



INFINITY PARK DERBY

Logistics

J3 A50/M1, Derby, DE24 9QG



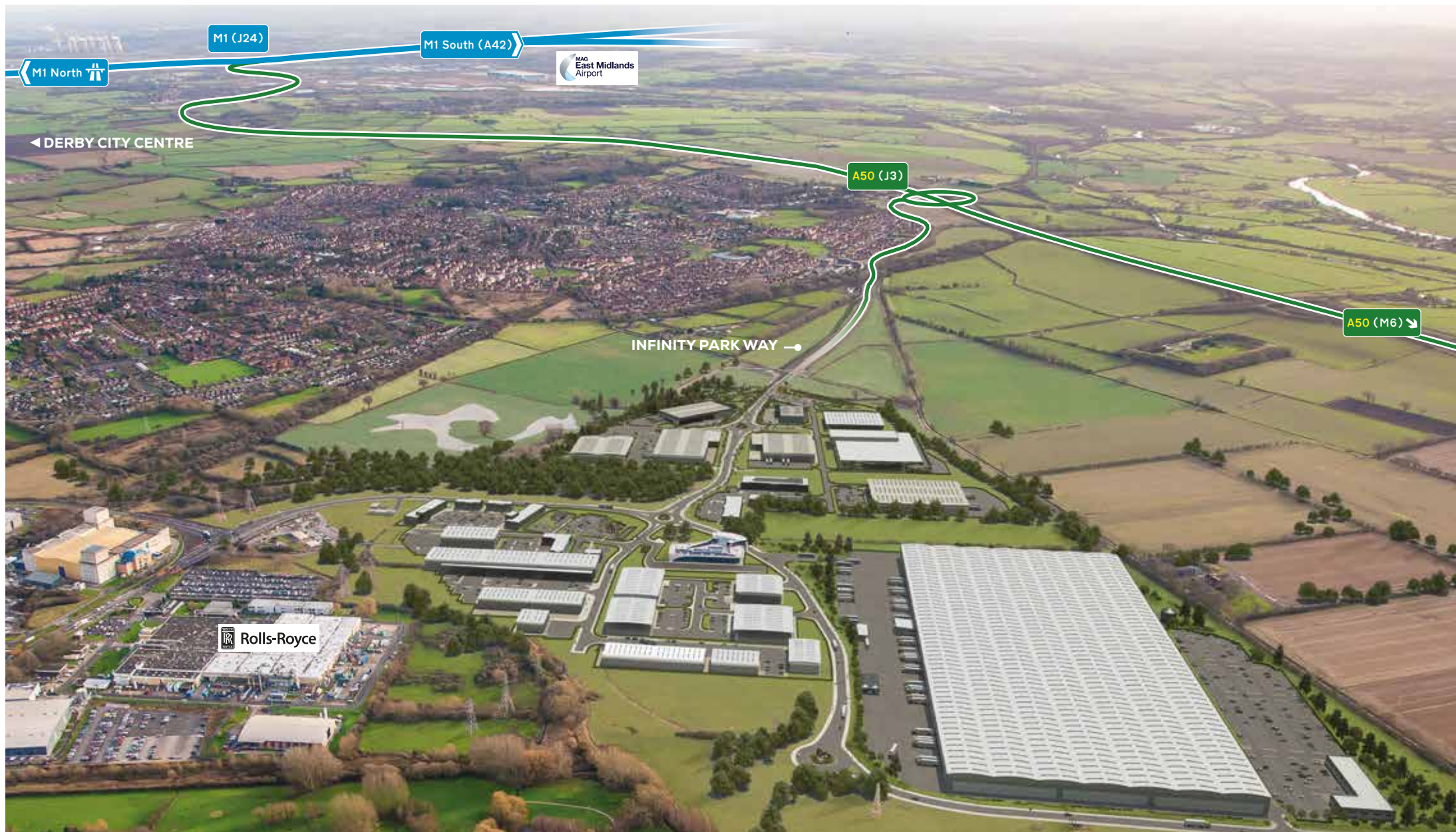
Build to suit opportunities from 10,000 sq ft
up to **1 million sq ft** at one of the best
connected logistics locations in the Midlands

FOR SALE
OR TO LET

infinityparkderby.com/logistics

PERFECTLY CONNECTED FOR NATIONAL AND INTERNATIONAL DISTRIBUTION

Infinity Park's location off J3 of the A50 is ideal for accessing markets throughout the UK. It is just 15 minutes drive from the M1, J24 and 45 minutes drive from the M6, J15. Port access, north and south, is easy via these arterial routes and East Midlands Airport is less than 20 minutes away.



