

**R**-evolution  
AT SINFIN COMMERCIAL PARK

10,000 - 45,000 sq ft

AVAILABLE TO PRE LET ON A BUILD TO SUIT BASIS  
SINFIN LANE, DERBY DE24 9GL



Illustrative image

**Four new warehouse units available  
on a build to suit basis**

Self contained yards with ample parking

Close to Rolls Royce Derby world headquarters

7-10 metre eaves

Ground level loading doors

2 miles to Derby city centre

5 minute drive to A50, 10 minute drive to M1/J24

**Harworth**

Transform Regenerate Revitalise  
[www.harworthgroup.com](http://www.harworthgroup.com)

## Description

R-Evolution at Sinfin Commercial Park has full detailed planning consent to provide approximately 87,500 sq ft of high quality manufacturing and distribution space deliverable over 4 units.

The indicative base specification of the unit is proposed as follows:

- 10,000 to 45,000 sq ft across four buildings
- High quality ground floor office space
- All mains services and drainage connections
- Steel portal framed buildings
- 7-10m eaves heights
- Self contained yards
- Electronically operated 5 metre high ground level loading doors
- Designated parking per unit

## Planning

Planning consent is in place for B1(c), B2 and B8.

## Terms

The subject property is available to let on full repairing and insuring terms to be agreed.



## VAT

We understand that VAT is payable at the prevailing rate.

## Legal Costs

Each party to bear their own costs incurred in connection with this transaction.

## Service Charge

There will be a service charge levied in respect of common areas including roadways, landscaping, and security.

## Rent

On application.



## Accommodation

<b>Unit 1</b>	42,750 sq ft	3,972 sq m
Office	2,250 sq ft	209 sq m
<b>Total</b>	<b>45,000 sq ft</b>	<b>4,181 sq m</b>

<b>Unit 2</b>	9,000 sq ft	836 sq m
Office	1,000 sq ft	93 sq m
<b>Total</b>	<b>10,000 sq ft</b>	<b>929 sq m</b>

<b>Unit 3</b>	9,000 sq ft	836 sq m
Office	1,000 sq ft	93 sq m
<b>Total</b>	<b>10,000 sq ft</b>	<b>929 sq m</b>

<b>Unit 4</b>	21,375 sq ft	1,986 sq m
Office	1,125 sq ft	104 sq m
<b>Total</b>	<b>22,500 sq ft</b>	<b>2,090 sq m</b>

# Direct access to Derby and the UK transport network

SINFIN LANE  
DERBY DE24 9GL

## Location

The site is situated on Sinfin Industrial Park to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The site has excellent transport links via the ring road to the A38, A50 and M1 motorway beyond.

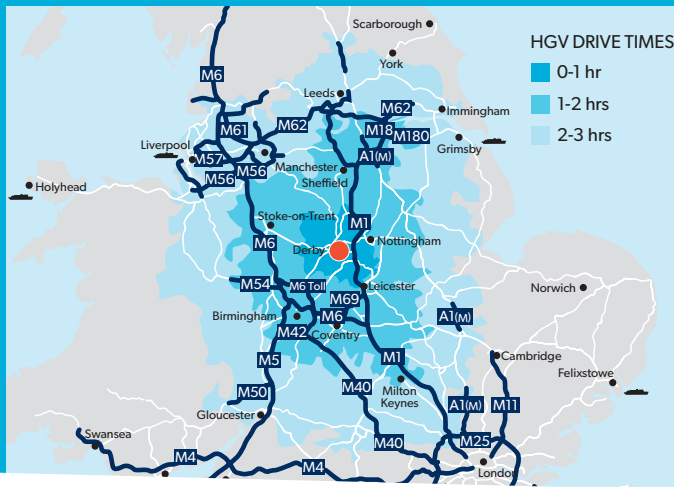
The estate is a well-known industrial area within Derby and ideally suited for manufacturing as well as warehouse/ logistics operator.

The major occupiers in the immediate area include Rolls Royce (World Headquarters), Reckitt Beckinser, Morrison's, Flower World, CEVA Logistics, Keuhne + Nagel, Daher and Moore Large.

Derby is home to global giants Rolls-Royce, Toyota Motor Manufacturing (UK) and Bombardier, as well as a strong supply chain cluster in advanced engineering, 12% of Derby's workforce is employed in hi-tech functions – four times the national average and double that of other hi-tech cities Cambridge, Bristol and Reading.

## Major Employers

Company	Distance
Rolls Royce	0.5 miles
Bombardier	2 miles
Toyota	4 miles
Molson Coors	11 miles
Nestle	13 miles
JCB	17 miles



The A50 is a 5 minute drive from the scheme, and the M1(J24) is only a 10 minute drive away.



East Midlands Airport, the largest freight handling airport in the UK after Heathrow, is only 15 minutes away.



38 direct train services per day from Derby to London St Pancras.

Source: www.drivetimemaps.co.uk

## Contact & further information



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