INDURENT
PARK DERBY

DE21 6BF
///SLOPE.NEWEST.GOLD

NEW HIGH QUALITY WAREHOUSE UNIT

D43: 43,238 SQ FT (4,017 SQ M)

Available now

Located next to A52.

Rated BREEAM Excellent.
Top 10% of UK warehouses
for sustainability.

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.

D43 is a high quality and sustainable warehouse that will deliver benefits for your business, your people and the environment.

An ideal location for the Midlands.

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.

Smart LED lighting in the office and core helping you reduce energy consumption by up to 75%.

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

Rated BREEAM Excellent, which places this unit in the top 10% of warehouses in the UK for sustainability.

EPC A+ rating

With an **EPC A+ rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.

Warehousing that Works.

Why choose Derby?

Wyvern Retail Park is anchored by Sainsbury's. Other retailers include Next, Homebase, Halfords and Costa.

Home to renowned businesses; Rolls-Royce, Alstom and Toyota.

Indurent Park Derby will enjoy extensive wellbeing benefits.

2 miles from Derby city centre.

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, Homebase, Halfords, Mothercare and Costa.

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.

WELL CONNECTED TO LOCAL TRANSPORT.

The nearest bus stop is located at Wyvern Sainsbury's for the number 32 and 1C. Derby station is just a short drive with direct connections across the country.

HIGHLY SKILLED WORKFORCE.

12% of employees in hi-tech functions (four times national average).

STRONG LOCAL LABOUR.

More than six million people within an hour's drive.

Source: ONS

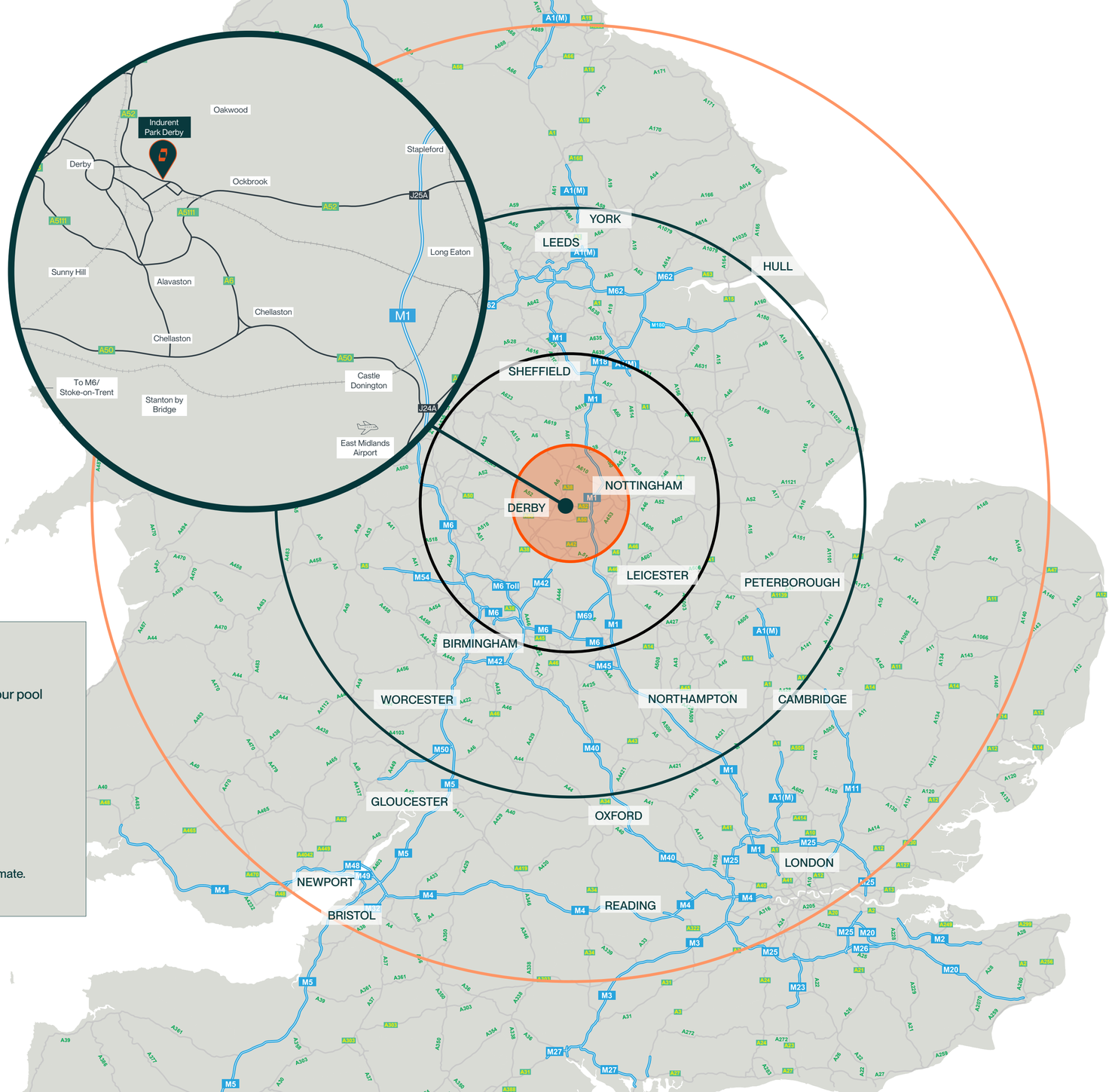
You're well-connected.

