

SMARTPARC SEGRO DERBY

DE21 7HW

State-of-the-art food
production campus

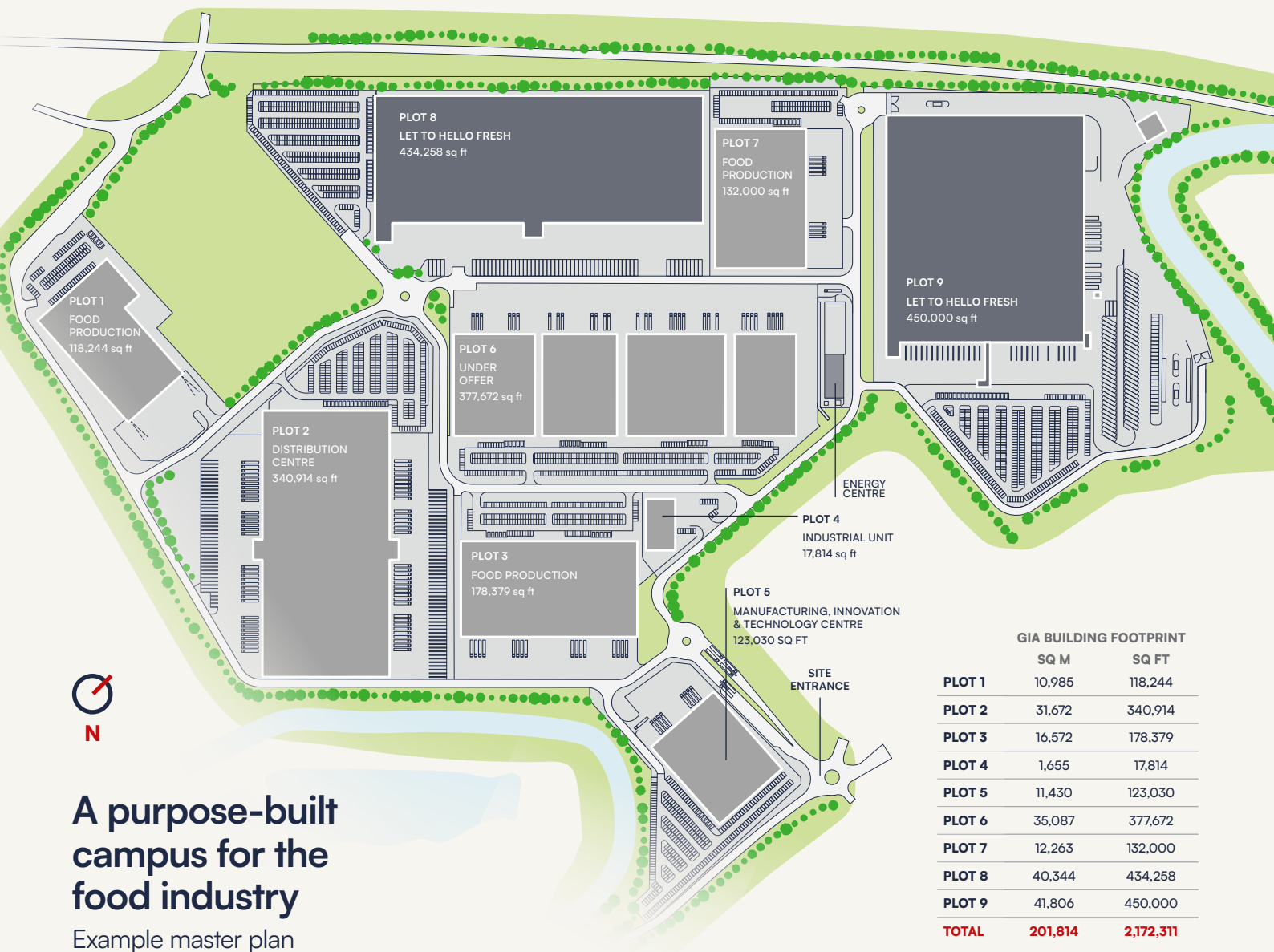
750 sq ft — 400,000 sq ft
Industrial / warehouse units to let

