



# INFINITY PARK DERBY

Advanced Manufacturing & Logistics

INFINITY PARK WAY, A50 (JUNCTION 3),  
DERBY, DE24 9FU

**The future  
of manufacturing  
& logistics starts here**

**FOR SALE OR TO LET**

DESIGN & BUILD OPPORTUNITIES

UP TO 507,270 SQ FT

[INFINITYPARKDERBY.COM](http://INFINITYPARKDERBY.COM)

THE SCHEME

THE OPPORTUNITY







## INFINITY PARK DERBY

Advanced Manufacturing & Logistics

Welcome to Infinity Park Derby, the East Midlands' premier advanced manufacturing and logistics location.

Spanning 100 acres, the Park is located to the south of the city, next to the world headquarters of Rolls-Royce Civil Aerospace and within 15 minutes of blue chip OEMs such as Toyota, Alstom and JCB.

Offering direct access to A50 J3 and with East Midlands Airport nearby, Infinity Park Derby's central location is ideal for addressing supply chains and consumer markets across the UK and beyond.



THE SCHEME

THE OPPORTUNITY

THE INSPIRATION





## Integrating **innovation** with **industry** & **distribution**

At Infinity Park Derby, the world's foremost research, manufacturing and logistics companies come together to forge stronger links across the UK supply chain.

The spark of inspiration does not travel far. Co-location at Infinity Park Derby offers the opportunity to create synergies between occupiers, driving innovation across disciplines and industries.

Whatever your business, your employees will enjoy an established location with transport links and a growing host of amenities.

Infinity Park Derby is a unique collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers IPD LLP, Wilson Bowden and Peveril Securities.



## The cutting edge of **UK industry**

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.



## The apex of the **golden triangle**

Centrally located within the high demand logistics hotspot of the East Midlands, Infinity Park Derby brings massive local, national and global markets to the doorstep.

## Design & build it **your way**

With 100 acres earmarked for mixed-use development, Infinity Park Derby offers design and build packages up to **507,270 sq ft.**



THE OPPORTUNITY

THE INSPIRATION

MASTERPLAN







## INFINITY PARK DERBY

Advanced Manufacturing & Logistics

Delivering at scale:  
**opportunities up to  
507,270 sq ft**

**FOR SALE  
OR TO LET**

**Rolls-Royce**

### AREA SCHEDULE

PLOT	SQ. FT
A	up to 150,000
B	up to 130,000
C	up to 100,000
D	up to 500,000
E	up to 140,000
G	up to 60,000

Occupied plots

**F2**  
Innovation Hub  
R&D uses &  
grow-on space

**F1**  
Derby Nuclear  
Skills Academy

**Oregon**  
TERRA PRIME ENGINEERING

**A1**  
NUCLEAR AMRC

Proposed new link road  
connecting Infinity Park to a  
dedicated junction on the A50.  
Works commencing 2025.  
Further information available  
from the agents

Masterplan is indicative  
and subject to change.

INDICATIVE LAYOUT PLAN



THE INSPIRATION

MASTERPLAN

MANUFACTURING







## INFINITY PARK DERBY

Advanced Manufacturing

FOR SALE OR TO LET

Design & build opportunities  
**up to 507,270 sq ft**

Manufacturing makes it at  
**Infinity Park Derby**

[infinityparkderby.com/advanced-manufacturing](https://infinityparkderby.com/advanced-manufacturing)



MASTERPLAN

MANUFACTURING

MANUFACTURING INFO



## Nuclear Skills Academy

The Derby Nuclear Skills Academy is a 45,000 sq ft skills and innovation centre created as a joint venture between Rolls-Royce, the University of Derby, NAMRC and Derby City Council.

Derby Nuclear Skills Academy provides flexible workspace for training the next generation of nuclear technicians, with over 200 enrolled at any one time.

The building boasts high specification offices and workshop units. It also includes a multi-purpose 'heart space' ideal for holding conferences and events.

The Academy boasts leading edge technology, including facilities for the rapid prototyping of a range of products and services, high end virtual reality, 3D printing and surface microscope equipment.

Formerly known as iHub, the Derby Nuclear Skills Academy is yet another sign of the vibrant and growing skills economy clustered around Infinity Park.

## At the apex of industry: Oregon Timber Frame

Practical completion has been reached on a new £45m, 186,000 sq ft state-of-the-art production facility at Infinity Park Derby for Oregon Timber Frame.

