

# Derby 507

LOGICOR.EU

DERBY507.CO.UK

Infinity Park Derby, Infinity Park Way, Derby, DE24 9FU

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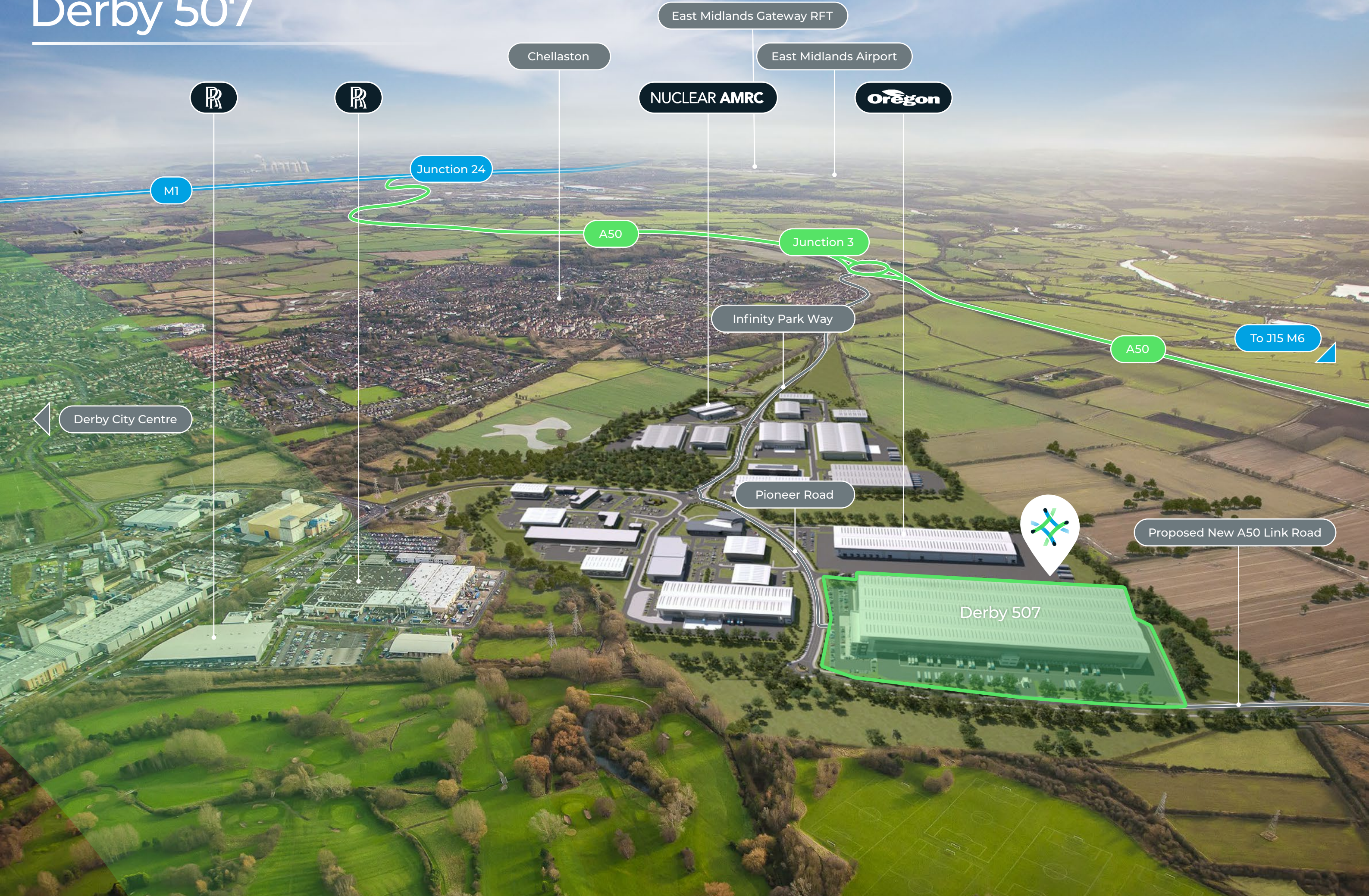
New logistics / manufacturing facility  
507,503 sq ft

