastructure, services and expertise, creating operational efficiencies and opportunities for innovation.

With processing, manufacturing, logistics and distribution capabilities located in one place, businesses can streamline supply chains, reduce costs and minimise environmental impact while improving speed to market.

**Efficiency.
Connectivity.
Growth.**

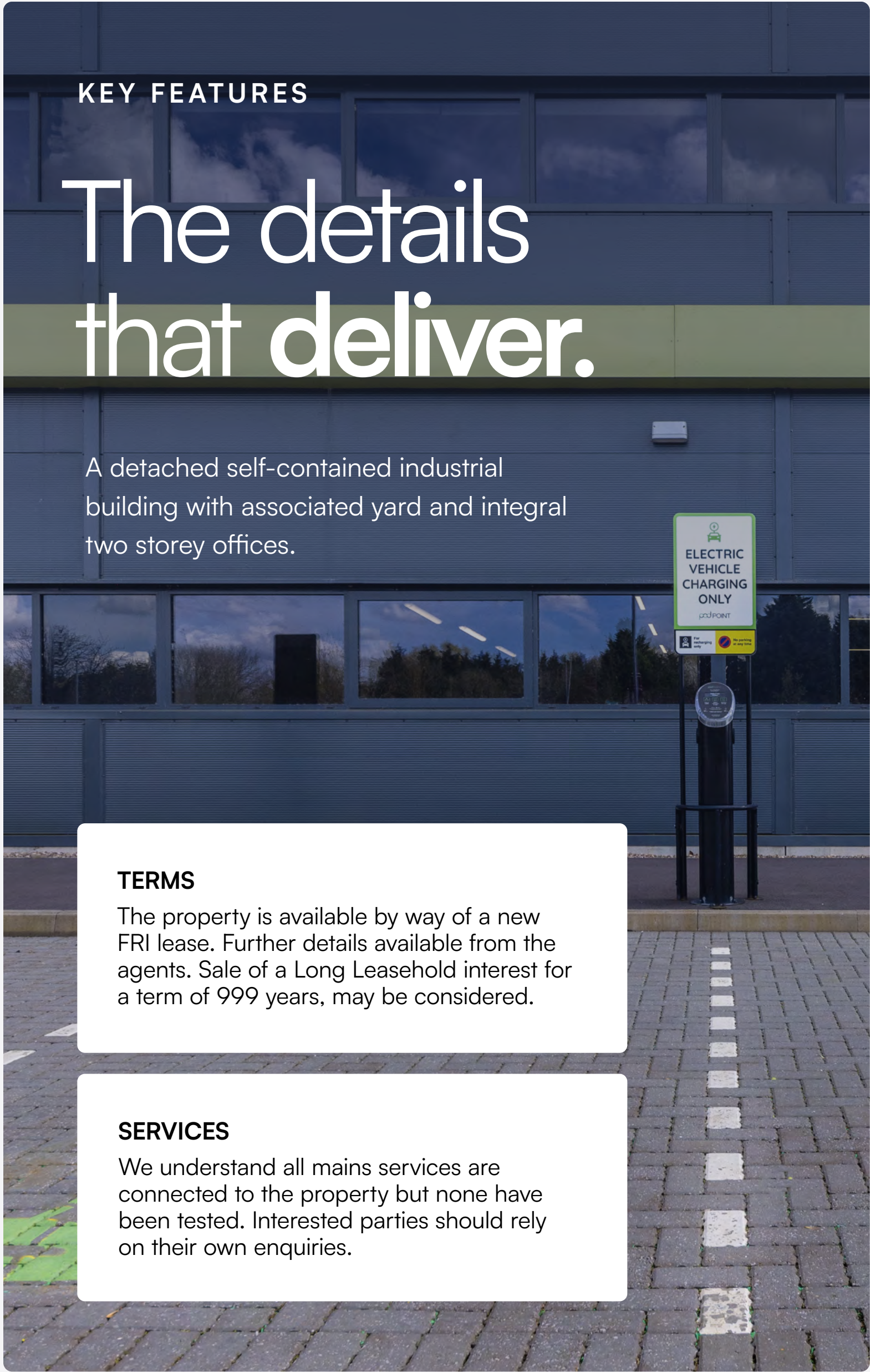




ACCOMMODATION — UNIT 1

Designed for
performance.

