

The Innovation Centre

SMARTPARC
SEGRO
DERBY

DE21 7HW



Be part of a thriving state-of-the-art food production campus where enterprising businesses come together.

Space from 650—43,873 sq ft

SEGRO

 **SmartParc**
Food Production Reimagined

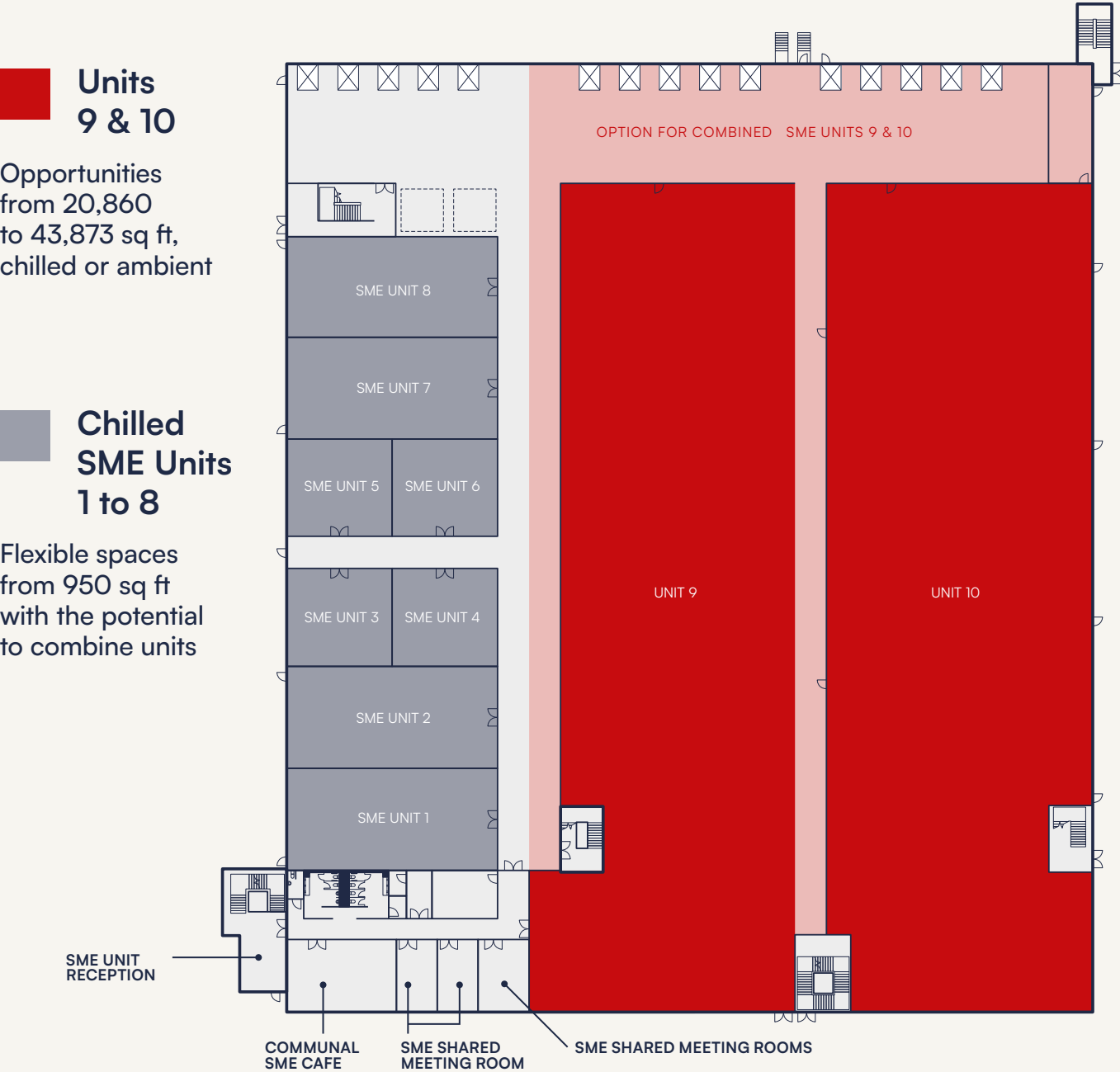
A photograph of two male workers in a food processing facility. They are wearing red hairnets, white lab coats, red aprons with the HG Walter logo, and blue gloves. They are working on a production line with a blue conveyor belt. One worker is in the foreground, focused on a cardboard box labeled 'HG Walter'. The background shows industrial machinery and a clean, bright environment.