Under construction  
Available Q1 2025





# Derby 507



M1

Junction 24

A50

Junction 3

A50

To J15 M6

Derby City Centre

Chellaston

NUCLEAR AMRC

Oregon

East Midlands Gateway RFT

East Midlands Airport

Infinity Park Way

Pioneer Road

Proposed New A50 Link Road

Derby 507





# Derby 507



Morrisons

Skip Units

reckitt

B&Q

RR

oregon

intertek

Gardner

nationalgrid

RR

RR



Proposed New A50 Link Road

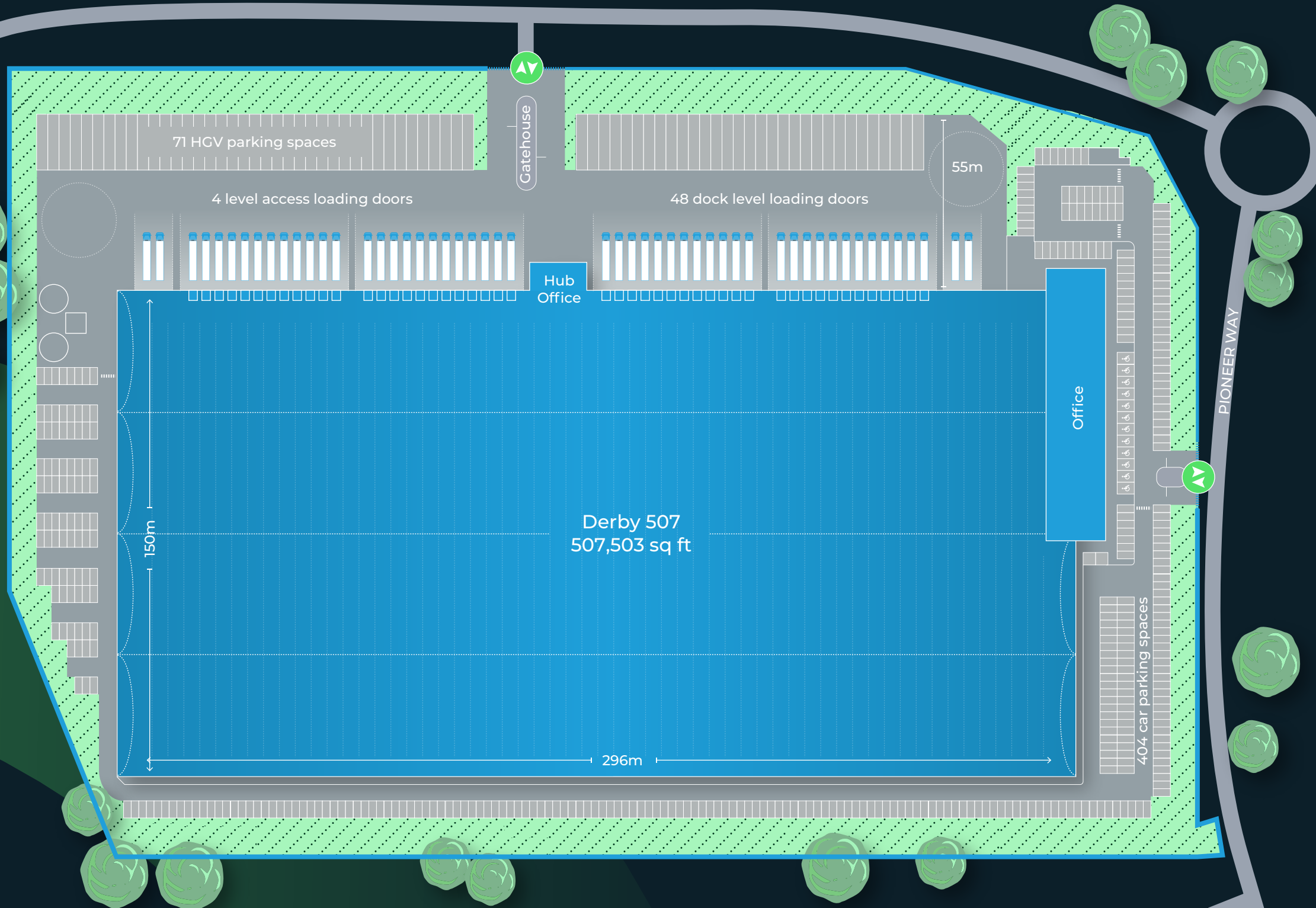
Pioneer Road

A50

Derby 507



# Accommodation



- 18m haunch height
- 55m gated yard
- 46 dock doors & 2 double height
- 4 level access doors
- Grade A fitted offices
- 2.73 MVA power secured
- 404 car parking spaces (12 disabled)
- 71 HGV parking spaces
- EPC target 'A'
- BREEAM target 'Excellent'
- 15% roof lights
- 501kWp solar installation

Derby 507	Sq ft GIA	Sq m GIA
Warehouse	475,972	44,219
2 Storey office	25,686	2,386
Hub office	5,575	518
Gatehouse	270	25
<b>Total *Subject to measurement on PC</b>	<b>507,503</b>	<b>47,148</b>

**Indicative pallet positions**

Wide aisle	97,200
Very narrow aisle	127,800



# Built for sustainability

Logicor is committed to sustainable future proofed development. The building will benefit from a market leading specification, targeting BREEAM 'Excellent' and an EPC rating of an 'A'.



## Save money with solar

Photovoltaic power can significantly reduce electricity costs and minimise your carbon footprint.

Detailed proposals are available on request.

## Sustainability specification



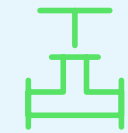
501kWp roof-mounted solar photovoltaic (PV) system with the ability to increase



Energy efficient air source heat pumps



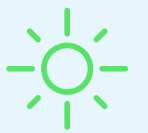
LED lighting to office and external areas



Water saving taps and WC's



44 electric vehicle charging points in the car parks



15% rooflights to warehouse



Building fabric designed and constructed to very high standards of insulation and air tightness



