



INDURENT

PARK DERBY

HIGH QUALITY WAREHOUSE UNIT
LOCATED NEXT TO A52

DE21 6NZ

///HAVING.PAPER.PATROL



BREEAM
Excellent.



EPC A+ rating.

UNIT TO LET

D82: 82,935 SQ FT (7,705 SQ M)

AVAILABLE NOW



Warehousing that Works.

High performance space for your business.

Unit D82 is a high-performing and sustainable warehouse that will deliver benefits for your business, your people and the environment.

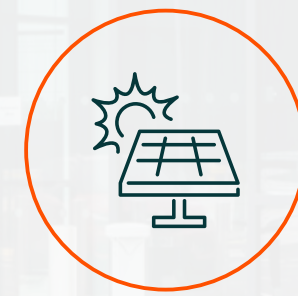
Indurent Park Derby is a 67-acre new business park in a prime position immediately off the A52 and adjacent to Wyvern Retail Park. This new development provides high quality logistics and production space that benefits from the existing facilities close by and strengthens the areas reputation as a destination for business.



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



BREEAM Excellent.



Solar PV provision.



EPC A+ rating

EPC A+ rated.



Power Supply 800 kVA.



2 miles from Derby city centre.



Indurent Park Derby enjoys extensive wellbeing benefits.



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

UTOPIA



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, Boots, 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.

You're well-connected.