Oregon, one of the country's largest timber frame manufacturers, is owned by Barratt Homes, and will support the homebuilder's commitment to become carbon neutral in its operations by 2030.

The energy efficiently build includes solar PV, air source heat pumps and LED lighting, plus 10% of the car parking spaces benefit from EV charging points.



Nick Richardson, MD at Wilson Bowden Developments, said: "The close proximity of a highly skilled labour force and Infinity Park's location at the apex to the Golden Triangle, means it is a perfect location for Oregon."

## Nuclear AMRC Midlands

Construction of the UK's latest Nuclear Advanced Manufacturing Research Centre (NAMRC) has reached practical completion at Infinity Park Derby. The 46,728 sq ft facility will link industrial supply chains with cutting edge research in zero carbon energy technologies, and is part of the UK High Value Manufacturing Catapult. Backed by HM Government, Derby City Council and the University of Derby, and delivered by the park's development partnership, the NAMRC facility further establishes Infinity Park Derby as a major national centre for industry and innovation.



## The platform for enterprising occupiers

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

- Enhanced capital allowances
- Assistance with local recruitment

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

Infinity Park Derby also enjoys access to programmes such as the Ascend Programme, together with support from Derby City Council and D2N2 (Local Enterprise Partnership).



**MAJOR GLOBAL MANUFACTURERS WITHIN 20 MINUTES DRIVE OF INFINITY PARK INCLUDE:**





# Advanced research, practical applications

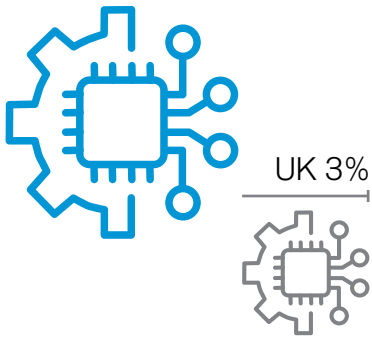
Derby continues to leverage its position as one of the UK's cutting edge industrial cities. An enviable roster of blue chip industrial companies, allied to a strong regional knowledge economy, means that Infinity Park Derby is ideally placed to create value throughout every link of the supply chain.

**41,435**  
ENGINEERING AND  
TECHNOLOGY  
STUDENTS  
WITHIN 50 MILES  
OF DERBY



**OVER 45 THOUSAND**  
PEOPLE EMPLOYED  
IN ENGINEERING AND  
MANUFACTURING IN DERBY

**HIGH TECH ROLES  
DERBY 11.8%**



**14,180** UNDERGRADUATES  
BASED IN DERBY

AWARDED **4th** MOST  
INVENTIVE CITY IN THE UK



## AVAILABLE WORKFORCE INCLUDES **43,000 QUALIFIED ENGINEERS**

Derby has been at the forefront of industrial innovation for over 300 years and is recognised as one of the most innovative cities in the UK (based on patent applications published). Today 11.8% of its workforce is employed in high tech roles – four times the national average. A further 24.1% of its highly skilled and diverse workforce is employed in professional services. No wonder the city produces the sixth highest value of goods and services per head in England.

## REGIONAL STUDENT POPULATION INCLUDES **41,000 ENGINEERING & TECH STUDENTS**

Derby has 17 universities within little over an hour's drive of the city. Both the University of Derby and Derby College have established track records of working in partnership with local employers to help develop their future workforce through apprenticeships, employer-designed programmes, and workforce development schemes.

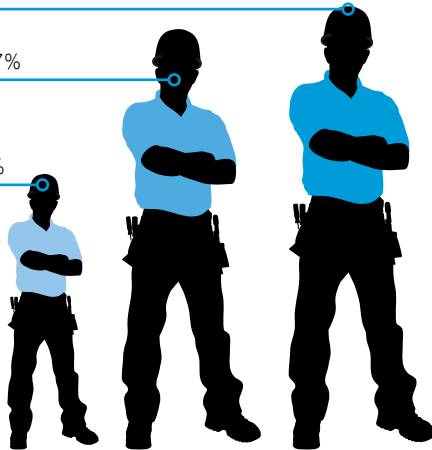
## SKILLED TRADE OCCUPATIONS

**DERBYSHIRE 11%**

EAST MIDLANDS 9.7%

GREAT BRITAIN 8.7%

Source: NOMIS





**INFINITY PARK  
DERBY**

Logistics

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Logistics moves fast at  
**Infinity Park Derby**

