



INDURENT

PARK DERBY

HIGH QUALITY WAREHOUSE UNIT
LOCATED NEXT TO A52

DE21 6NZ

///SHOTS.MILES.SADLY



BREEAM
Excellent.



EPC A rating.

UNIT TO LET

D54: 54,635 SQ FT (5,076 SQ M)

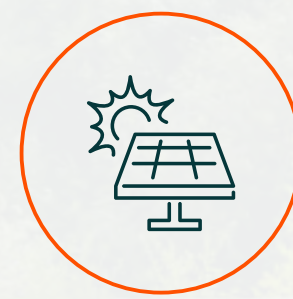
AVAILABLE Q4 2026.

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. D54 is a high quality and sustainable warehouse that will deliver benefits for your business, your people and the environment.

Indurent Park Derby is a 67 acre new business park that is being created on one of the largest regeneration sites within Derby. The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park. This new development will provide high quality logistics and production space that will complement the existing facilities close by and build upon the area's reputation as a destination for business.



100 kWp PV system.



Unrestricted 24 hour access.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent.



EPC A rating.



Up to 7.2 MVA power supply on the estate.



2 miles from Derby City Centre.



Home to renowned businesses including Rolls Royce, Vaillant and Getinge.



Wyvern Retail Park is anchored by Sainsbury's. Other retailers include Next, Marks and Spencer, Halfords, Costa and Tim Hortons.

/ Aerial.



Vaillant

GETINGE

Unit D54
Available Q4 2026

KM

pureseoul

RODD & GUNN

SINOBOOM

Unit D82
Available Now

Wyvern
Retail Park.

Unit D43
Available Now



/ Health & wellbeing.

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.

Indurent has developed a holistic philosophy surrounding the design, build and maintenance of our portfolio to ensure we always meet these expectations. Known as the Indurent Standard, this commitment is reflected in the design at Indurent Park Derby, here's how:



Trim trail.

A healthy workforce is a productive one. At Indurent Park Derby, customers can take advantage of the beautiful riverside trail, the ideal place for a stroll or a run.

Areas to relax in.

The beautifully landscaped pond not only performs a role for the sitewide sustainable drainage strategy, it also features an outdoor seating area, perfect for unwinding at break times or meeting with colleagues in the fresh air.

Internal areas.

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

Easy access to local amenities.

The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park. With a whole host of local amenities on the doorstep, employees will never have to venture too far to pick up essentials or find somewhere to eat. Wyvern Retail Park is anchored by Sainsbury's with other national retailers including Next, Marks and Spencer, Halfords, Costa and Tim Hortons.

Riverside walks & cycle paths.

On the opposite side of the river a cycle path runs from Derby City Centre linking to Pride Park and the award winning Alvaston Park with its picturesque lake, vast expanses of open space and science garden.

The wildlife sanctuary bird reserve.

Significant landscaping will create new habitat for wildlife, including fish refuges along the river. On the opposite side of the river is the tranquillity of the Sanctuary, a bird and wildlife local nature reserve located on Pride Park. This refuge for wildlife is not open to the public, however there are four designated viewing points provided around the perimeter for the public to appreciate this haven from a distance.

You're well-connected.