Occupy within 12 months



SEGRO

 **SmartParc**
Food Production Reimagined



A purpose-built campus for the food industry

Example master plan



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

● OPERATIONAL SERVICES

● PEOPLE SERVICES

Creating the future of food production

Summary specification & example plots

Building

- Occupy within 12 months
- Max eaves heights 25m
- Ambient or chilled base specification
- 10% of GIA fitted out Cat A offices as standard
- Refrigeration and food production fit out available as part of the rental agreement

Sustainability

- PV installation on all buildings
- 40 MVA on site
- Sustainable power options:
 - Private PV distribution network
 - Refrigeration heat recycling
 - Nil natural gas heating options

Services

- 24-hour security presence on site with controlled entry
- On-site engineering and maintenance support

40,000 sq ft Plot

Ground Floor Area	40,000 sq ft (3,716 sq m)
Offices	10% of GIA fitted out to Cat A Standard — 4,000 sq ft (372 sq m)
Mezzanine	Provision based on requirements
Building Height	15m as standard, 30m available on request
Insulated Dock Doors	2
Utilities	Reinforced utilities to support food manufacturing
Car Parking Spaces	44
EV Charging	7
Security	Park Gatehouses provided (via a contribution to wide Park services)
Optional Park Services	Further information available on request

80,000 sq ft Plot

Ground Floor Area	80,000 sq ft (7,432 sq m)
Offices	10% of GIA fitted out to Cat A Standard — 8,000 sq ft (743 sq m)
Mezzanine	Provision based on requirements
Building Height	15m as standard, 30m available on request
Insulated Dock Doors	2
Utilities	Reinforced utilities to support food manufacturing
Car Parking Spaces	87
EV Charging	13
Security	Park Gatehouses provided (via a contribution to wide Park services)
Optional Park Services	Further information available on request

160,000 sq ft Plot

Ground Floor Area	160,000 sq ft (14,868 sq m)
Offices	10% of GIA fitted out to Cat A Standard — 16,000 sq ft (1,486 sq m)
Mezzanine	Provision based on requirements
Building Height	15m as standard, 30m available on request
Insulated Dock Doors	4
Utilities	Reinforced utilities to support food manufacturing
Car Parking Spaces	175
EV Charging	26
Security	Park Gatehouses provided (via a contribution to wide Park services)
Optional Park Services	Further information available on request

400,000 sq ft Plot

Ground Floor Area	400,000 sq ft (37,161 sq m)
Offices	10% of GIA fitted out to Cat A Standard — 40,000 sq ft (3,716 sq m)
Mezzanine	Provision based on requirements
Building Height	15m as standard, 30m available on request
Insulated Dock Doors	10
Utilities	Reinforced utilities to support food manufacturing
Car Parking Spaces	437
EV Charging	66
Security	Park Gatehouses provided (via a contribution to wide Park services)
Optional Park Services	Further information available on request

Distribution Centre

Ground Floor Area	323,240 sq ft (30,030 sq m)
Offices	10% of GIA fitted out to Cat A Standard — 32,324 sq ft (3,003 sq m)
Mezzanine	Provision based on requirements
Building Height	15m as standard, 30m available on request
Insulated Dock Doors	TBA
Utilities	Reinforced utilities to support food manufacturing
Car Parking Spaces	353
EV Charging	53
Security	Park Gatehouses provided (via a contribution to wide Park services)
Optional Park Services	Further information available on request