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↑  
DEMOGRAPHICS

LOGISTICS

DRIVE TIMES  
↓









# Make smart connections at Infinity Park Derby

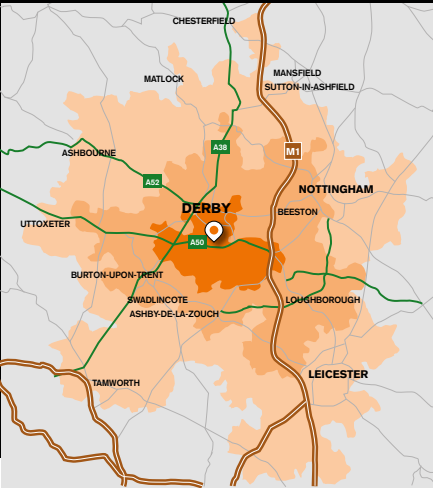
Infinity Park Derby is ideally positioned to address massive consumer and industrial markets across the region, the UK and the world.

Located at the heart of the UK motorway network, Infinity Park Derby offers direct access to J3 of the A50, the vital east-west route crossing the Midlands. Capping each end of the A50, the M1 and M6 provide north-south links, bringing London, Bristol, Liverpool and York within 3 hour's journey by HGV.

2.25 million consumers live within 45 minutes by van, while well over 40 million are addressable within a 4 hour HGV drive, making Infinity Park Derby well placed for last mile, regional and national distribution operations. And with East Midlands Airport only 20 minutes away and all the UK's major deep sea ports within a single 4.5 hour HGV journey, Infinity Park Derby is ideally situated for global exports.

## LOCATED FOR THE LAST MILE

 <b>176,664</b>	 0-15 mins
 <b>990,988</b>	 15-30 mins
 <b>2.25 million</b>	 30-45 mins



## HGV DRIVE TIMES: CITIES

Nottingham	31 mins	21 miles
Leicester	50 mins	33 miles
Birmingham	1 hr 6 mins	44 miles
Sheffield	1 hr 21 mins	54 miles
Leeds	2 hrs 4 mins	83 miles
Manchester	2 hrs 3 mins	83 miles
London (M25)	2 hrs 45 mins	110 miles