2 MILES

from Derby City Centre



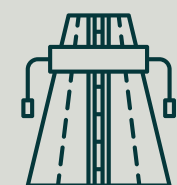
2 AIRPORTS

close to East Midlands & Birmingham



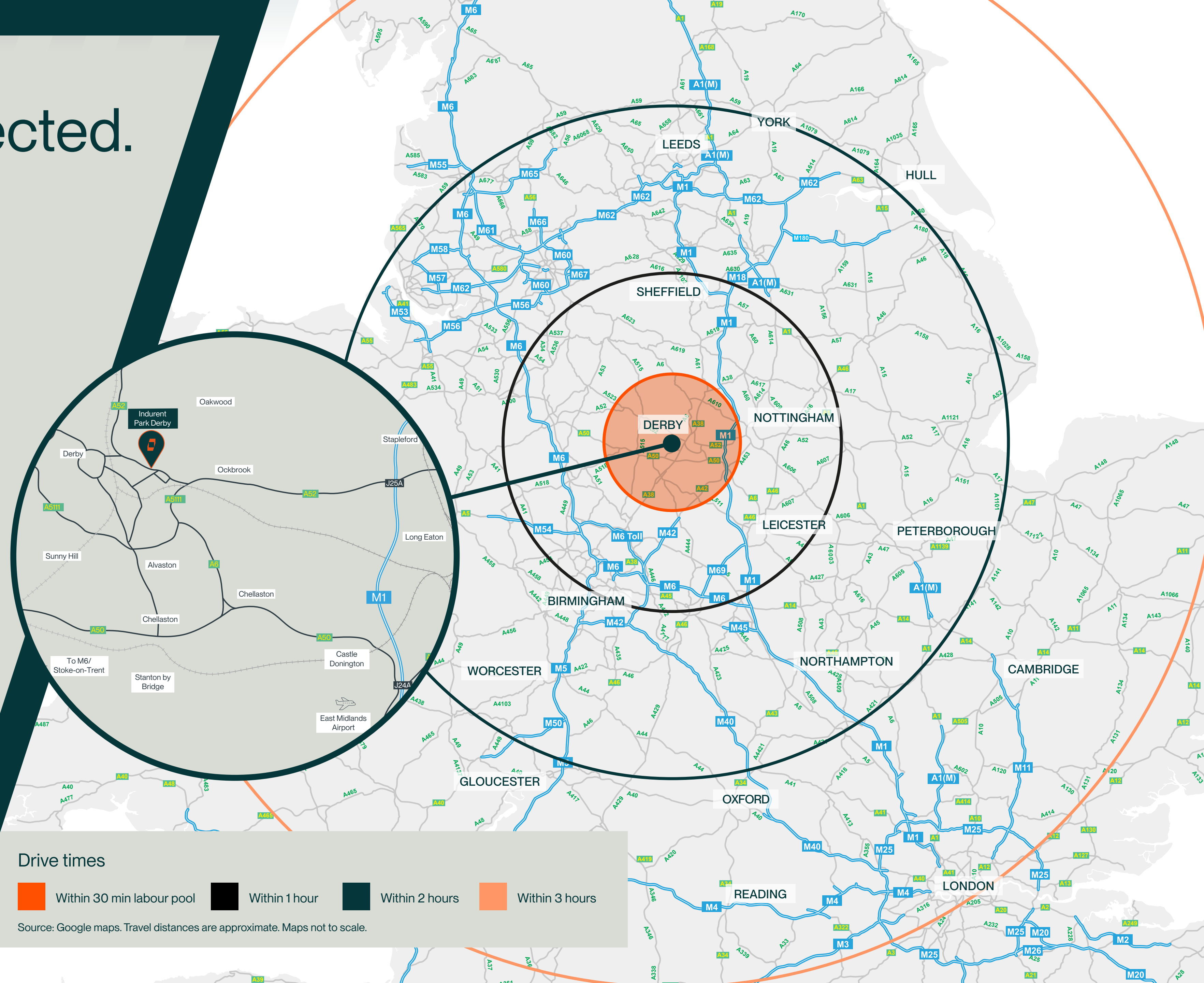
12 MILES

from East Midlands Gateway



UNDER 6 MILES

to M1 and A38



Drive times



Within 30 min labour pool



Within 1 hour



Within 2 hours



Within 3 hours

Source: Google maps. Travel distances are approximate. Maps not to scale.

/ Masterplan.



Masterplan is indicative.



