

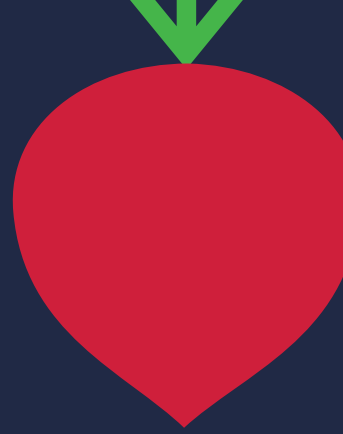
# SMARTPARC SEGRO DERBY

DE21 7HW

State-of-the-art food  
production campus

118,244 sq ft (10,985 sq m)

Existing Chilled Unit  
Immediately available



## 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.



### 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.



### 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.



### 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

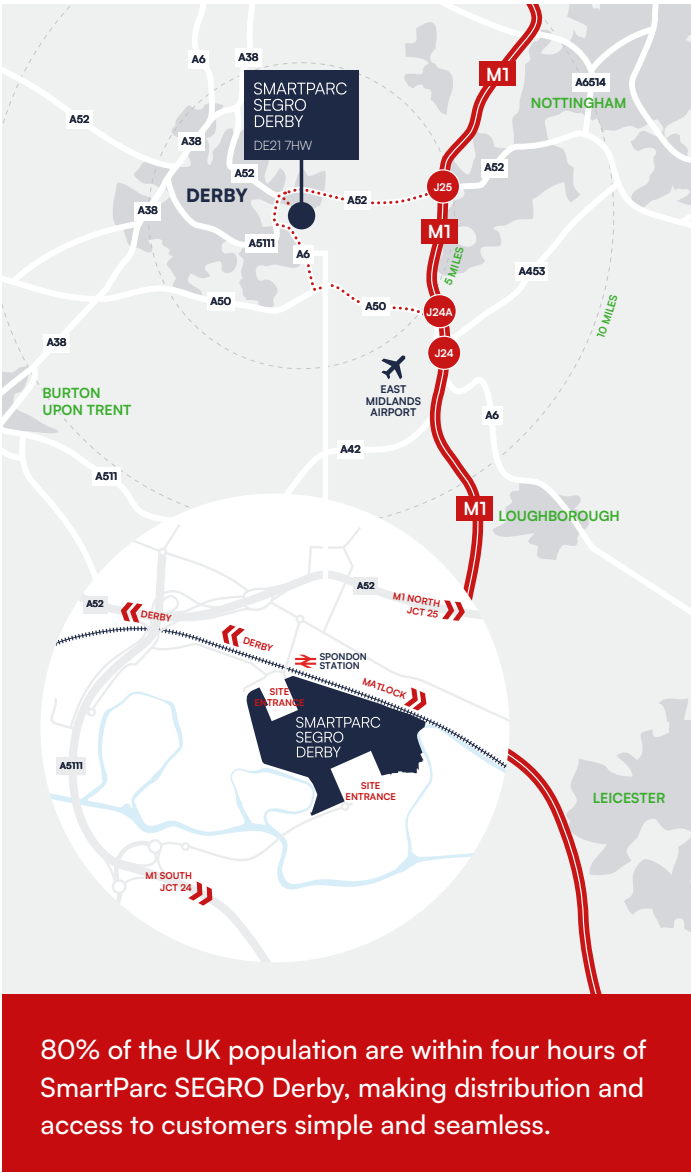
Reducing food miles and converting to sustainable transport alternatives



#### WASTE

Proactive management of waste reduces impact on the environment





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/m<sup>2</sup>
- Ground & first floor office with comfort cooling/heating
- 1.15 MVA power supply
- Gas & water connection
- Chill ready cladding
- Freezer chamber - 330m<sup>2</sup> @ 9m high
- Staff welfare facilities
- Ambient storage area
- Chilled picking and storage area — 6m & 10m ceiling heights

### TERMS

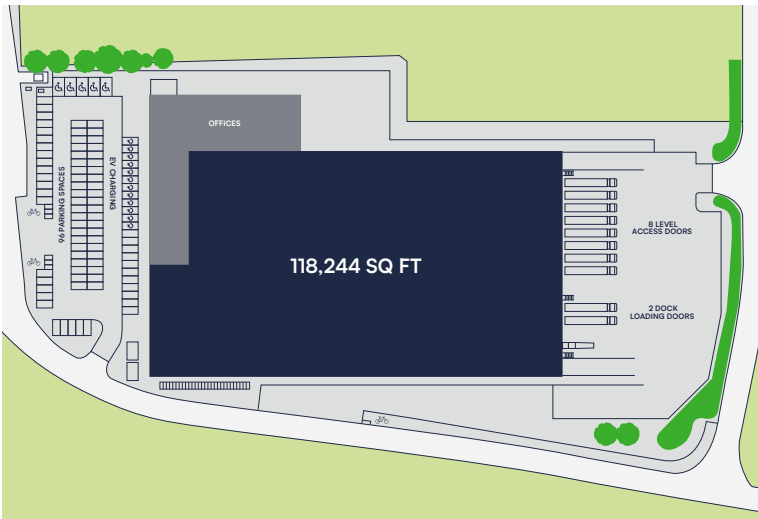
The property is available by way of a new FRI lease. Further details available from the agents.

### 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	104,445	9,703
GF/First Floor Offices	13,799	1,282
TOTAL (GIA)	118,244	10,985

## 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](https://segro.com/smartparcderby)

## CBRE

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