

# ST. MODWEN PARK DERBY

DE21 6NZ

///BURNS.JUICES.REPAIR



Located next  
to A52



Achieved Bream  
Excellent placing this  
building in the top  
10% of UK warehouses  
for sustainability

## FOUR HIGH QUALITY WAREHOUSE UNITS

D27: **27,618 SQ FT (2,565 SQ M)**

D32: **31,979 SQ FT (2,970 SQ M)**

D61: **60,998 SQ FT (5,666 SQ M)**

D82: **82,806 SQ FT (7,692 SQ M)**

AVAILABLE FROM DECEMBER 2024

# 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. **St. Modwen Park Derby** has **four high quality, sustainable and popular warehouses** that will deliver benefits for your business, your people and the environment.

## An ideal location for the Midlands

St. Modwen 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.

\*data obtained using TM54 energy modelling software.



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



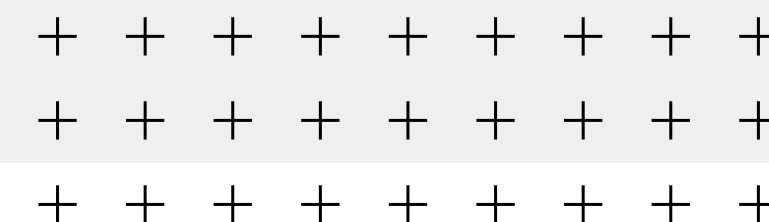
**15% roof lights** reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



Achieved **Breeam Excellent** which will place this warehouse in the top 10% of warehouses in the UK for sustainability.



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



**PRE-LET**

**LET  
VAILLANT**

**LET  
GETINGE**

**D54**

**LET  
KIA**

**D82**

**D61**

**BUILD TO SUIT  
OPPORTUNITIES**

**D32**

**D27**

## 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, Bombardier and Toyota



2 miles from Derby city centre



St. Modwen Park Derby will enjoy extensive well-being benefits

# ST. MODWEN PARK DERBY

## 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.

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

# 01



### TRIM TRAIL

A healthy workforce is a productive one. At St. Modwen Park Derby, customers can take advantage of an on-site fitness trail, including outdoor gym equipment. Situated alongside additional landscaping, the trail has been implemented to promote wellbeing at the park.

### 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.



# 02

# 03



### 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.



# 04

# 05



### RIVERSIDE WALKS & CYCLE PATHS

Alvaston Park is along the cycle route and some distance from site, therefore a riverside path is being created within the development. 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.