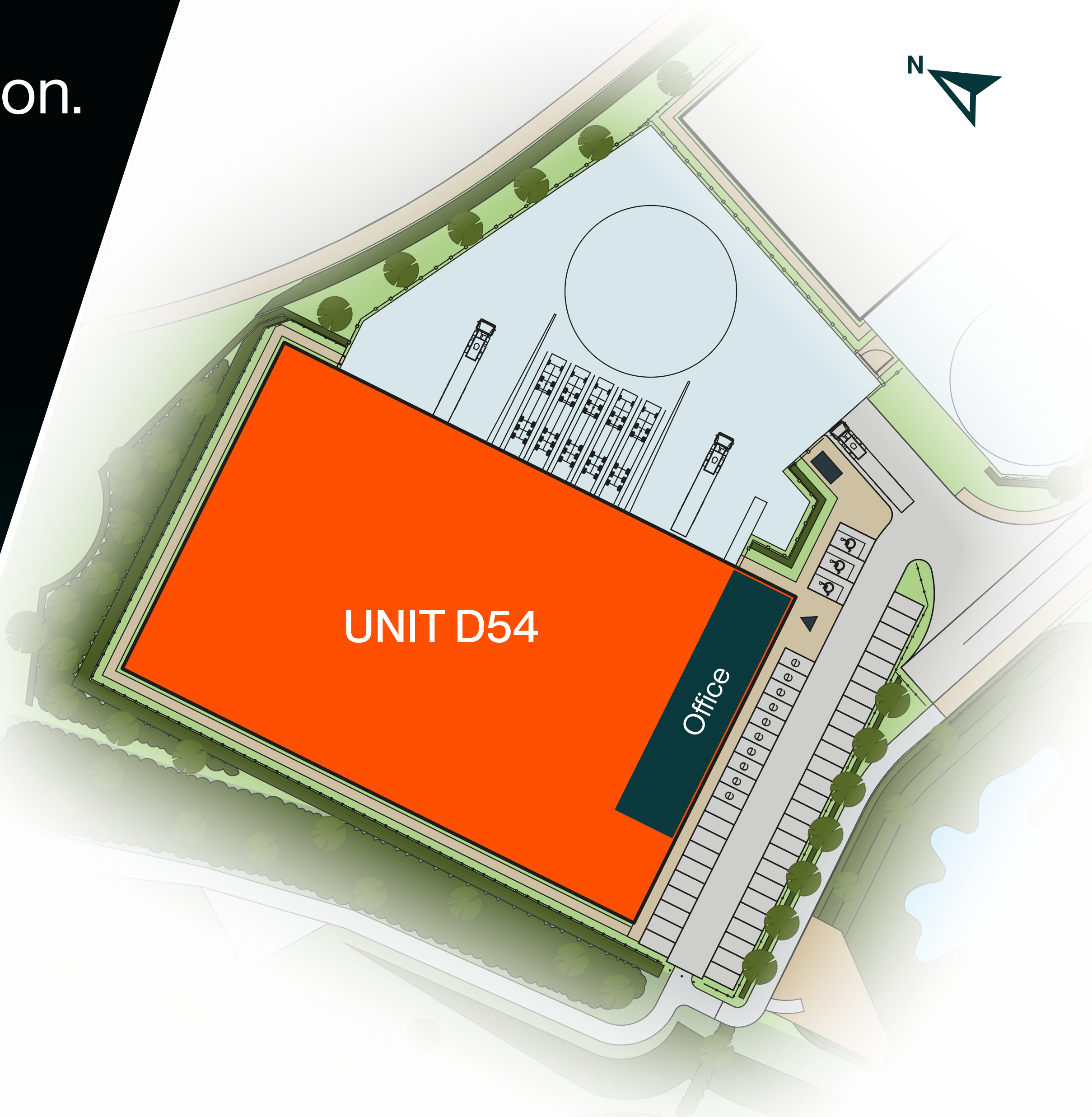
Warehousing that Works.

/ Unit plan and schedule of accommodation.

	UNIT D54
WAREHOUSE	48,555 SQ FT (4,511 SQ M)
OFFICE INC. GF CORE	6,080 SQ FT (565 SQ M)
TOTAL	54,635 SQ FT (5,076 SQ M)
PLANT DECK	4,144 SQ FT (385 SQ M)
INCOMING POWER SUPPLY	275 KVA
YARD DEPTH	50M
CLEAR INTERNAL HEIGHT	10M
LEVEL ACCESS LOADING DOORS	2
DOCK LEVEL LOADING DOORS	5
FLOOR LOADING	50 kN SQ M
CAR PARKING SPACES	49
ELECTRIC CAR CHARGING POINTS	10
PV	100 KWP



Warehousing that Works.





Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. July 2026. TBDW 07649-07.



Warehousing that Works.

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