DRIVE TIMES: CITIES

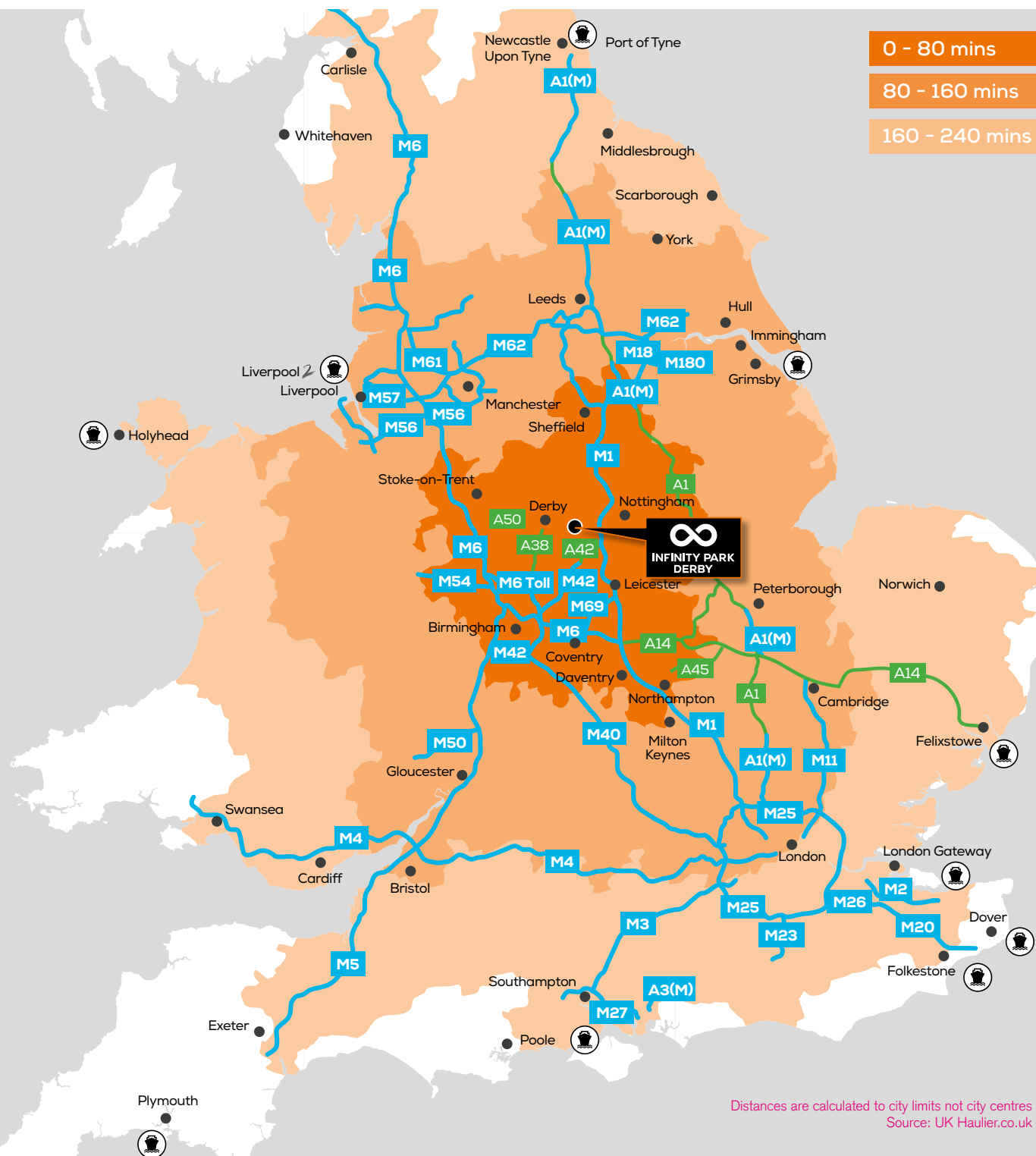
Nottingham	18 mins	16.3 miles
Leicester	26 mins	27 miles
Birmingham	40 mins	35.8 miles
Sheffield	45 mins	46.6 miles
Leeds	1 hr 5 mins	83.2 miles
Manchester	1 hr 25 mins	81.5 miles
London (M25)	1 hr 40 mins	105 miles