	SQ FT (GIA)	SQ M (GIA)
WAREHOUSE	104,445	9,703
GF / FIRST FLOOR OFFICES	13,799	1,282
TOTAL (GIA)	118,244	10,985



KEY FEATURES

The details that deliver.

A detached self-contained industrial building with associated yard and integral two storey offices.

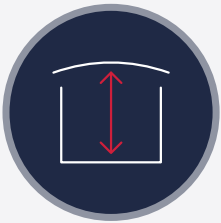
TERMS

The property is available by way of a new FRI lease. Further details available from the agents. Sale of a Long Leasehold interest for a term of 999 years, may be considered.

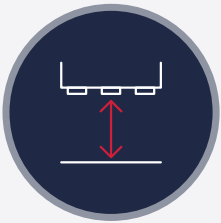
SERVICES

We understand all mains services are connected to the property but none have been tested. Interested parties should rely on their own enquiries.

OVERVIEW



12m clear internal height



50m yard depth



96 car parking spaces



1.15 MVA power supply



5 litres per second water supply



Gas connection



First floor offices with comfort cooling & heating

UNIT ACCESS



10 dock level loading doors



2 level access loading doors

SUSTAINABILITY



BREEAM "Very Good"



EPC A 20

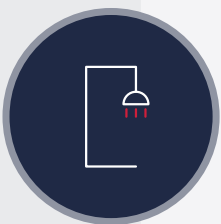


Electric vehicle charging

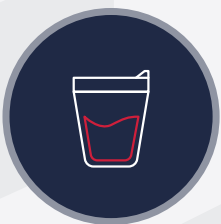
WELLBEING



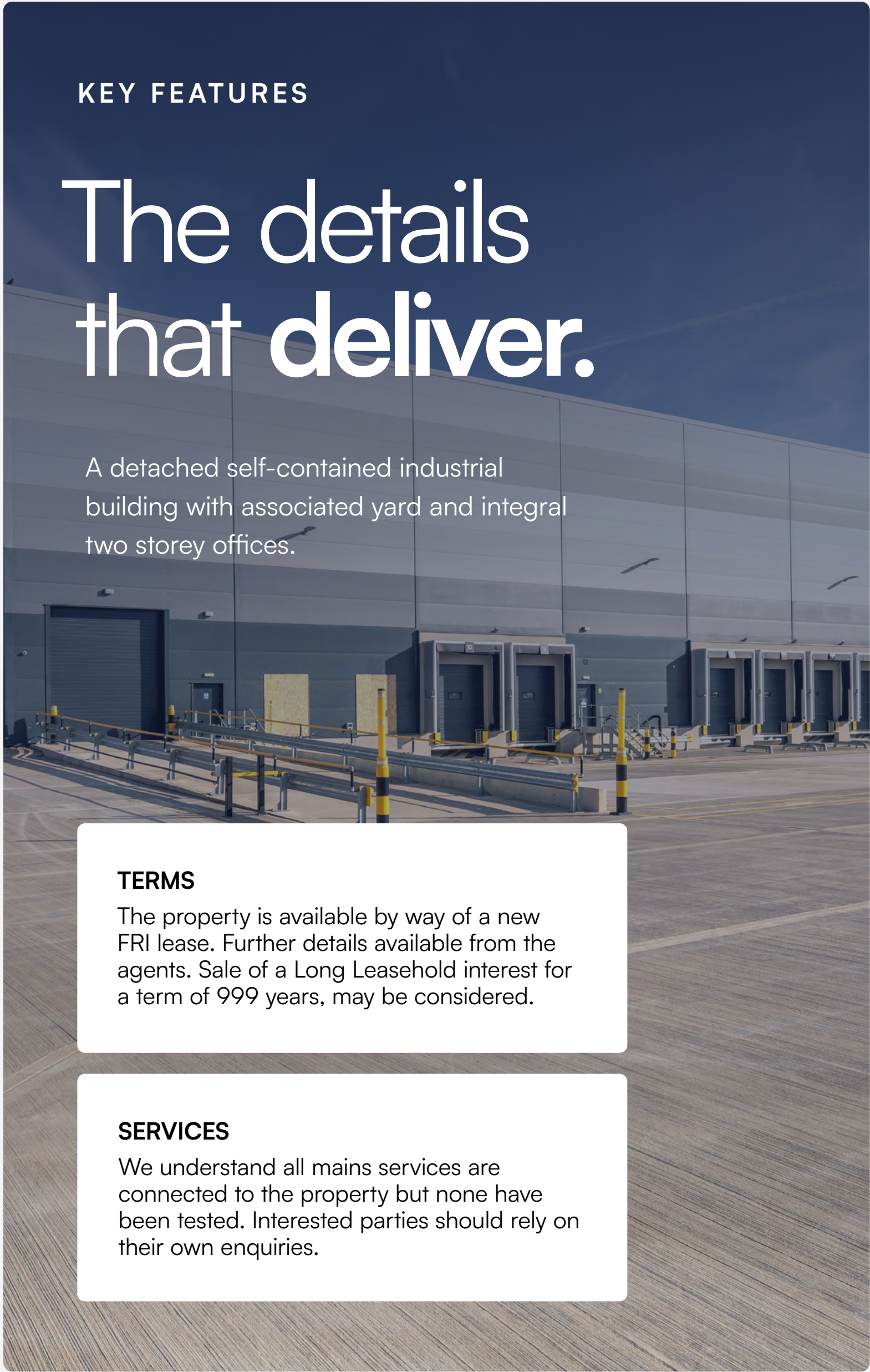
Locker areas



Shower facilities



Break out spaces



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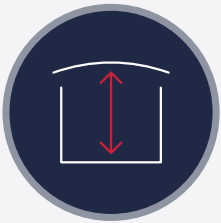
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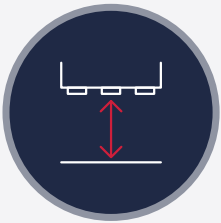
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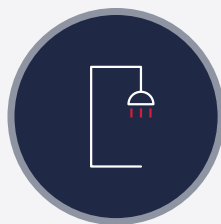


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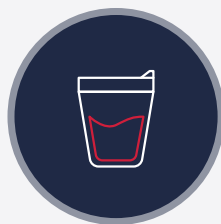
WELLBEING



Locker areas



Shower facilities



Break out spaces

Existing fit out.



