

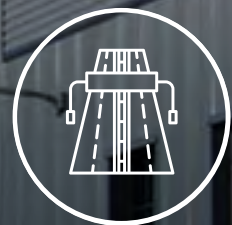
ST. MODWEN PARK DERBY



DE21 6NZ

///BURNS.JUICES.REPAIR

Available Now



Located next
to A52



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

NEW HIGH QUALITY WAREHOUSE UNIT

D54: **54,635 SQ FT (5,076 SQ M)**

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. **Derby D54** is a **high quality, sustainable and popular warehouse** 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%.



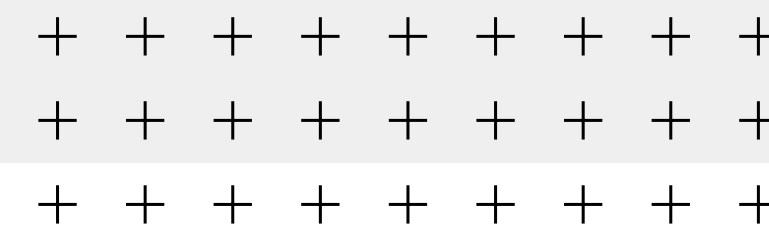
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



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

**BUILD TO SUIT
OPPORTUNITIES**

**LET
VAILLANT**

**LET
GETINGE**

D54

**D39
KIA**

D61

D82

D32

D27

Why choose Derby D54?



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 tranquility 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



