

SMARTPARC SEGRO DERBY

DE21 7HW

State-of-the-art food
production campus

118,071 sq ft (10,969 sq m)
Existing Chilled Unit
Immediately available



SEGRO

SmartParc
Food Production Reimagined

SmartParc SEGRO Derby has been designed and 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.



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.



Smart & sustainable

Connected thinking based on your needs helps ensure excellent environmental performance and efficiency gains. First-class specification and sustainability initiatives create a food hub with innovation at its core.



Logical location

Strategically positioned in the East Midlands, SmartParc SEGRO Derby provides efficient, direct routes to consumers. Easy access to supply chains and a vast labour pool make Derby a prime location for logistics and food manufacturing.



Shared services

On the park, you will benefit from reduced operating costs, improved wellbeing and have the opportunity to explore new routes to customers through on-site consolidation.



Smart & sustainable

A food hub with innovation at its core



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



Waste energy outputs are stored for alternative use on the park



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



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



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

Innovation on the park

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

- A hub for food industry research, training and career development.
- 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

The Manufacturing and Technology Centre is supported by:



University of Derby — 5 miles away



Nottingham Trent University — 11 miles away



University of Nottingham — 12 miles away

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



WATER

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



TRANSPORT

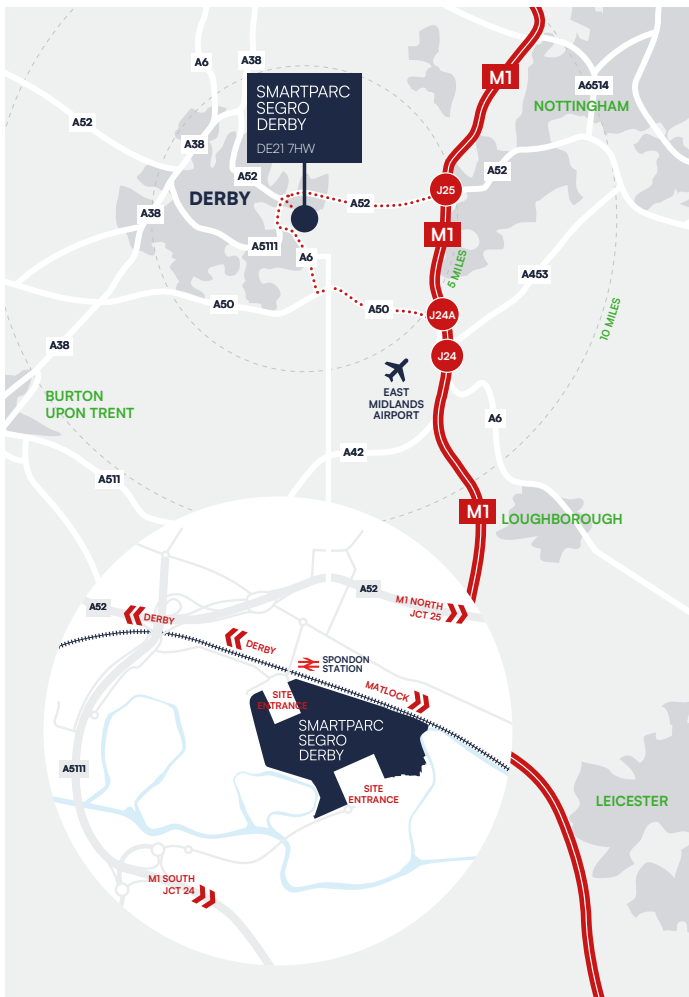
Reducing food miles and converting to sustainable transport alternatives



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

Key features

A detached self-contained industrial building with associated yard and integral two storey offices comprising of:

- 12m clear internal height
- 8 chilled ready docks
- 2 ambient docks
- 2 dock space allowances used for compactors
- 1 ambient level access door
- 1 chilled level access door
- 89 car parking spaces plus 5 disabled (5% are EV)
- BREEAM Very Good
- Floor loading 30kN/m²
- Ground & first floor office with comfort cooling/heating
- 1.15 MVA power supply
- Gas & water connection
- Chill ready cladding
- Freezer chamber - 322m² @ 9m high
- Staff welfare facilitates
- Ambient storage area
- Chilled picking and storage area — 6m & 10m ceiling heights

TERMS

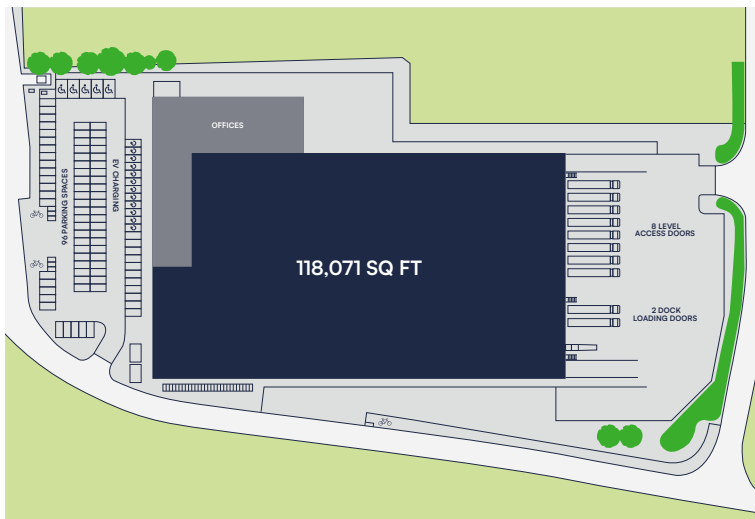
The property is available by way of a new FRI lease. Further details available from the agents.

SERVICES

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

EPC

Please contact agents for further information.



Site plan & accommodation

| | SQ FT (GIA) | SQ M (GIA) |
|------------------------|----------------|---------------|
| Warehouse | 104,663 | 9,723 |
| GF/First Floor Offices | 13,408 | 1,246 |
| TOTAL (GIA) | 118,071 | 10,969 |

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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