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.

Warehousing that Works.

Schedule of accommodation.

	UNIT D43
WAREHOUSE	39,908 SQ FT (3,707.6 SQ M)
GF STAIRS	302 SQ FT (28.1 SQ M)
GF OFFICE	713 SQ FT (66.2 SQ M)
FF OFFICE	2,315 SQ FT (215.1 SQ M)
TOTAL	**43,238 SQ FT (4,017 SQ M)**
LEVEL ACCESS LOADING DOORS	2
CLEAR INTERNAL HEIGHT	8M
LOADING DOCK DOORS	3
CAR PARKING SPACES	40
ELECTRIC CAR CHARGING POINTS	6

All floor areas are approximate gross internal areas. *Subject to final plan.

BREEAM EXCELLENT

Unrestricted 24 hour access / use

Planning consent for B1c/B2/B8 uses

Landscaped outdoor staff areas

EPC A+ rated

EV car charging

Enhanced specification first floor offices and reception areas

500 kVA of power supply

50 kN sq/m floor loading

15% roof lights to warehouse

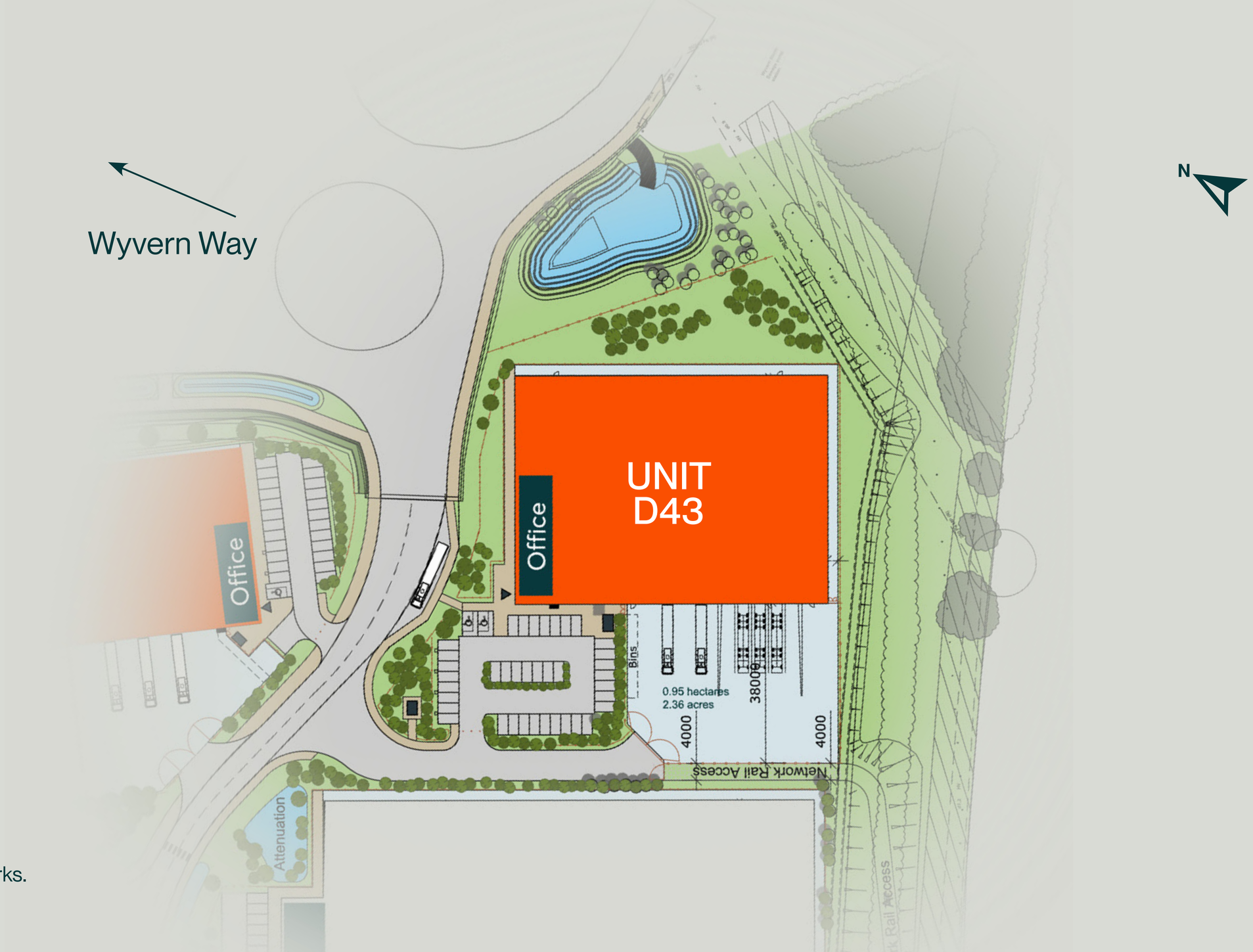
Clear internal height of 8m

Take a closer look

Image indicative.

Warehousing that Works.

Siteplan.



Siteplan is indicative.

Warehousing that Works.

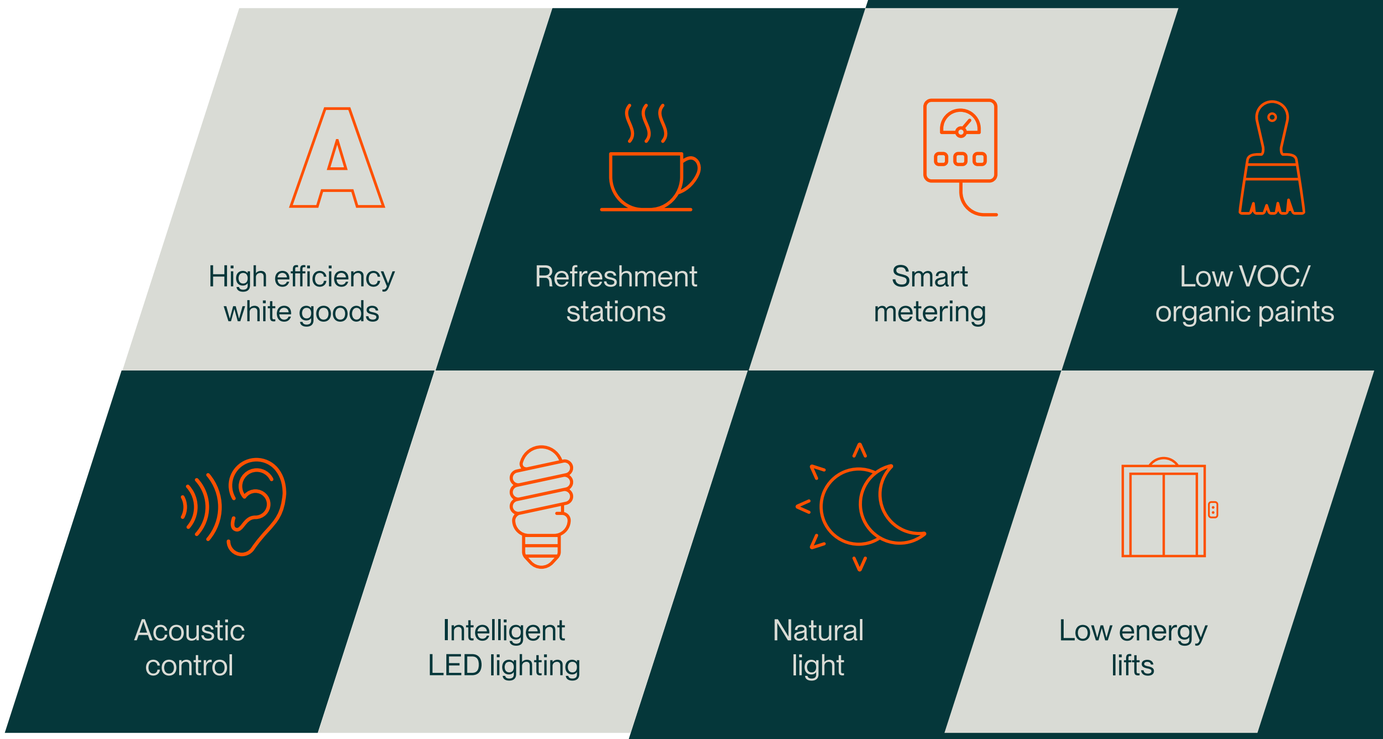
The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



Warehousing that Works.

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.

Photography is indicative

HANNAH BRYAN-WILLIAMS
Senior Customer & Leasing Manager
07971 386 918
hannah.bryan-williams@indurent.com

ROBERT RICHARDSON
Development Director
07834 791 261
robert.richardson@indurent.com

INDURENT
PARK DERBY

Discover more

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to relay. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. December 2025. TBDW 06302-04.