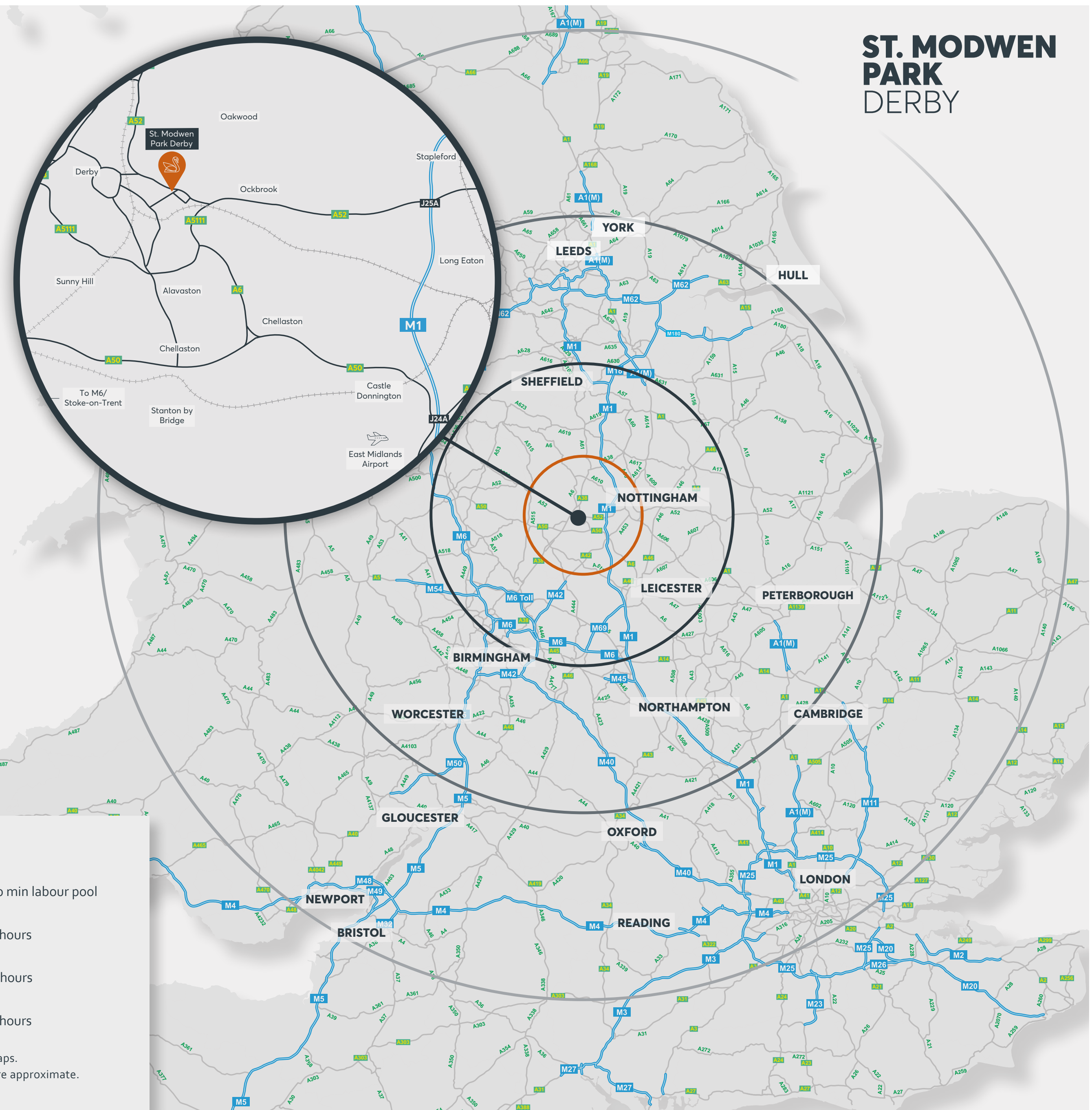
UNDER 6 MILES

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

UNIT D54	
WAREHOUSE	48,555 SQ FT (4,511 SQ M)
OFFICE INC. GF CORE	6,080 SQ FT (565 SQ M)
TOTAL	54,635 SQ FT (5,076 SQ M)
PLANT DECK	4,144 SQ FT (385 SQ M)
INCOMING POWER SUPPLY	275 KVA
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	10 M
LEVEL ACCESS LOADING DOORS	2
DOCK LEVEL LOADING DOORS	5
FLOOR LOADING	50 kN sq m
CAR PARKING SPACES	49
ELECTRIC CAR CHARGING POINTS	10

*All floor areas are approximate gross internal areas.



**BREEAM (2018)
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**



**Up to 7.2 MVA of power
supply on the estate**



Lorry Parking



Dedicated car
parking to each unit

Wyvern Way

50m

54.16m

UNIT D54

85.57m

First Floor Office

Excellent signage opportunities
fronting Wyvern Way and
Derwent Parade

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.

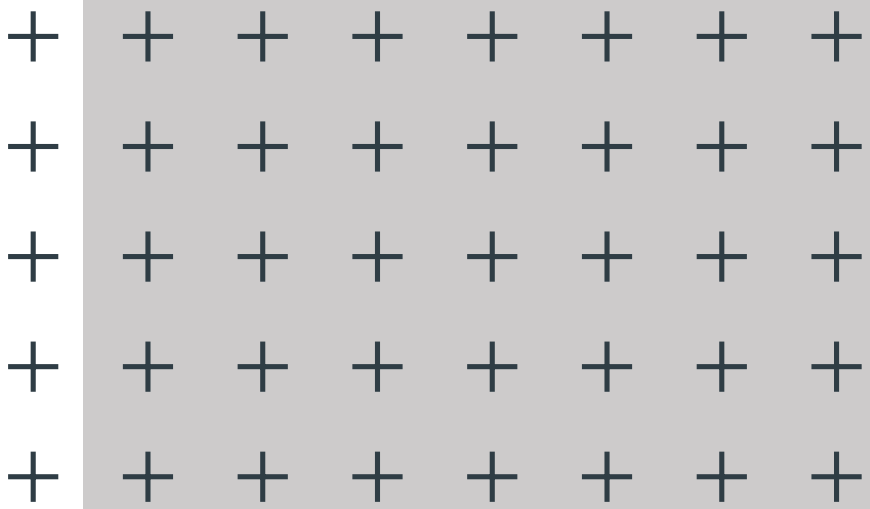
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

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

07834 791 261
rrichardson@stmodwen.co.uk

”





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

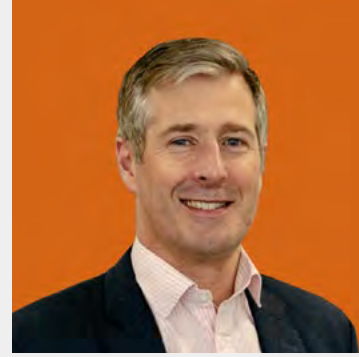


Low energy lifts



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



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High performance space
where you need it.

**ST.MODWEN
PARK
DERBY**

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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. October 2023. TBDW 04132-08.