2 MILES

from Derby City Centre



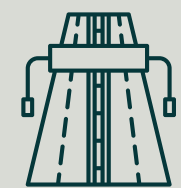
2 AIRPORTS

close to East Midlands & Birmingham



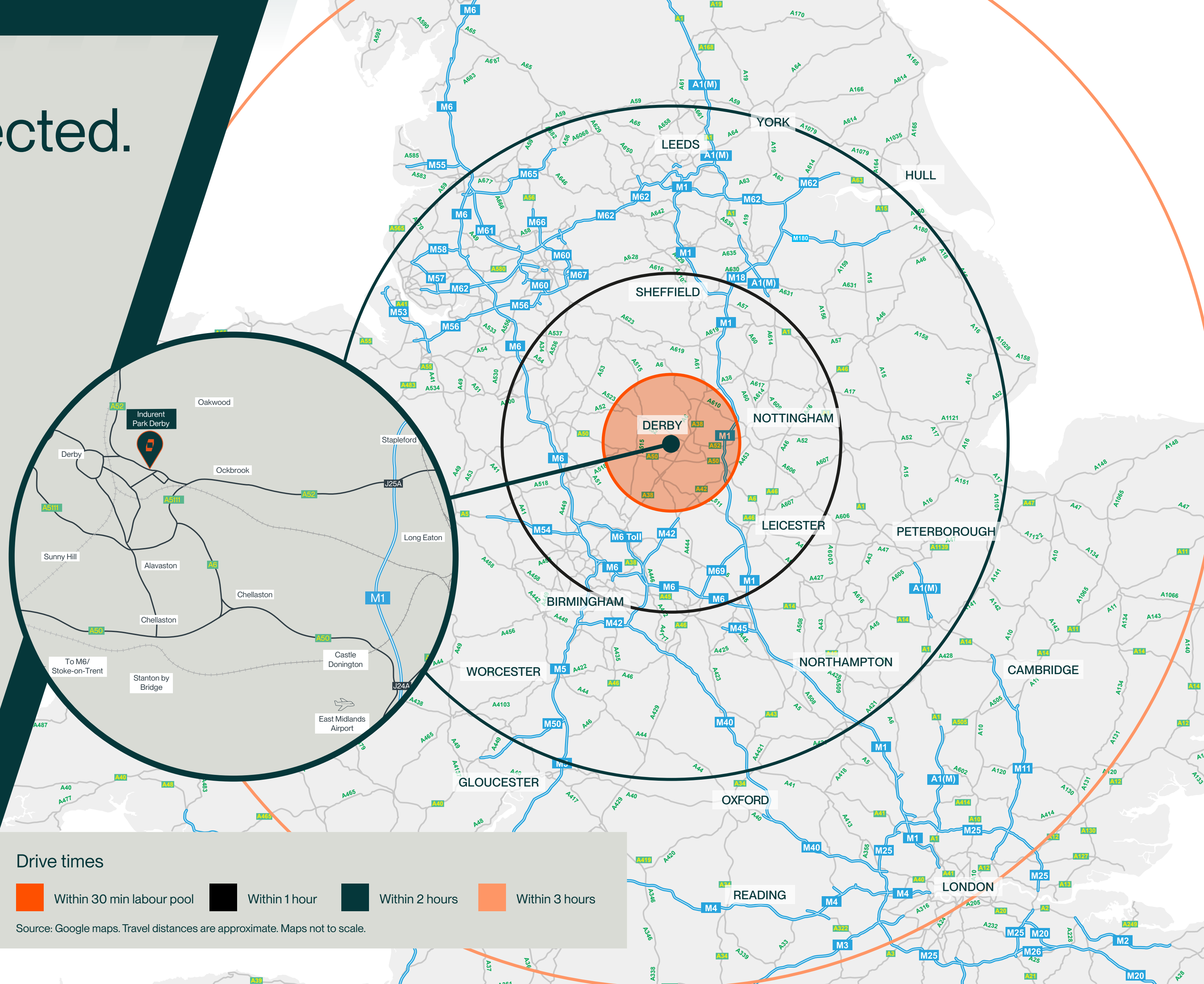
12 MILES

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.

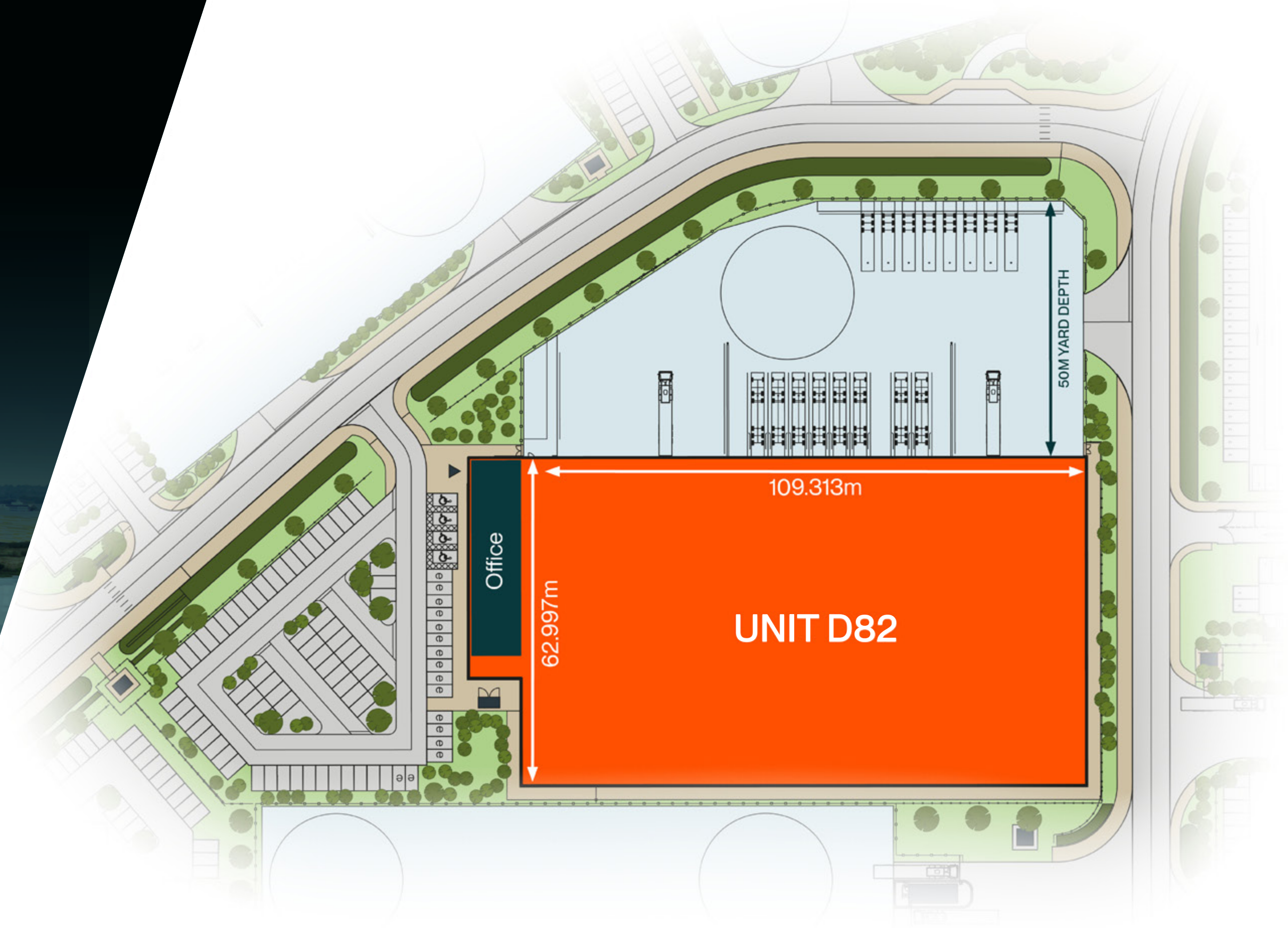


Warehousing that Works.

Unit plan.



