

SMARTPARC SEGRO DERBY

The future of food production.
A world-class campus with
state-of-the-art tech.

TECHNICAL SPECIFICATION

From 750 — 400,000 sq ft
Industrial / warehouse units to let

segro.com/smartparcderby

SEGRO

 **SmartParc**
Food Production Reimagined



MASTERPLAN

You pick it.
We'll build it.

Choose from high-spec industrial and warehouse units, ranging from 750 — 400,000 sq ft — all part of a 2 million sq ft food campus brought to you by SmartParc and SEGRO.

	SQ FT	SQ M
UNIT 1 (LET)	118,244	10,985
PLOT 2	340,914	31,672
PLOT 3	178,379	16,572
PLOT 4	17,814	1,655
PLOT 5	123,030	11,430
UNIT 6A (LET)	113,311	10,527
PLOT 6B—D	243,565	22,628
PLOT 7	132,000	12,263
UNIT 8 (LET)	434,258	40,344
UNIT 9 (LET)	477,552	44,366
TOTAL	2,179,067	202,422

BASE SPECIFICATION

What's on the menu

Summary specification & example plots:

40,000 sq ft plot

- 4,000 sq ft fitted to Cat A standard
- Mezzanine provision available, based on requirements
- 15m building height as standard (up to 30m on request)
- 2 insulated dock level loading doors
- Reinforced utilities to support food manufacturing
- 44 car parking spaces, including 7 EV charging points

80,000 sq ft plot

- 8,000 sq ft fitted to Cat A standard
- Mezzanine provision available, based on requirements
- 15m building height as standard (up to 30m on request)
- 2 insulated dock level loading doors
- Reinforced utilities to support food manufacturing
- 87 car parking spaces, including 13 EV charging points

160,000 sq ft plot

- 16,000 sq ft fitted to Cat A standard
- Mezzanine provision available, based on requirements
- 15m building height as standard (up to 30m on request)
- 4 insulated dock level loading doors
- Reinforced utilities to support food manufacturing
- 175 car parking spaces, including 26 EV charging points

Distribution centre (323,240 sq ft)

- 32,324 sq ft fitted to Cat A standard
- Mezzanine provision available, based on requirements
- 15m building height as standard (up to 30m on request)
- Insulated dock level loading doors
- Reinforced utilities to support food manufacturing
- 353 car parking spaces, including 53 EV charging points

400,000 sq ft plot

- 40,000 sq ft fitted to Cat A standard
- Mezzanine provision available, based on requirements
- 15m building height as standard (up to 30m on request)
- 10 insulated dock level loading doors
- Reinforced utilities to support food manufacturing
- 437 car parking spaces, including 66 EV charging points

FIT OUT

Go from lease to launch, **fast.**

From start on-site to completion of a food ready shell, we're talking just 12 months — that's about a third of the time it takes to set up and fit-out a freehold unit.



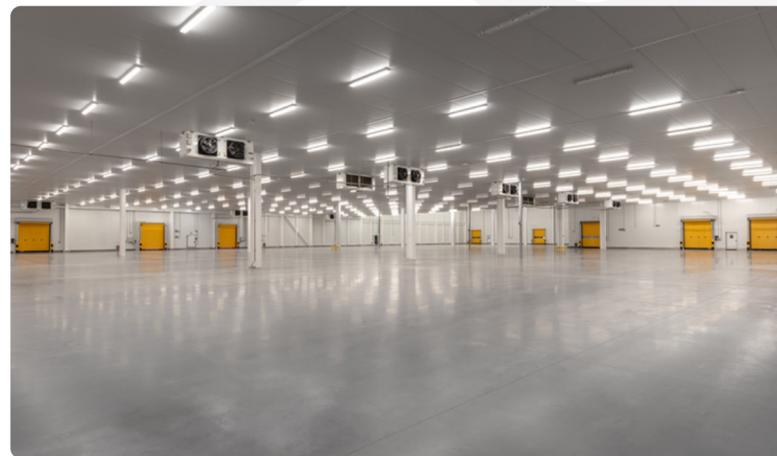
Planning permission on a plate

Our dedicated team will be on-hand to help you secure planning permission in as little as 8 weeks. That means less paperwork — and less time wasted.



Hassle-free, streamlined construction

Once spades hit the ground, your food ready shell will be complete within six to eight months, with early access access for fit out after three or months. Refrigeration and food production fit-outs can also be included as part of your rental agreement.



Made with all the right ingredients

Our units are food-ready shells purpose-built for the industry. Refrigerated cladding, enhanced steel frames, built in foul and trade effluent drainage and eaves up to 25m give you everything you need for setting up base.

PARTNERSHIP

A recipe for success

SEGRO is working with SmartParc and a team of partners to create a new asset class dedicated to food manufacturing and distribution.

Together, we'll create over 5,000 job opportunities in the East Midlands area and achieve a Net Zero campus by 2030.



SEGRO creates the space that enables extraordinary things to happen. For over 100 years, it has been developing and managing warehouse and industrial space to support business growth and the people in the communities in which it operates.

A commitment to championing low-carbon growth and investing in the environment is integral to its purpose and strategy. Working with organisations across the food industry, SEGRO is dedicated to supporting innovation and making a positive impact for the future of the sector.

To learn about SEGRO's sustainability and community commitments, visit segro.com/responsiblesegro

Ben Green
Director, Development
+44 (0) 2475 52 9751
ben.green@segro.com

Colin Lawrence-Waterhouse
Associate Director, Asset Management
+44 (0) 2475 52 9752
colin.lw@segro.com



SmartParc was conceived to address the challenges of the food manufacturing industry with the aim of developing sustainable food production for the future. It is a new asset class specifically designed by people from our industry, for our industry.

SmartParc will offer a collection of campus-style parks, providing new collaborative food manufacturing hubs. With state-of-the-art manufacturing units and a shared distribution hub using new technologies to improve efficiency, our mission is to reduce the carbon footprint of food production.

smart-parc.com

Phil Lovell
Chief Operating Officer
+44 (0) 7836 607 035
phil.lovell@smart-parc.com

Adrienne Howells
Director
+44 (0) 7908 901 375
adrienne.howells@smart-parc.com

SMARTPARC SEGRO DERBY

Ready for the future of food production? **Let's talk.**

segro.com/smartparcderby

CBRE

Olivia Newport
+44 (0) 7920 822 081

Peter Monks
+44 (0) 7766 504 989

Luke Thacker
+44 (0) 7733 308 558

FHP

John Proctor
+44 (0) 7887 787 880

Tim Gilbertson
+44 (0) 7887 787 893

Darran Severn
+44 (0) 7917 460 031

SEGRO

SmartParc
Food Production Reimagined

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. February 2026. Designed by J2.net