

SMARTPARC SEGRO DERBY

Serviced plots
from 1 — 25 acres
AVAILABLE NOW

segro.com/smartparcderby

Ready to secure the coolest cold
store opportunity **Let's talk.**

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SEGRO

SmartParc
Food Production Reimagined

Cold Hard FACTS.

We live in a world full of bold claims, statements and sound bites. But how much of it is actually true? These days, taking things at face value usually requires a 'fact check' or 'verification'. But not at SmartParc SEGRO Derby. Just simple cold hard facts!

Available now for virtual freehold and cold store opportunities



A lease for life

Available on a virtual freehold
(999 year lease) basis. **FACT!**



Stand tall

Outline planning for buildings
up to 30m. **FACT!**



Your superpower

41 MVA of power available
on-site. **FACT!**



Ready to serve

Infrastructure works are complete with
oven ready, with fully serviced plots from
1—25 acres available. **FACT!**