# 06

10M  
Clear internal  
height



### Strong local labour

More than six million people within an hour's drive



### Highly skilled workforce

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



### Well connected to local transport

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

38M  
Yard depth

24HR  
Access

4  
Loading doors

# You're well-connected

**ST. MODWEN  
PARK  
DERBY**



**2 MILES**

from Derby City Centre



**2 AIRPORTS**

close to two airports East Midlands & Birmingham



**12 MILES**

from East Midlands Gateway



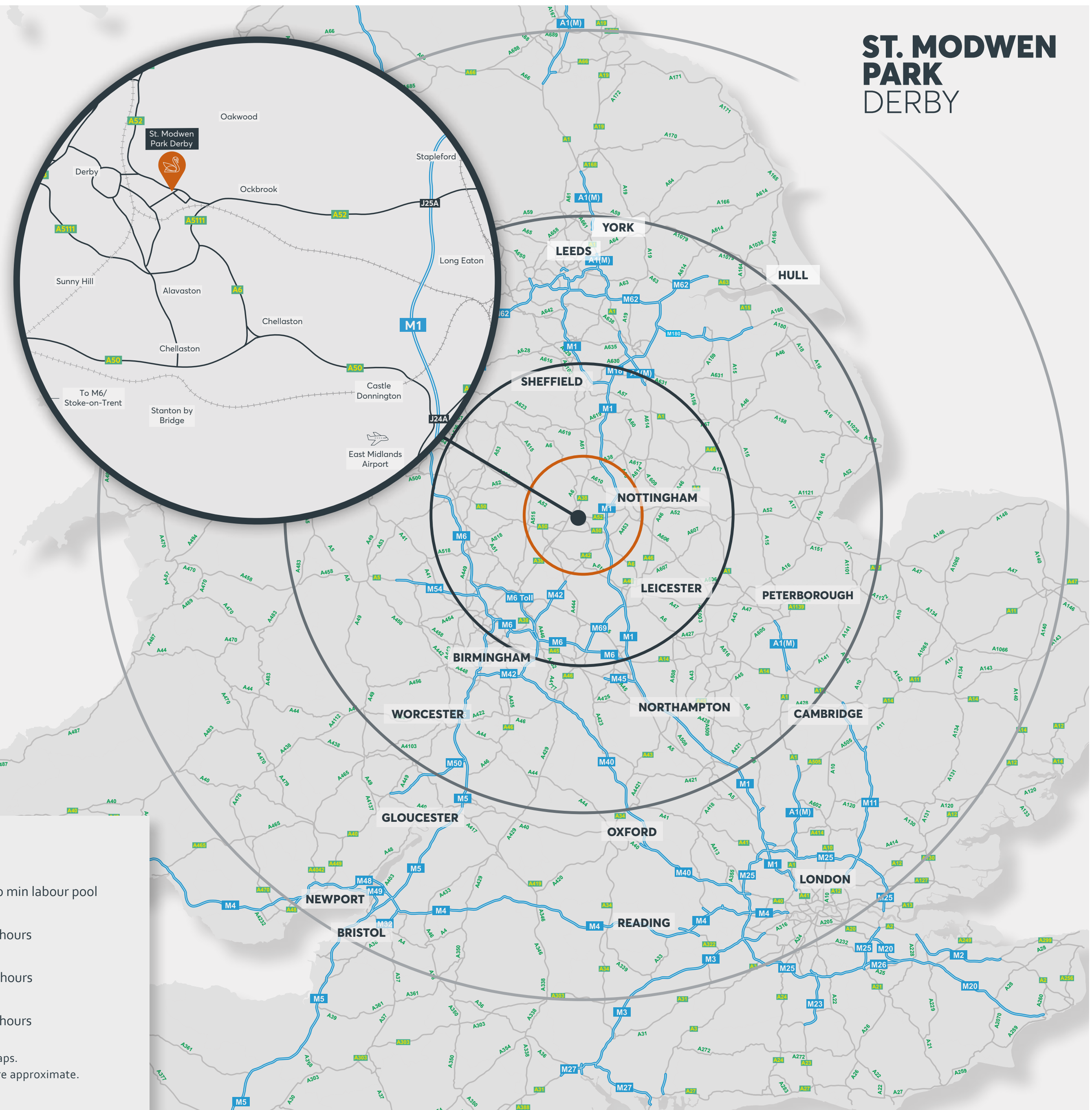
**UNDER 6 MILES**

to M1 and A38

### Drive times

-  Within 30 min labour pool
-  Within 1 hours
-  Within 2 hours
-  Within 3 hours

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



# Schedule of accommodation

	<b>UNIT D27</b>	<b>UNIT D32</b>
WAREHOUSE	25,713 SQ FT (2,388 SQ M)	30,074 SQ FT (2,793 SQ M)
OFFICES INC. RECEPTION & GF CORE	1,905 SQ FT (176 SQ M)	1,905 SQ FT (176 SQ M)
<b>TOTAL</b>	<b>27,618 SQ FT (2,565 SQ M)</b>	<b>31,979 SQ FT (2,970 SQ M)</b>
PLANT DECK		1,367 SQ FT (126 SQ M)
YARD DEPTH	37 M	35 M
CLEAR INTERNAL HEIGHT	8 M	10 M
LEVEL ACCESS LOADING DOORS	3	2
DOCK LEVEL LOADING DOORS		2
FLOOR LOADING	37.5 kN sq m	37.5 kN sq m
CAR PARKING SPACES	25	30
ELECTRIC CAR CHARGING POINTS	4	6