Smart & sustainable

WE USE THE EXCESS ENERGY FROM YOUR COLD STORAGE, TO HEAT YOUR NEIGHBOUR'S OVENS



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



Clustered waste energy outputs provide alternative usage solutions



Recycling all used energy to meet Net Zero target by 2030



Sustainability initiatives built on a first-class specification



PV panels on each building feed into the central Energy Centre



Heating and cooling loop available, balancing power across the park

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



WATER

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



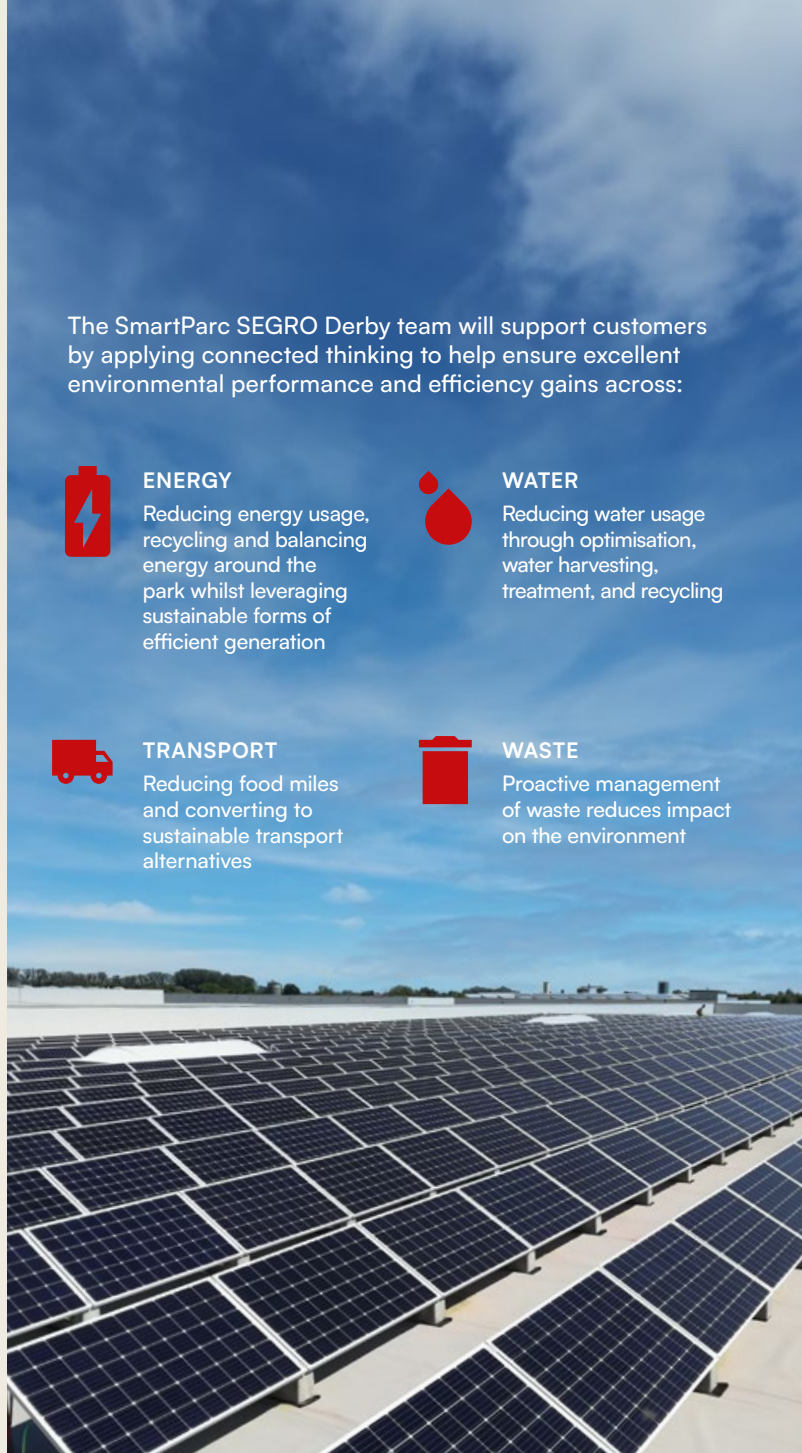
TRANSPORT

Reducing food miles and converting to sustainable transport alternatives



WASTE

Proactive management of waste reduces impact on the environment



University of Derby
5 MILES AWAY



Nottingham Trent University
11 MILES AWAY



MANUFACTURING & TECHNOLOGY CENTRE
SUPPORTED BY...