30 secure cycle parking spaces to encourage sustainable travel



Generous landscaping provisions



122 additional trees to be planted



Access to footpaths, nature trails, cycleways



Significant net gain in bio-diversity



# Demographics



Derby 507 is located on Infinity Park Derby, a 100-acre development with Enterprise Zone Status (EZS).

Enterprise Zone Status brings numerous benefits to site occupiers, for example, future initiatives are supported by the recycling of business rates growth from within the zone.



## Global manufacturers

Derby's highly skilled workforce, and its academic strength in engineering and technology, has enabled it to adapt to meet the needs of advanced manufacturers from across the world.

Major global manufacturers within 20 minutes drive of infinity park include:



## Labour catchment & wage analysis (2022)

Competitively priced by UK standards, the East Midlands also offers a large workforce with skills geared towards logistics.

There are over 40 million people within a 4-hour HGV drive

40 million



2.25 million people reachable within a 45-minute van commute

2.25 million



1,040,800 people in D2N2 area

1,040,800



In the D2N2 area, over 28,000 individuals are employed in the transport and logistics sector

28,000



£176,400

In Derby the average semi-detached house price stands at £176,400 notably lower than in the East/West Midlands Leicester and Nottingham.

This directly impacts the feasibility of local incomes supporting logistics job seekers



£594.10

Workers in the East Midlands earn approximately £594.10 weekly, which is less than the West Midlands (£617.50) and UK average (£640.00)



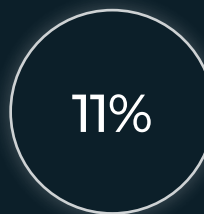
# Strategic & skilled labour

Derby continues to leverage its position as one of the UK's cutting edge industrial cities. It is ideally placed to create value throughout every link of the supply chain.