The Innovation Centre is a place where pioneering innovation, manufacturing and technology businesses in the food industry have the unique opportunity to be part of the thriving hub of SmartParc SEGRO Derby.

This is a place where businesses work together, sharing resources, services and expertise and benefit from being on a state-of-the-art campus built around the future of food. A future where farms and tables are closer than ever. Seamless supply chains wrapped around a hub where businesses work together, sharing resources, services and expertise. Processing, packing, logistics — all on one park, reducing emissions, energy use and operating costs. A future where a direct line to customers means fresher food, faster.

Food Forethought.

Ground Floor:



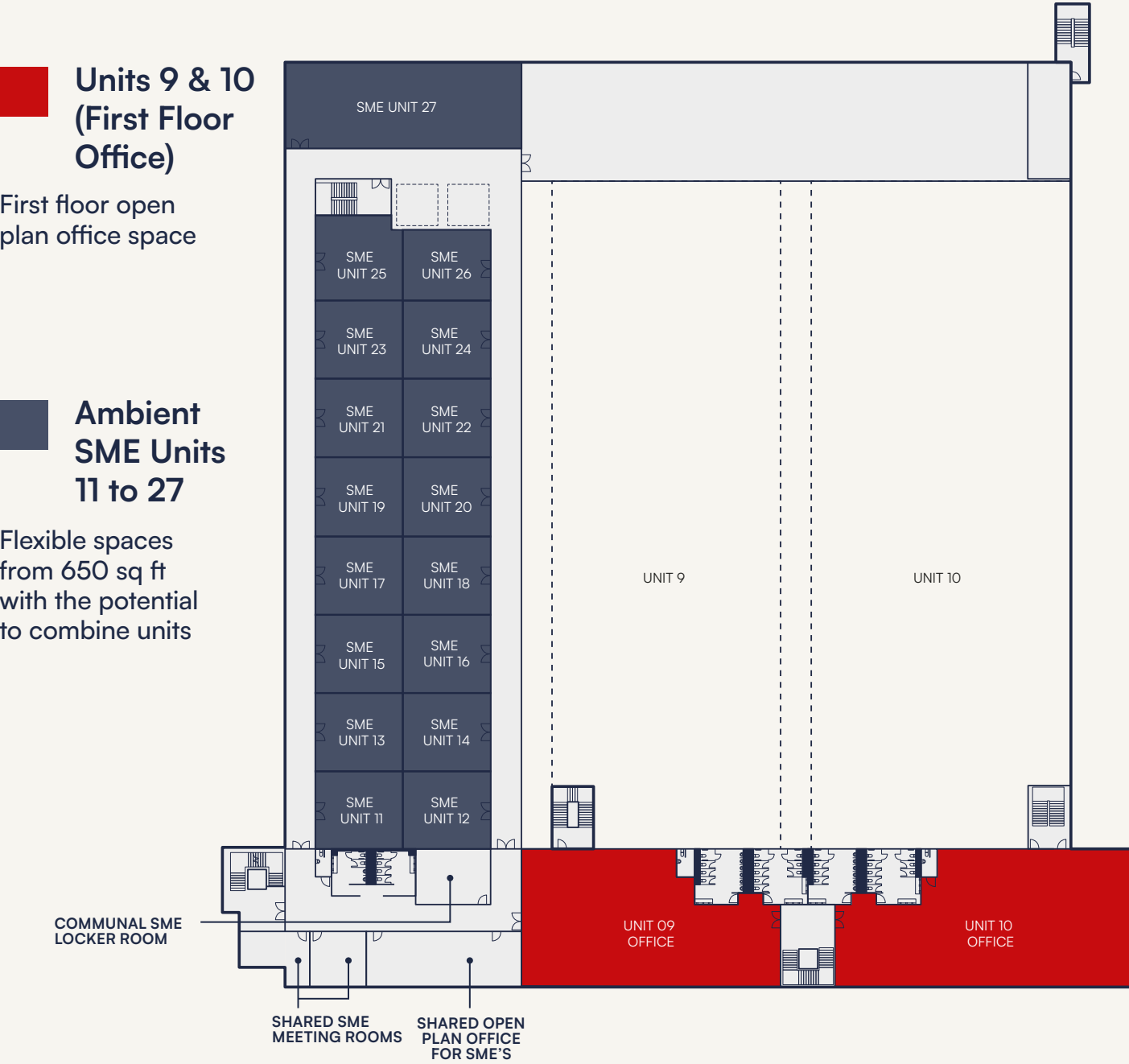
Units 9 & 10

Opportunities from 20,860 to 43,873 sq ft, chilled or ambient

Chilled SME Units 1 to 8

Flexible spaces from 950 sq ft with the potential to combine units

First floor:



Units 9 & 10 (First Floor Office)

First floor open plan office space

Ambient SME Units 11 to 27

Flexible spaces from 650 sq ft with the potential to combine units

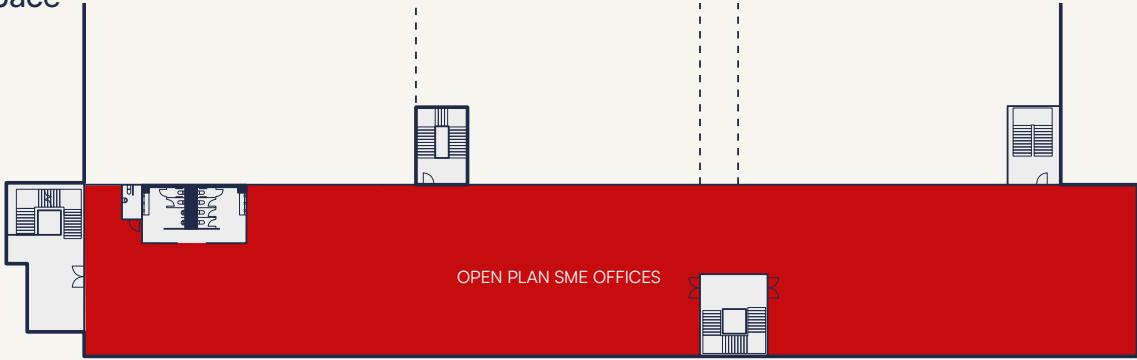
SPECIFICATION

- BREEAM Excellent
- EPC A (targeting)
- LED lighting
- Power 1MVA with capacity for more if required
- 814kWh gas supply, 3L/s water supply - opportunity to upgrade if required
- 15m eaves height
- Heavy floor loading with a maximum of 50 kN/m²
- CleanSafe 25 internal finish to single skin wall cladding

- 20% EV parking spaces as standard
- Allocated parking up to 50 spaces per unit (Units 9 & 10)
- Allocated parking spaces per unit, between 4-8 available depending on unit size (Units 1—8)
- 5 level access doors per unit, 1 of which is a level access loading door
- Secure park with fencing and security
- Mix of ambient and chilled units available with full electrical and mechanical fit out
- Units ready for fit out to your required specification

Second floor:

12,900 sq ft of flexible open plan office space for SME's



The Innovation Centre

3D view CGI

First Floor

AMBIENT SME UNITS 11 TO 27

ROOF MOUNTED PV PANELS

Second Floor

SME OFFICES

UNITS 9 & 10 OFFICES

SME SHARED MEETING ROOMS

Ground Floor

SHOWING UNITS 9 & 10 COMBINED

CHILLED SME UNITS 1 TO 8

SME SHARED MEETING ROOMS

SME UNIT RECEPTION

SME SHARED MEETING ROOMS

COMMUNAL SME CAFE



Unit 8 let to Hello Fresh at SmartParc SEGRO Derby



Aerial view - Smartparc SEGO Derby July 2024



Fully managed and secure site

Shared
benefits



Roof mounted PV panels to provide renewable energy to the energy sharing platform at the Innovation Centre.



Rainwater harvesting



District heating and cooling system delivering sophisticated temperature control to the Innovation Centre.



Security and 24/7 CCTV



Allowance for connection to effluent drainage



Carbon reduced building materials used in construction



Modern, efficient design to provide more a energy efficient building with lower utility usage

A place where
resources, services and
expertise are shared



A FOOD HUB WITH INNOVATION AT ITS CORE



A hub for food industry research, training, career development, and home to SMEs looking to excel with help from industry experts and business collaboration



650 sq ft to 43,873 sq ft (100,000 sq ft in total)



Shared facilities and canteen



Product development rooms



Office space and meeting rooms to rent



Central services for chilled and ambient units



University of Derby
5 MILES AWAY



Nottingham Trent University
11 MILES AWAY



University of Nottingham
12 MILES AWAY



Creating the future of food production



Powerful
partnership

A 2 million sq ft state-of-the-art
food campus brought to you by
SmartParc and SEGRO.

