



Derby Commercial Park

Goodman

A prime **fully
serviced** site

Ready for **immediate
development**

370,000 sq ft
distribution unit
with **92m yard**

PLOT N

⚡ A6 to A50 and M1 J24/J4a



A52 Brian Clough Way to M1 J25

A5111 to Derby

PLOT C
UP TO
97,000 SQ FT



Fernhook Avenue

Fernhook Avenue

PLOT L
550,504 SQ FT
CROSS DOCKED



PLOT N
370,107 SQ FT



PLOT N+

370,107 sq ft

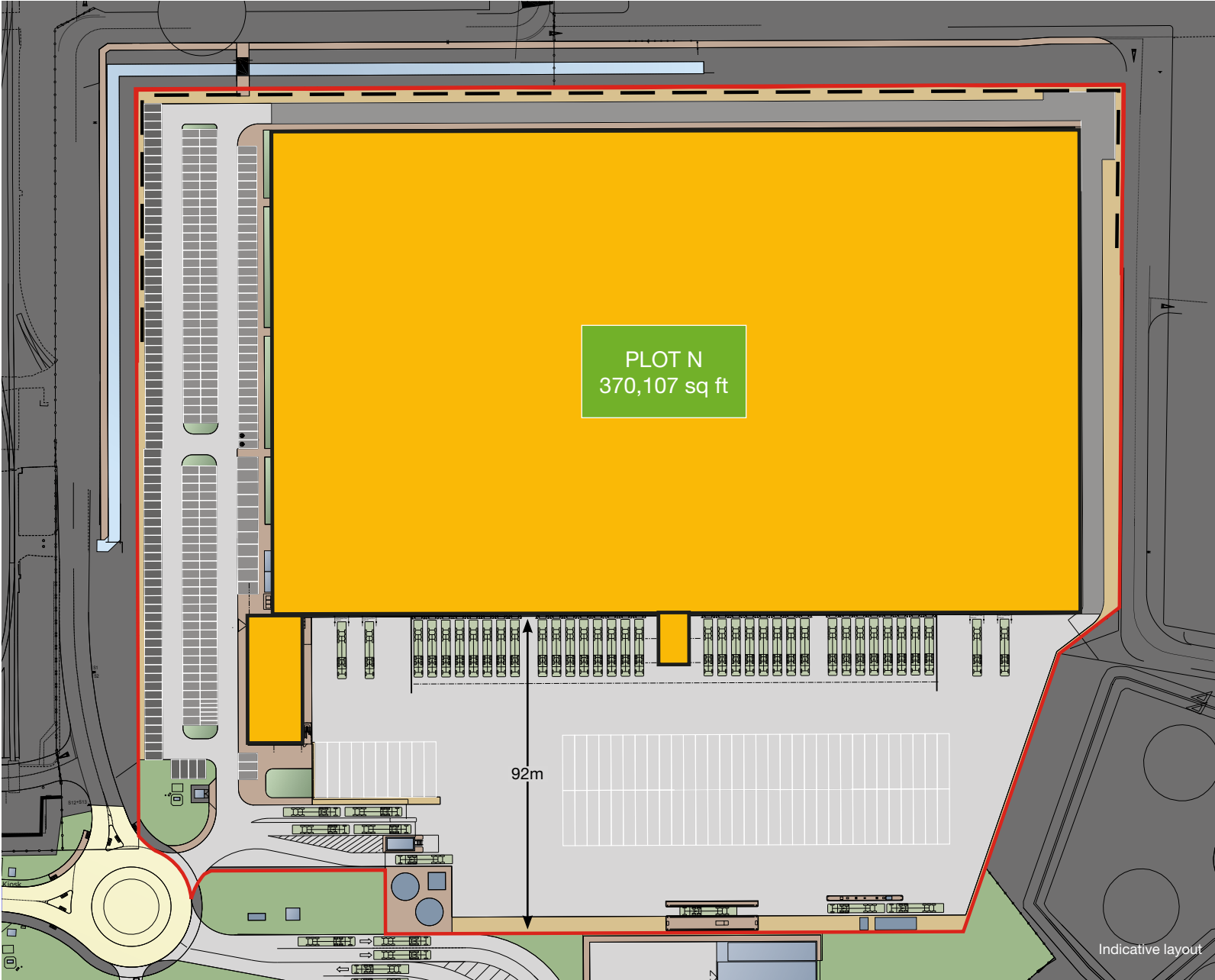
Gross internal area:

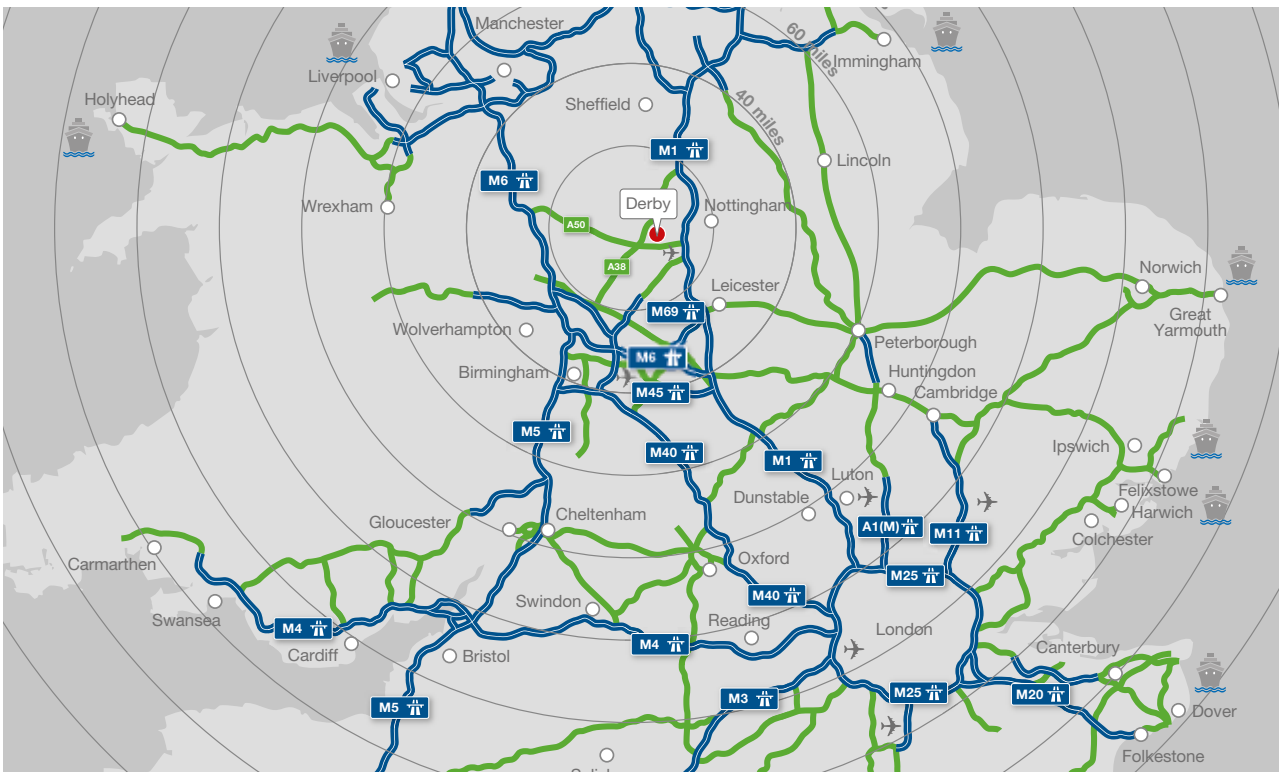
Warehouse	349,036 sq ft
3 storey offices	18,066 sq ft
2 storey hub office	2,735 sq ft
Gatehouse	270 sq ft
Total	370,107 sq ft

Indicative specification:

Dock level loading doors	24
Double dock loading doors	8
Ground level loading doors	4
Car parking spaces	260
HGV parking spaces	75
Yard depth	92m
Site area	16.24 acres
Clear internal height	15m

Alternative layouts available on a design and build basis





accessibility+

at J25 M1

+ Leicester	30 miles
+ Birmingham	45 miles
+ Coventry	49 miles
+ Manchester	64 miles
+ Liverpool	98 miles
+ London	124 miles
+ East Midlands Airport	11 miles
+ Birmingham Intermodal Freight Terminal	30 miles
+ Hams Hall Rail Freight Terminal	40 miles
+ Daventry Rail Freight Terminal	45 miles
+ Birmingham Int. Airport	47 miles

Source maps.google.co.uk

45 miles away

Birmingham Intermodal Freight Terminal at Birch Coppice Business Park, Hams Hall Rail Freight Terminal and Daventry Rail Freight Terminal can be reached within an hour providing intermodal freight connections. The nearest station of Spondon also provides passenger connections directly to Derby and Nottingham.

11 miles away

East Midlands Airport (circa 20 mins by road) is the UK's busiest pure cargo airport and second only to Heathrow, handling over 300,000 tonnes of flown cargo every year. A UK hub for DHL and UPS, and support operations for TNT and Royal Mail. It also provides passenger flights.