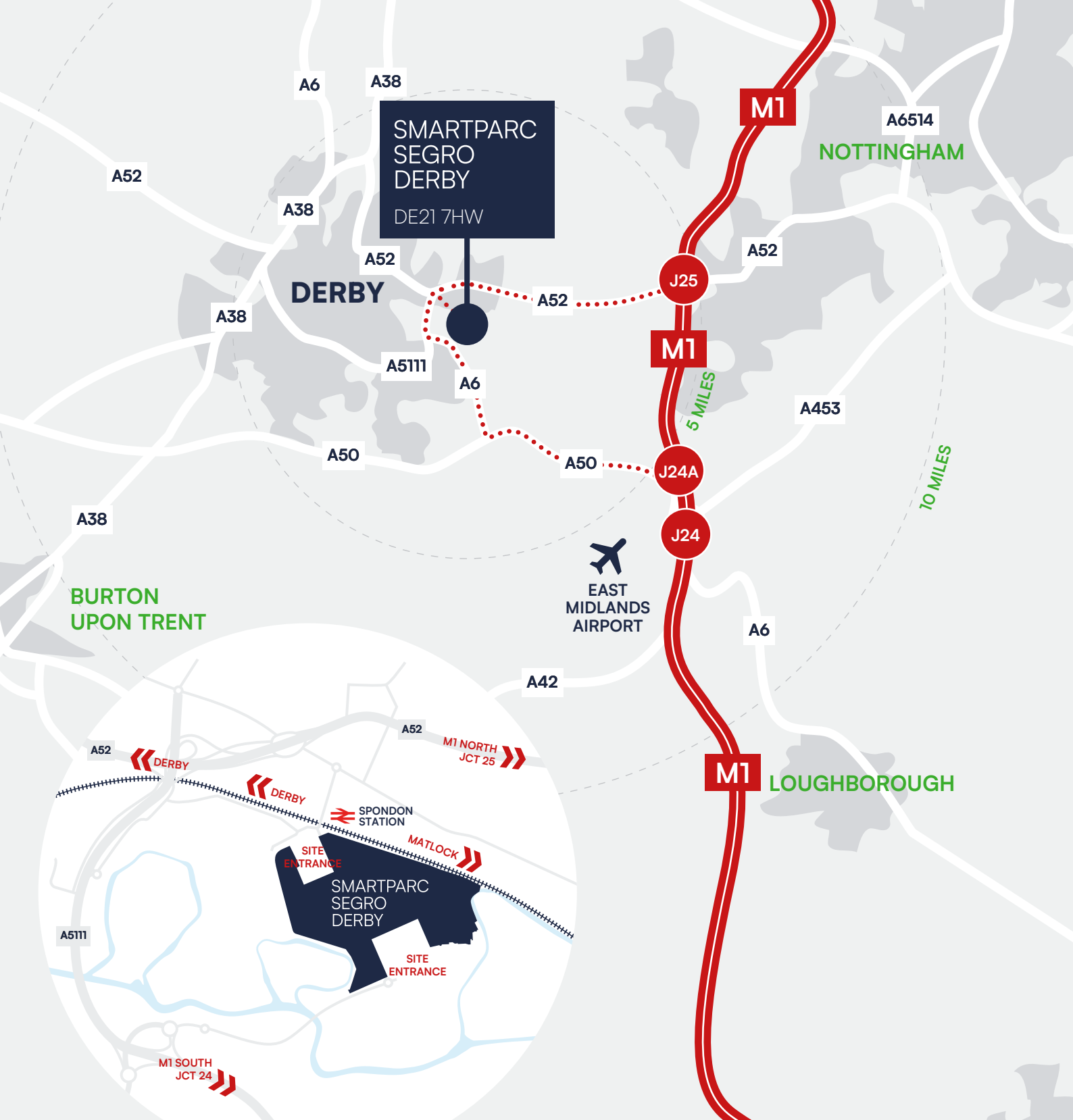


University of Nottingham
12 MILES AWAY

Innovation on the park

Included at SmartParc SEGRO Derby, will be a Food Manufacturing and Technology Centre:

- A hub for food industry research, training, career development, and home to SMEs looking to excel with help from industry experts and business collaboration
- 750 sq ft to 30,000 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



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. December 2025.