A food hub with innovation at its core

Smart & sustainable



A green energy platform delivers cost savings through a mixture of power generating technologies



Recycling all used energy will ensure the Net Zero target is met by 2030



A heating and cooling loop will be available, contributing to the power balance across the park



Waste energy outputs are stored for alternative use on the park



PV panels on each building feed into the central Energy Centre for distribution around the park

BREEAM

Excellent (targeting)

EPC

EPC A (targeting)

A park that harvests more than crops

The SmartParc SEGRO Derby team will support customers by applying connected thinking to help ensure excellent environmental performance and efficiency gains across:



ENERGY

Reducing energy usage, recycling and balancing energy around the park whilst leveraging sustainable forms of efficient generation. 1.5MVA power including transformers and switchgear



WATER

Reducing water usage through optimisation, water harvesting, treatment, and recycling



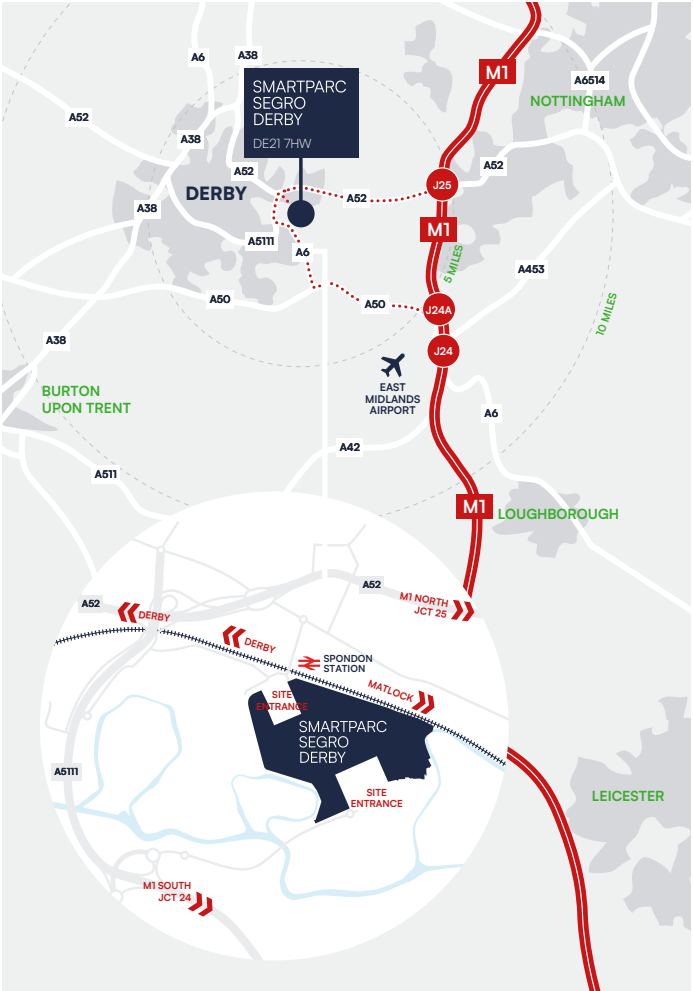
TRANSPORT

Reducing food miles and converting to sustainable transport alternatives



WASTE

Proactive management of waste reduces impact on the environment



80% of the UK population are within four hours of SmartParc SEGRO Derby, making distribution and access to customers simple and seamless.



Logical Location

Supply chain to shelf in under four hours

ROAD ACCESS

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

LOCAL WORKFORCE

Derby has fantastic connections to neighbouring cities and their talent pools.

Leicester	387,200
Nottingham	357,700
Derby	273,300
Loughborough	190,900
Mansfield	81,900



Shared services

PRIMARY SERVICES

Available to all occupiers at SmartParc SEGRO Derby



SMARTPARC SECURITY



PARK FACILITIES MANAGEMENT



ENERGY MANAGEMENT

OPERATION AND PEOPLE SERVICES

Additional services provided as part of a purchase contract



Waste Services



Hygiene Services



Asset Management



Environmental Services



Laundry Management



Reception and Courier Services



Evolve4 ERP System



Project Management



Specific Recruitment Services



Occupational Health Services



Training Services



People Resourcing



Looking for a fresh start?

If you want to find out more about SmartParc
SEGRO Derby and why it could be the perfect home
for your business, get in touch via our website:

segro.com/smartparcderby

CBRE

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SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. August 2025.