DRIVE TIMES: PORTS

Liverpool	1 hr 58 mins	102 miles
Immingham	1 hr 43 mins	104 miles
London Gateway	2 hrs 31 mins	153 miles
Felixstowe	3 hrs	171 miles

DRIVE TIMES: AIRPORTS

East Midlands Airport	16 mins	7.8 miles
Birmingham Airport	45 mins	38.5 miles
London Heathrow	2 hrs	125 miles



ENTERPRISE ZONE STATUS

Infinity Park Derby is one of only a select few business parks in the UK with Enterprise Zone status, offering companies based there the opportunity to take advantage of a host of unrivalled business benefits available at both a national and a local level.

With Enterprise Zone status comes a mixture of benefits including Enhanced Capital Allowances and Business Rates Relief; allowing some businesses to potentially write down the costs of qualifying

plant and machinery assets against their taxable income. Investment in plant and machinery will qualify for enhanced capital tax relief at 100% until March 31st 2024.

Locally, additional benefits include assistance with familiarisation visits for staff, recruitment, access to grants via the Derby Enterprise Growth Fund, and incubation, training and consultancy support from Enscite, together with support from Derby City Council and D2N2 (Local Enterprise Partnership).

A CENTRE OF INDUSTRY SUPPLY CHAIN OPPORTUNITIES

The following major businesses are all based within a 20 minute drive of Infinity Park.

READY TO GO

Site infrastructure is largely complete. The principal access road is delivered, the development plataus levelled and ready, enabling work to start as soon as terms are agreed.

OUR DELIVERY PROMISE

With planning and site infrastructure in place and development plataus prepared, we can reach practical completion on your bespoke building within 18 months of agreement of terms.

- 100 acres of mixed-use commercial development
- Buildings starting from 10,000 sq ft
- Excellent transport links

SAVINGS AND SUPPORT IN THE ENTERPRISE ZONE

Infinity Park has Enterprise Zone status, providing unrivalled benefits for occupiers, including:

- Business rate discounts
- Enhanced capital allowances
- Assistance with local recruitment

Additional benefits include assistance with familiarisation visits for staff, access to grants via the Derby Enterprise Growth Fund and to incubation, training and consultancy support from Enscite.

Infinity Park Derby also enjoys Assisted Area status and the potential of extra regional aid from Europe, typically through programmes such as the Regional Growth Fund, together with support from Derby City Council and D2N2 (Local Enterprise Partnership).

HOW DERBY WORKS FOR LOGISTICS

TRANSPORT LINKS

The scheme's access to the A50 at J3 gives occupiers unrivalled access to the M1 to the east and the M6 to the west. The location provides access to the entire UK motorway network, putting well over 40 million people within a 4hr HGV drive.

50,000 PEOPLE EMPLOYED IN LOGISTICS IN D2N2 AREA

The transport and logistics sector is a significant employer in D2N2 with over 28,000 employees, so there is a lot of suitable experience in the current labour pool.