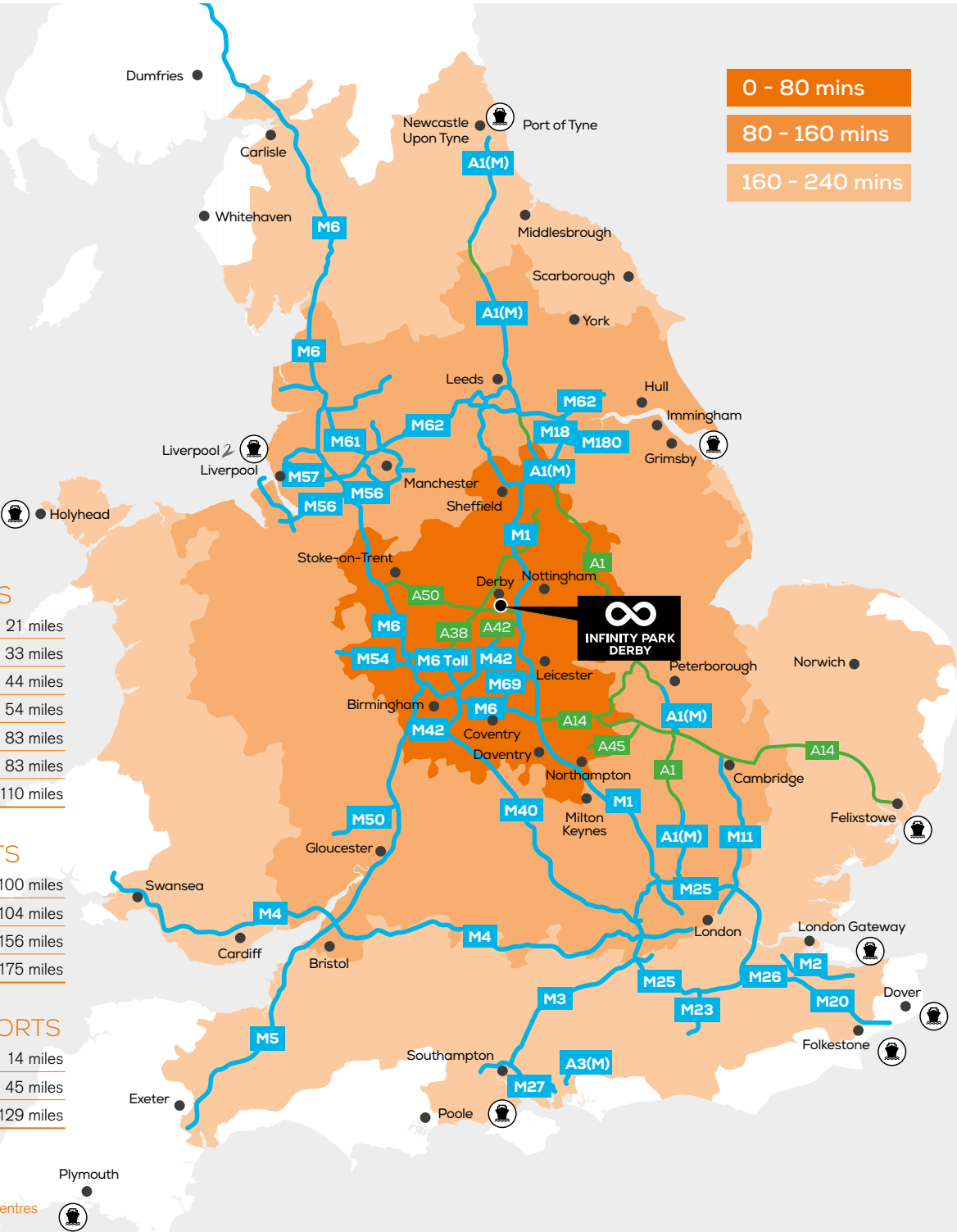
## HGV DRIVE TIMES: PORTS

Liverpool	2 hrs 31 mins	100 miles
Immingham	2 hrs 35 mins	104 miles
London Gateway	3 hrs 53 mins	156 miles
Felixstowe	4 hrs 22 mins	175 miles

## HGV DRIVE TIMES: AIRPORTS

East Midlands Airport	20 mins	14 miles
Birmingham Airport	1 hr 7 mins	45 miles
London Heathrow	3 hrs 13 mins	129 miles

Distances are calculated to city limits not city centres  
Source: lorryroute.com



LOGISTICS

DRIVE TIMES

LOGISTICS  
DEMOGRAPHICS





## Skilled & competitive labour

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

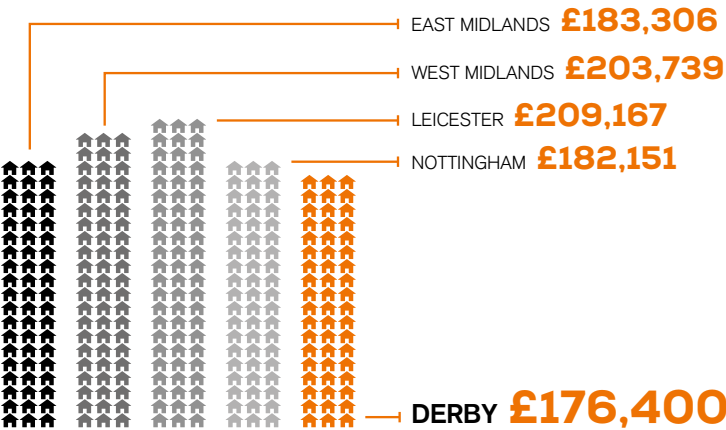
**50,000** PEOPLE  
EMPLOYED IN LOGISTICS  
IN D2N2 AREA

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

## 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

## 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
May 22	£761	£819	£1,103
April 23	£824	£886	£1,199
May 23	£830	£898	£1,213