## Skilled trade occupations

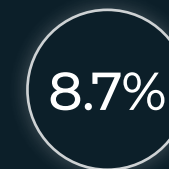
11% of Derbyshire's workforce is employed in skilled trade occupations compared to 9.7% in the East Midlands and 8.7% across Great Britain



Derby



East Midlands



Great Britain

## Future workforce pipeline



17

17 accessible universities in c 1 hours drive of the city.



41,435

41,435 engineering and technology students within 50 miles of Derby.



High tech roles

Derby's workforce has four times the national average employed in high-tech roles.

## Qualified engineers

24% of Derby's workforce is employed in professional services, with 43,000 qualified engineers producing the sixth highest value of goods and services per head in England.

# 43,000



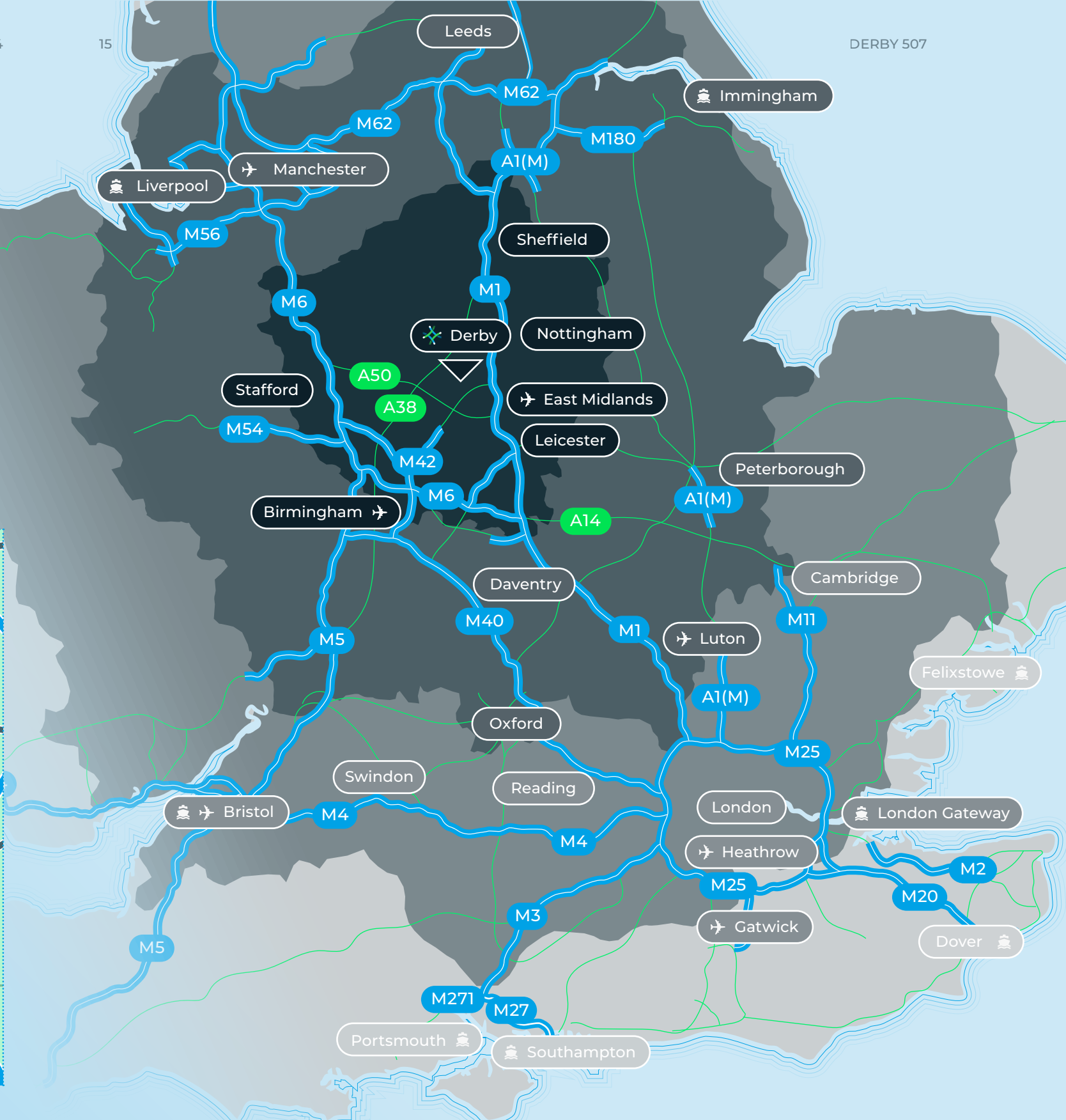
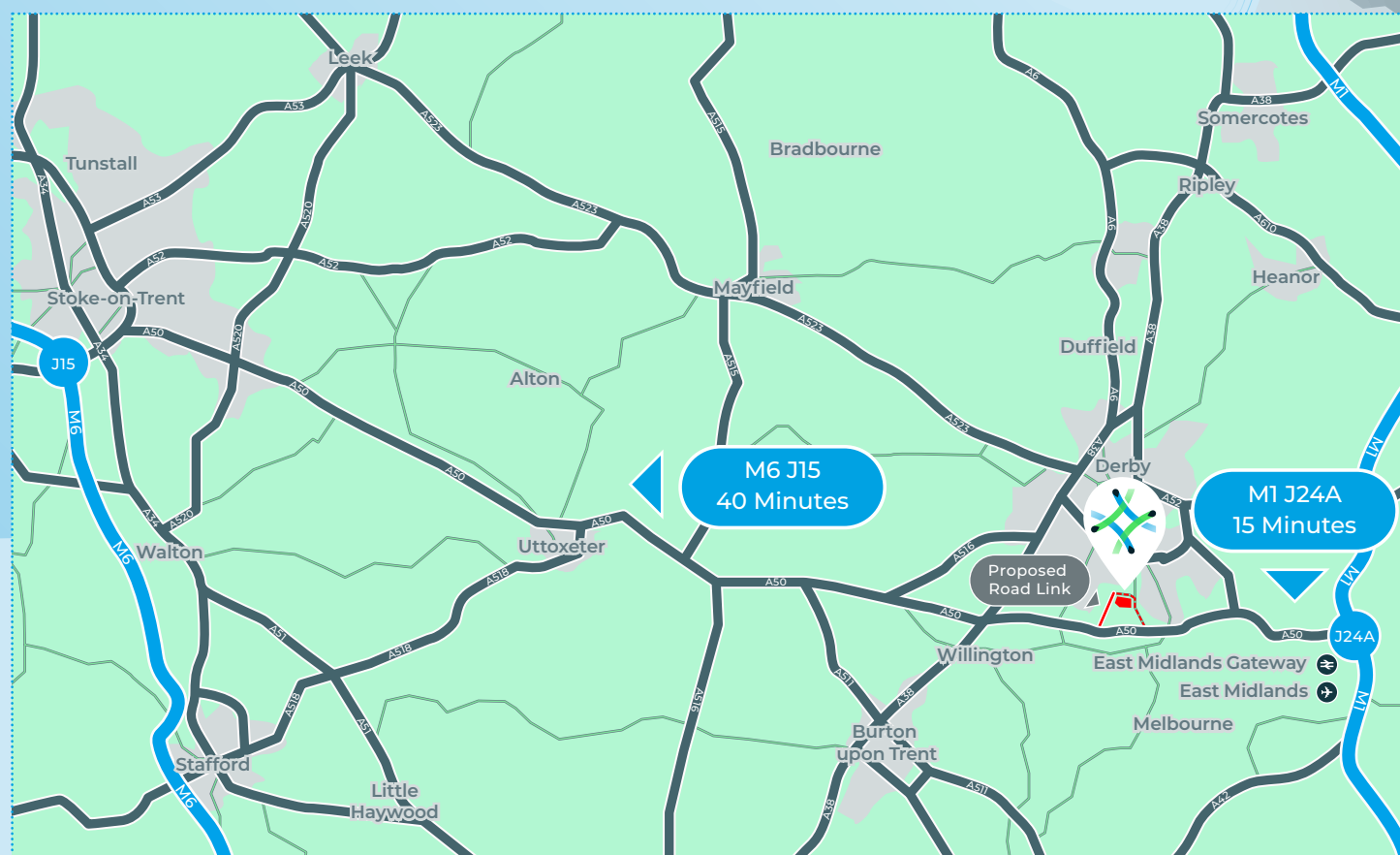
# Local advantages