Source: Nomisweb

11,124,800 ECONOMICALLY ACTIVE PEOPLE IN D2N2 AREA

Source: Nomisweb

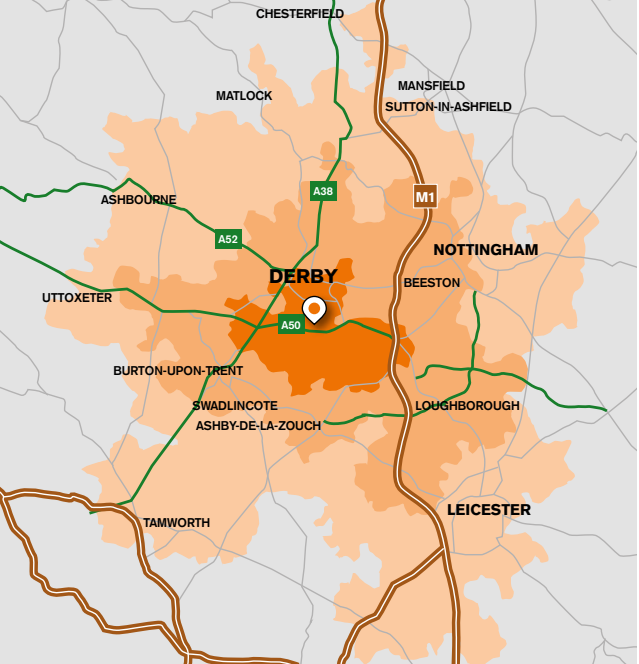
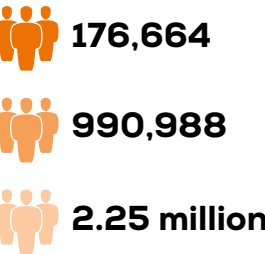
14,180 UNDERGRADUATES BASED IN DERBY

Source: Nomisweb

DRIVE TO WORK TIMES

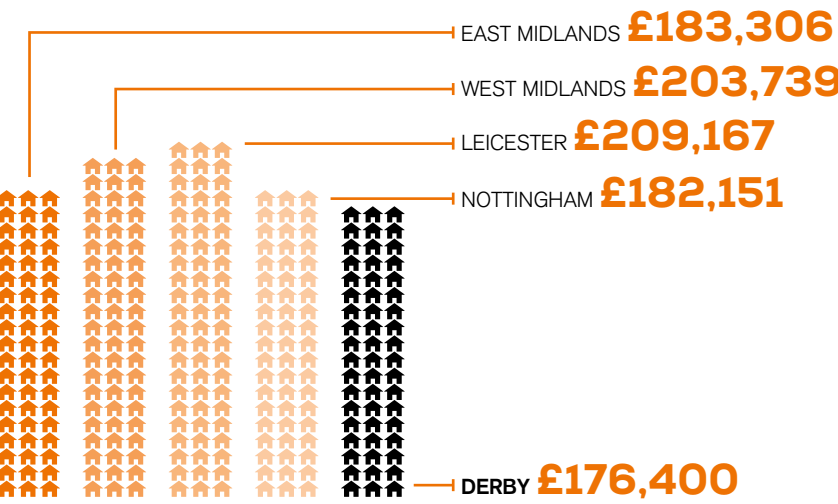


POPULATION NUMBERS



LABOUR AVAILABILITY

House prices are a crucial indicator of labour availability as they determine whether typical incomes for logistics jobs will support workers living locally.



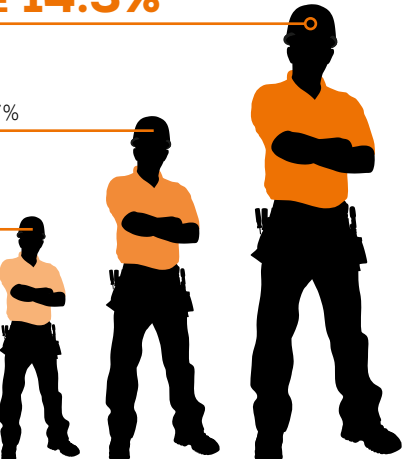
AVERAGE SEMI-DETACHED HOUSE PRICES Source: Rightmove

SKILLED TRADE OCCUPATIONS

DERBYSHIRE 14.3%

EAST MIDLANDS 11.7%

GREAT BRITAIN 10%



AFFORDABLE LIVING ACCOMMODATION RATES

The table below shows the average rental value in the East Midlands compared to the West Midlands and the UK average.