Source: homelet.co.uk



## Gross weekly pay for full-time workers

EAST MIDLANDS **£594.10**  
WEST MIDLANDS **£617.50**  
UK **£640.00**

Earnings by place of work. Source: NOMIS 2022

**1,040,800**  
ECONOMICALLY ACTIVE  
PEOPLE IN D2N2 AREA

Source: Derbyshire Observatory



DRIVE TIMES

LOGISTICS  
DEMOGRAPHICS

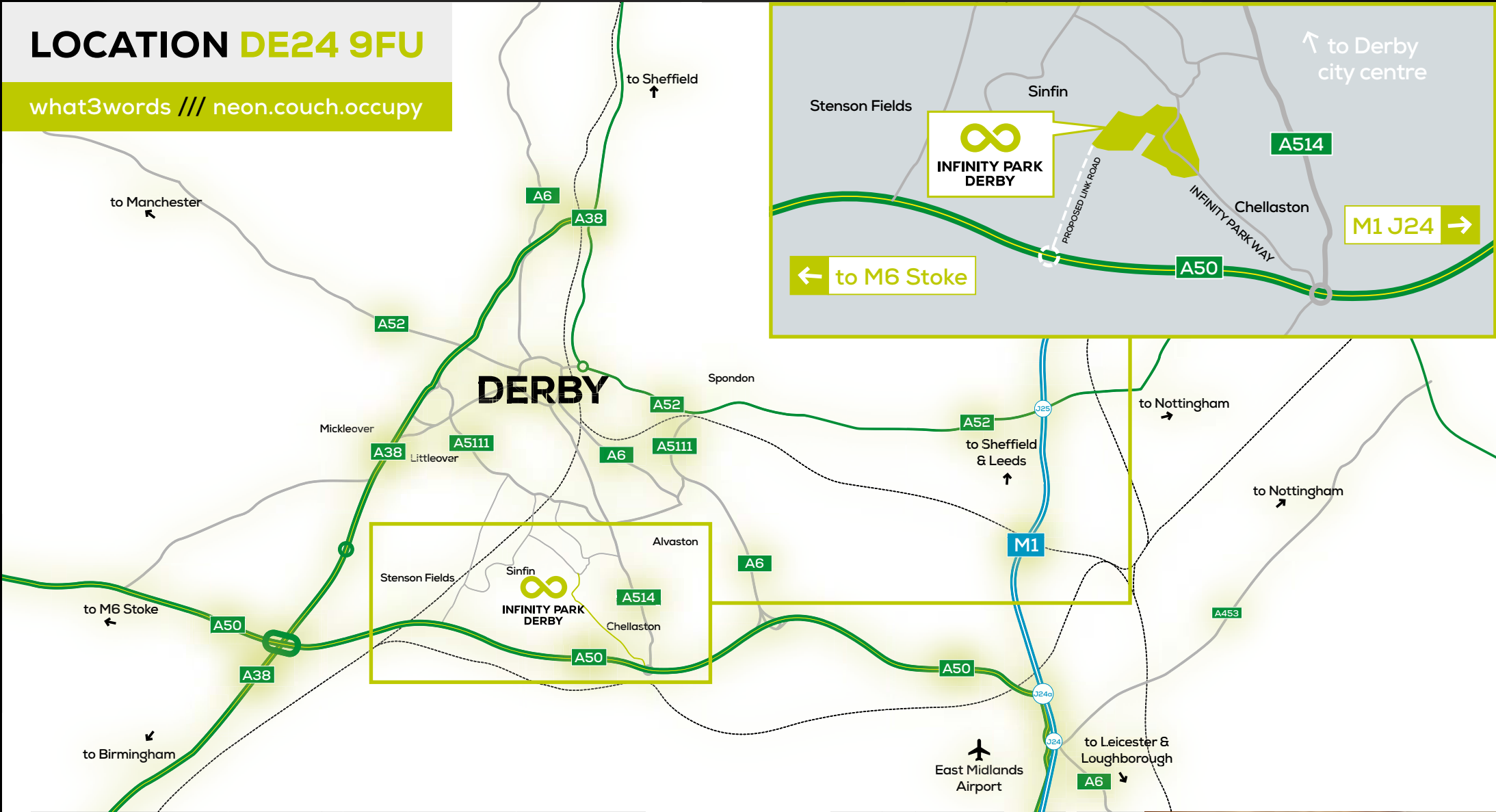
LOCATION





# LOCATION DE24 9FU

what3words /// neon.couch.occupy



## LINKED UP LOCATION

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.

- The M1 is a 10 minute drive from Infinity Park (J24)
- East Midlands Airport is 20 minutes away, serving over 80 direct destinations
- 38 direct daily train services between Derby and London St Pancras



LOGISTICS  
DEMOGRAPHICS

LOCATION

CONTACT





LOCATION

CONTACT



# INFINITY PARK DERBY

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INFINITYPARKDERBY.COM

To discuss your design and build needs further, contact the joint agents:



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