Situated at the apex of the Golden Logistics Triangle within the heart of the East Midlands Derby 507 stands as a premier strategically positioned site in the UK. Its prime location accessed through J3 of the A50 ensures an HGV drive time of under 4.5 hours to connect with the majority of the UK's vital logistics routes, ports, and airports.

Planning consent and funding is in place for a new link road directly connecting the site to a dedicated junction on the A50, to be delivered commencing 2025.

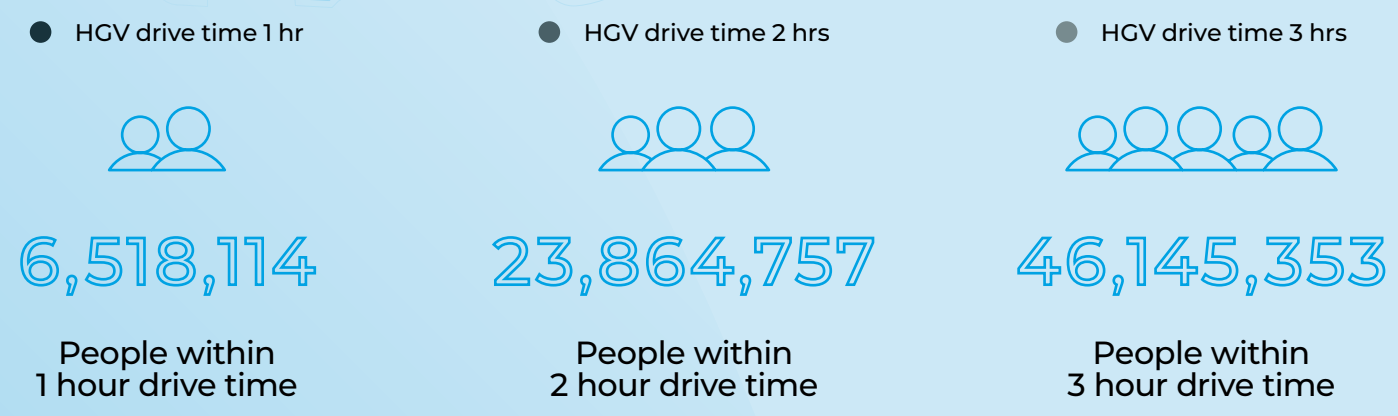
WHAT3WORDS: LOVED.TRUCK.DROP

SAT NAV: DE24 9FU



Location	Drive time from site	Airport	Drive time from site	Rail freight	Drive time from site	Ports	Drive time from site
M1	9 Miles 15 Mins	East Midlands	14 Miles 20 Mins	East Midlands Gateway RFT	11 Miles 16 Mins	Liverpool	98 Miles 1 hr 40
Nottingham	20 Miles 31 Mins	Birmingham	40 Miles 1 hr 7	Hams Hall RFT	32 Miles 40 Mins	Immingham	106 Miles 1 hr 50
Birmingham	44 Miles 1 hr 6	Manchester	76 Miles 1 hr 18	Daventry International RFT	46 Miles 45 Mins	Bristol	130 Miles 2 hr 20

Source : Google Maps





## Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Tom Blakely - Logicor

## Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Situated at the apex of the Golden Logistics Triangle within the heart of the East Midlands, Derby 507 offers premium warehouse / manufacturing space, available in Q1 2025."

Please contact us for further information:

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