UNIT D82	
WAREHOUSE	78,585 SQ FT (7,301 SQ M)
OFFICES INC. RECEPTION & GF CORE	4,350 SQ FT (404 SQ M)
TOTAL	82,935 SQ FT (7,705 SQ M)
PLANT DECK	4,425 SQ FT (411 SQ M)
YARD DEPTH	50M
CLEAR INTERNAL HEIGHT	12.5M
LEVEL ACCESS LOADING DOORS	2
DOCK LEVEL LOADING DOORS	8
FLOOR LOADING	50 KN SQ M
CAR PARKING SPACES	77
ELECTRIC CAR CHARGING POINTS	16
POWER	800 kVA



Warehousing that Works.

Unit plan is indicative.

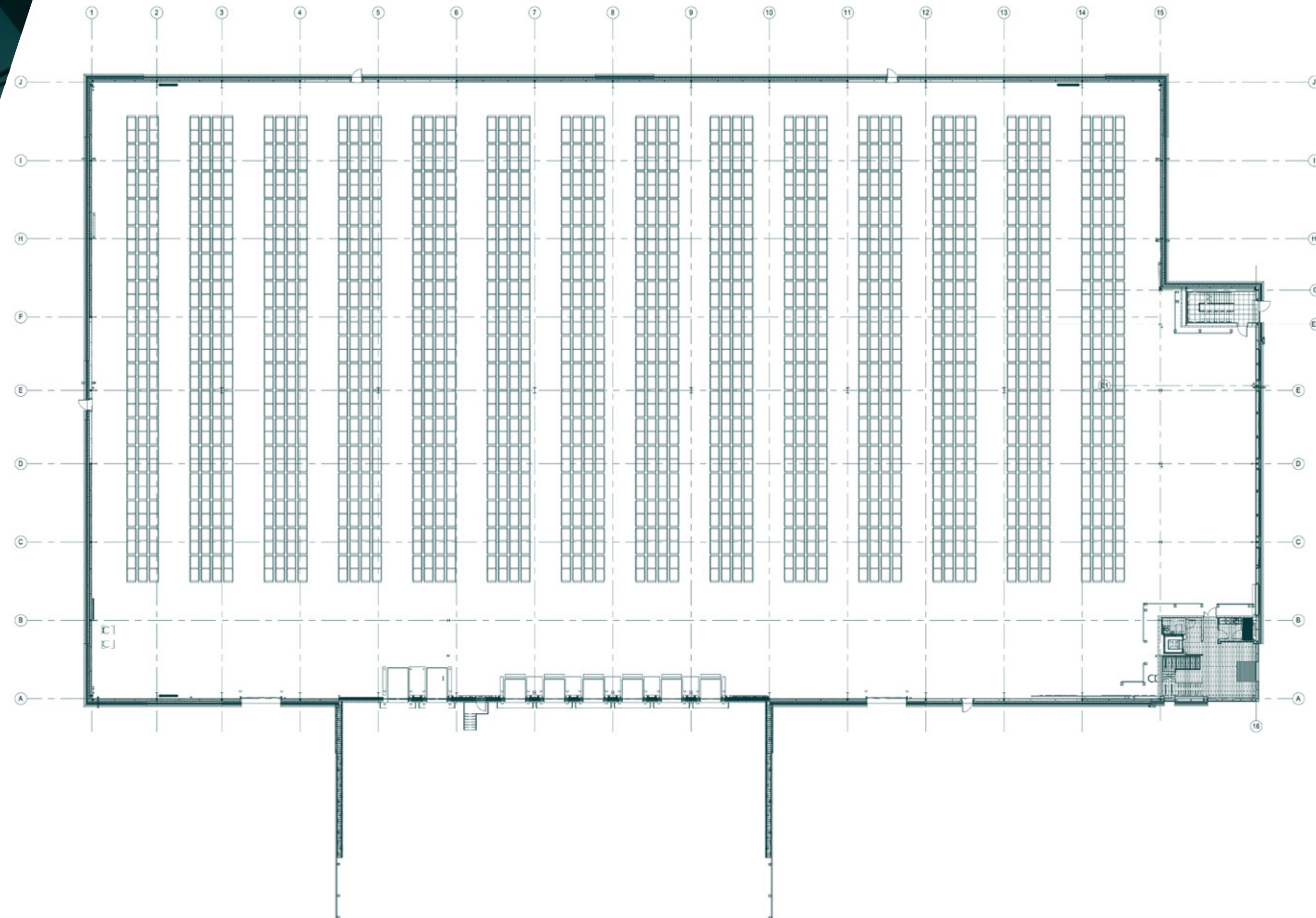
Racking plan.

UNIT D82 RACKING

CAPACITY

14,144

Indicative racking plan provided by Whittan Group.



Warehousing that Works.

Indicative capacity at 2m narrow aisle – 14,144.



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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