	East Midlands	West Midlands	UK Average
Dec 18	£629	£689	£921
Nov 19	£642	£701	£947
Dec 19	£662	£700	£953

Source: homelet.co.uk





INFINITY PARK DERBY

Logistics



Innovation Hub
R&D uses &
grow-on space

iHub

79,000 SQ FT

54,000 SQ FT

93,000 SQ FT

51,000 SQ FT

18,500 SQ FT

1 MILLION SQ FT

92,000 SQ FT

105,000 SQ FT

51,000 SQ FT

16,500 SQ FT

Masterplan is indicative and subject to change

BUILDING TYPES



LOGISTICS B8



MANUFACTURING B2

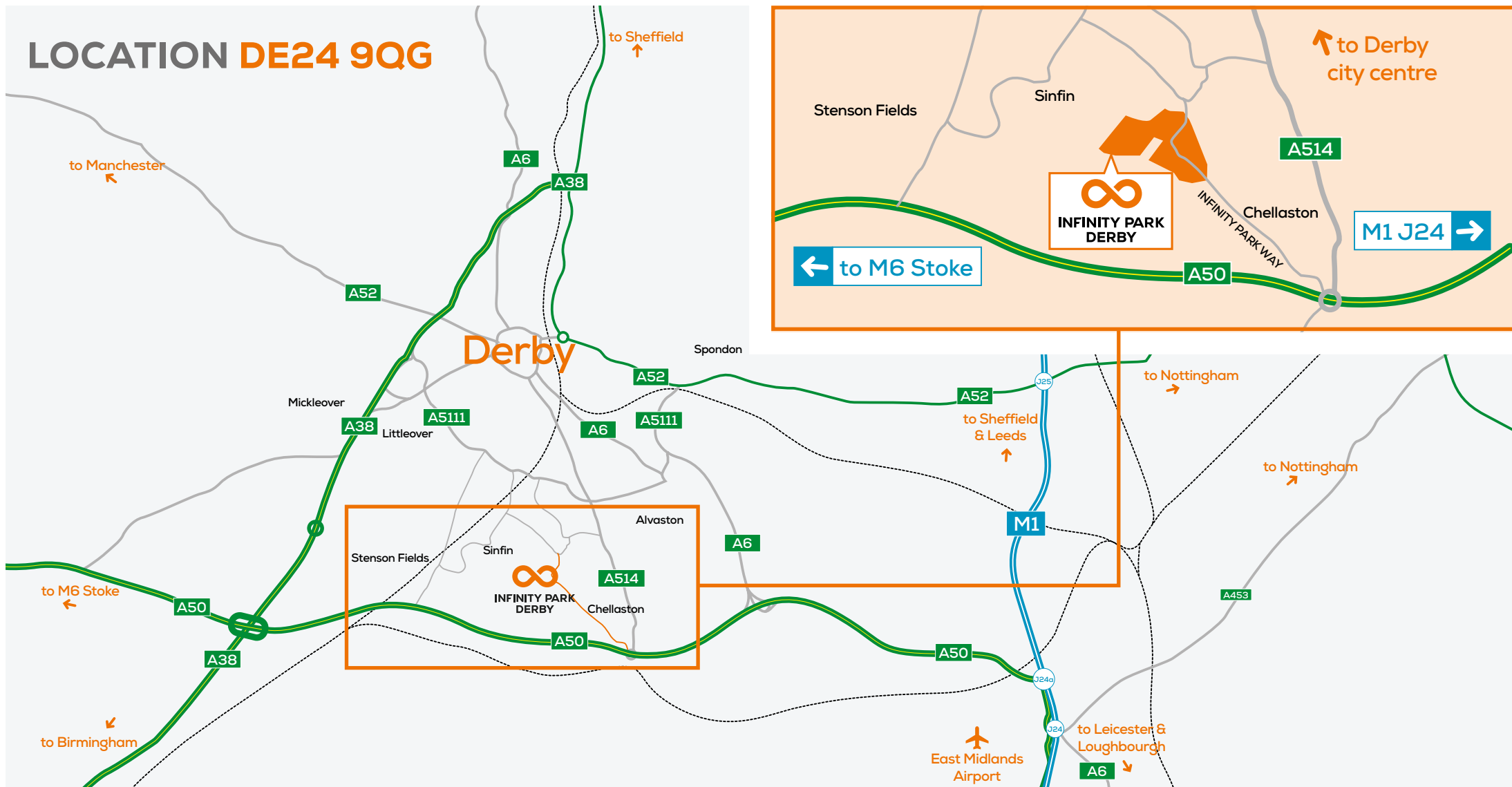


OFFICES B1



LIGHT INDUSTRIAL B2

LOCATION DE24 9QG



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