Entrance lobby



External yard



Internal warehouse space



Internal warehouse space



External yard



Office space

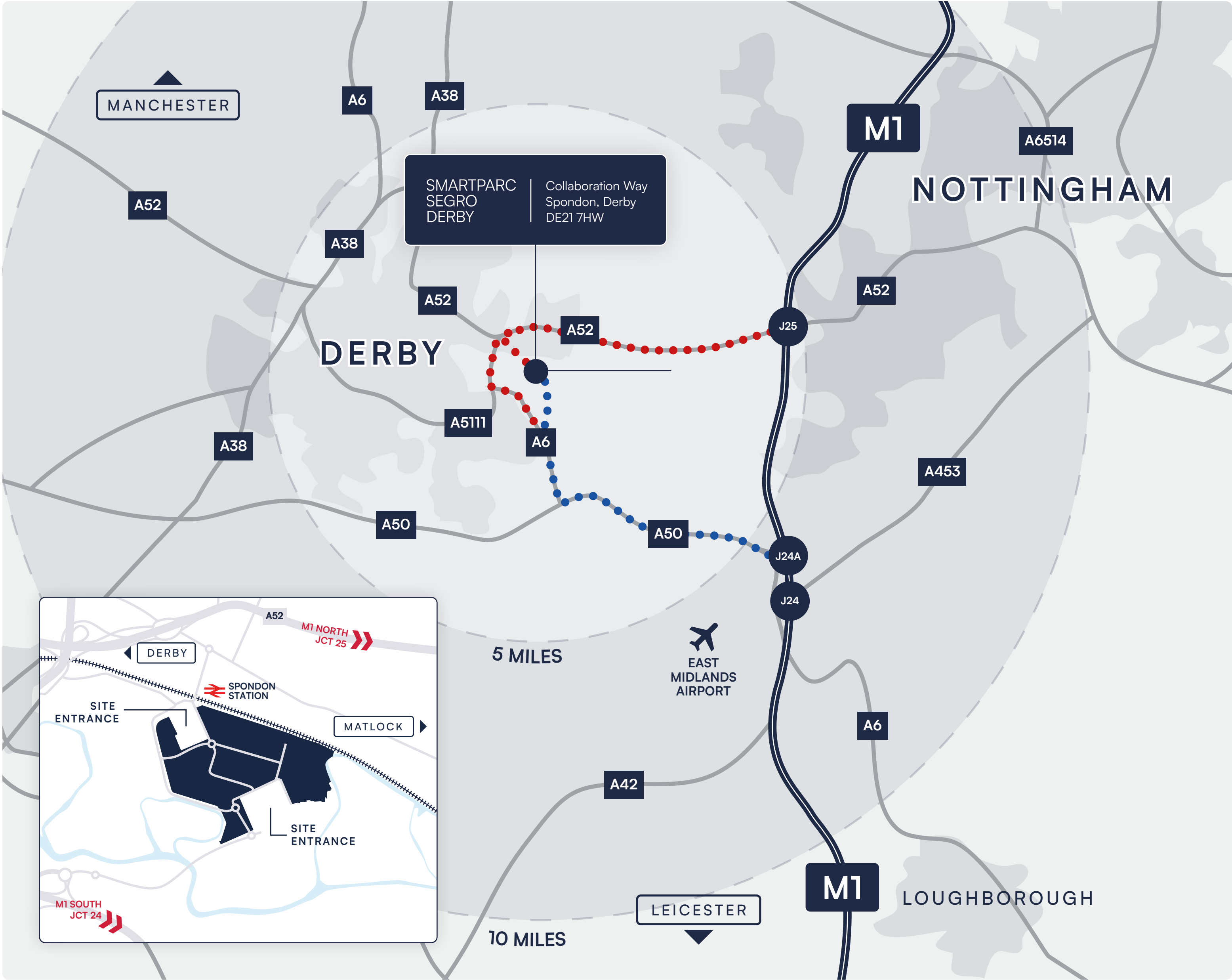
GALLERY

Stripped out.



Indicative image, internal warehouse space of a comparative size

UNIT 1 - AVAILABLE NOW



LOCATION

Connected for **success.**

With its strategic position in the East Midlands, our campus lies at the heart of the UK, with 80% of the country reachable in just four hours. Easy access to supply chains and a large labour pool make Derby perfectly placed for rapid connections across your supply chain.

ROAD LINKS

M1 Junction 25	5.3 miles
M1 Junction 24a	7.4 miles
A50 Junction 2	3.3 miles
Derby	3.4 miles
Nottingham	12.8 miles
Leicester	27.3 miles
Daventry	54.9 miles

RAIL AND AIR

Trains to Derby from Spondon Station	6 mins
East Midlands Airport	6.5 miles
SEGRO Logistics Park East Midlands Gateway (SLPEMG)	10 miles
Daventry International Rail Freight Terminal (DIRFT)	47 miles

SERVICES

The power of collaboration.

Why bear the full cost alone? Shared services and infrastructure can reduce operating costs by up to 30%, allowing businesses to operate more efficiently while benefiting from the knowledge, expertise and opportunities that come from being part of a connected campus community.



Meet the neighbours

An innovative, future-looking collection of companies will set the stage for an exciting working environment, benefiting staff wellbeing and fostering collaboration.

Your site essentials sorted

Our campus is a community. Everyone benefits from the same primary, day-to-day services as part of their lease.

PRIMARY SERVICES



- Security, including 24/7 gatehouses
- Road maintenance, sign management and gritting
- Documented vehicle movements / ANPR tracking
- Communal space management

À la carte add-ons

As part of your lease, you can also take your pick of additional services.

OPERATIONAL



- Waste services
- Hygiene services
- Asset management
- Environmental services
- Laundry management
- Reception and courier services
- On site FM services

PEOPLE



- Resourcing, including specific recruitment services
- Project management
- Occupational health
- Training

SMARTPARC
SEGRO
DERBY

UNIT 1

Ready for your next steps?
Let's talk.



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