	<b>UNIT D61</b>	<b>UNIT D82</b>
WAREHOUSE	57,974 SQ FT (5,385 SQ M)	78,415 SQ FT (7,284 SQ M)
OFFICES INC. RECEPTION & GF CORE	3,024 SQ FT (280 SQ M)	4,391 SQ FT (407 SQ M)
<b>TOTAL</b>	<b>60,998 SQ FT (5,666 SQ M)</b>	<b>82,806 SQ FT (7,692 SQ M)</b>
PLANT DECK	3,056 SQ FT (283 SQ M)	4,391 SQ FT (407 SQ M)
YARD DEPTH	35 M	50 M
CLEAR INTERNAL HEIGHT	10 M	12.5 M
LEVEL ACCESS LOADING DOORS	4	2
DOCK LEVEL LOADING DOORS	3	8
FLOOR LOADING	50 kN sq m	50 kN sq m
CAR PARKING SPACES	55	77
ELECTRIC CAR CHARGING POINTS	14	16



BREEAM (2018)  
**EXCELLENT**  
target accreditation



Unrestricted 24 hour  
access / use



Planning consent for  
B1c/B2/B8 uses



Landscaped  
outdoor staff areas



EPC  
A+ rated



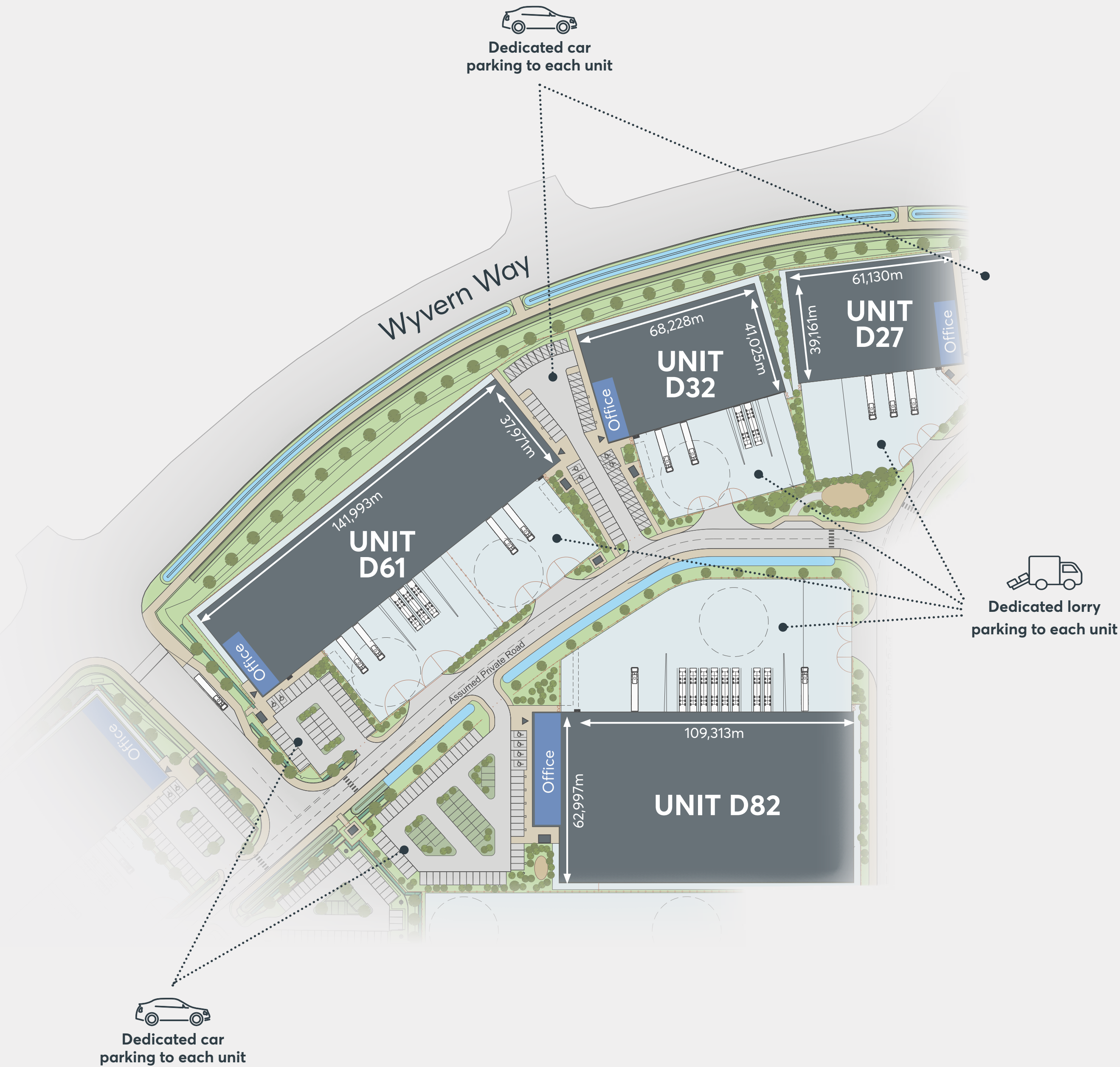
EV car  
charging



Enhanced specification  
first floor offices and  
reception areas



Up to 7.2 MVA of power  
supply on the estate



Site plan is indicative.





**Robert Richardson**  
Development Director

“

We know that people and the planet are important to you - they're important to us too.

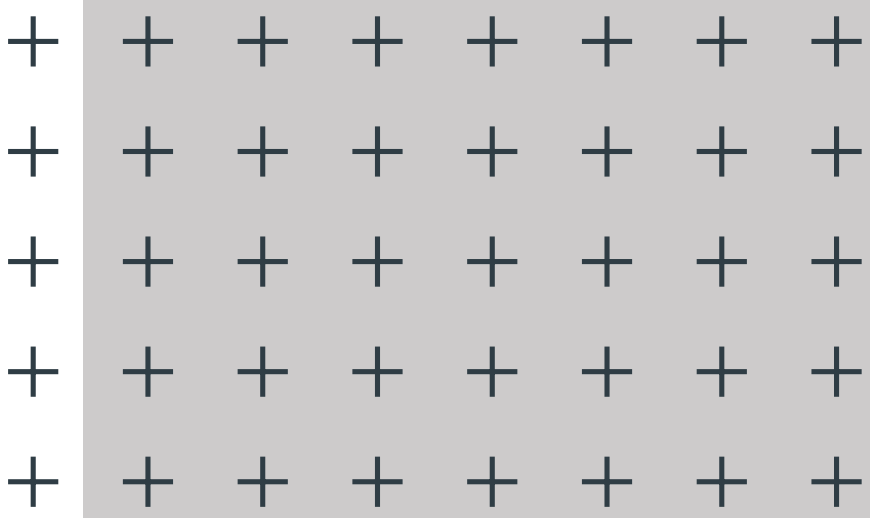
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

*Let's talk*

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At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Sarwjit Sanbhi,**  
Chief Executive Officer

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

**Huboo, St. Modwen Park Chippenham**



# The Swan standard

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

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics 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.

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

- 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



**AAA rated white goods**



**Refreshment stations**



**Smart metering**



**Low VOC/organic paints**



**Acoustic control**



**Intelligent LED lighting**



**Natural light**



**Low energy lifts**



**SUSTAINABILITY  
AT THE CORE**

**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**



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High performance space  
where you need it.

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