Derby Commercial Park

Raynesway, Derby, East Midlands

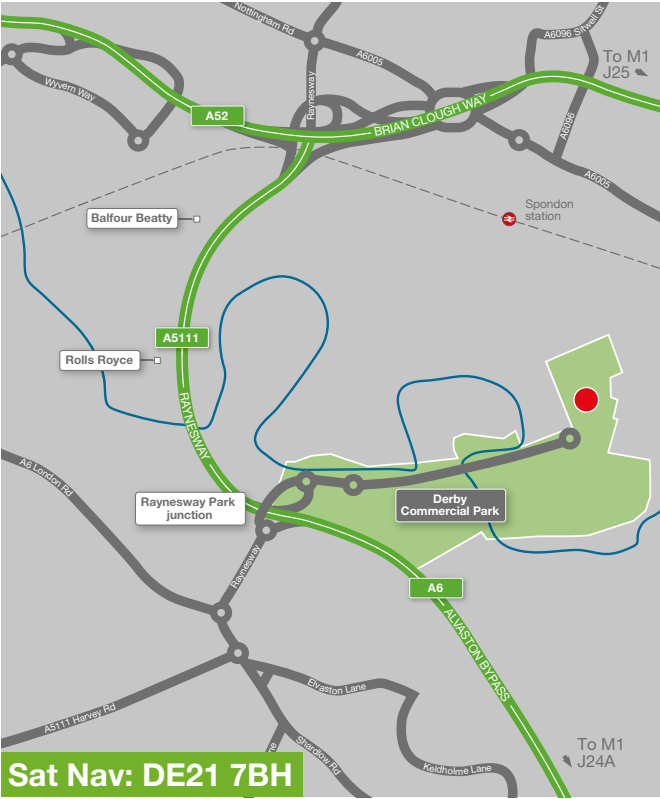
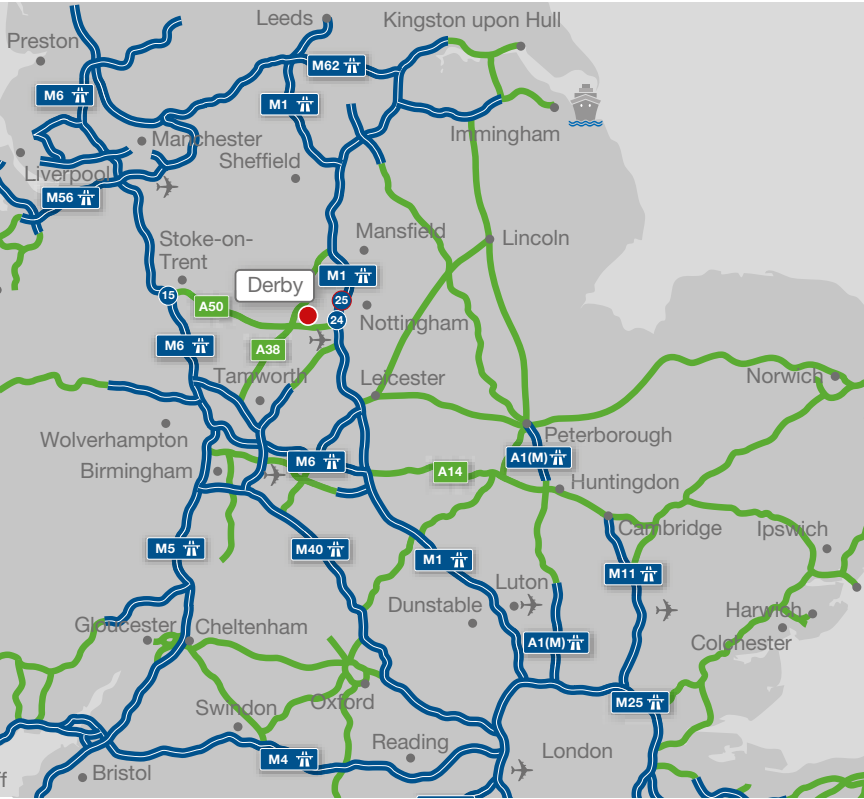
Sat Nav: DE21 7BH

location+

Derby Commercial Park is located 2 miles east of the city of Derby, on the A5111/A6 which in turn provides direct access to J25 of the M1 via the A52, and to J24a of the M1 via the A6/A50. The 180 acre site is one of the Midland's premier distribution parks with its excellent links with the major road/motoway network, recently endorsed by Kuehne & Nagel's decision to base their 632,000 sq ft Drinkflow Logisitcs for Heineken operation on site and Ted Baker 323,895 sq ft pre-let. The site is also located within close proximity of major employers Rolls-Royce, Bombardier and Balfour Beatty, as well as a large number of businesses who provide a support network/supply chain to these companies.

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These particulars are believed to be correct at publication date (February 2017), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



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800 acres+

available land bank at
prime distribution locations

16.6 million sq ft+

capacity for delivering
bespoke developments
across the UK

good to go+

£130 million invested in site
infrastructure works and
planning consents

competitive+

our global scale allows us
to offer unrivalled terms

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