



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 380,000 SQ FT

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.

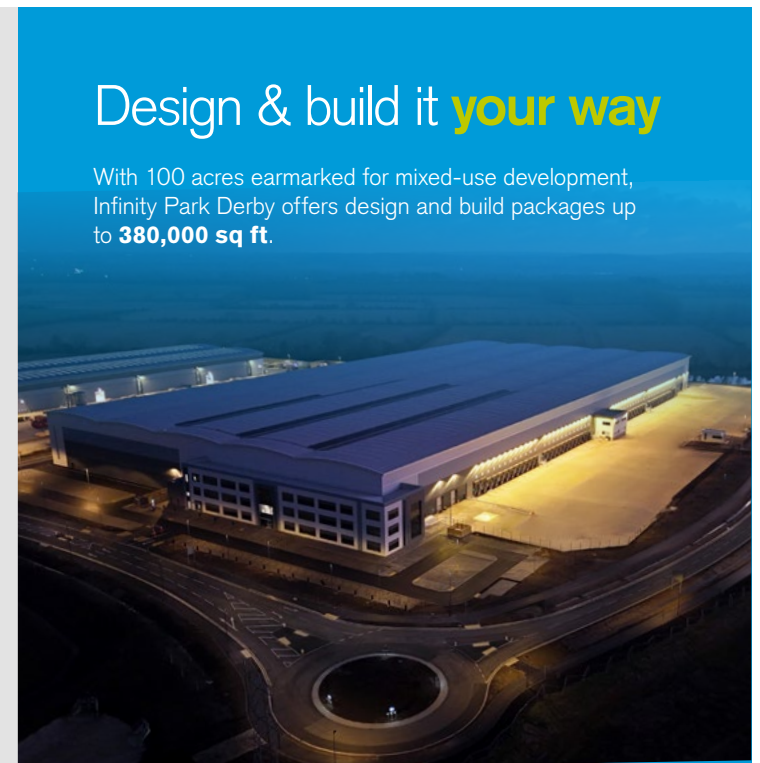


The apex of the **golden triangle**

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 **380,000 sq ft.**



THE OPPORTUNITY

THE INSPIRATION

MASTERPLAN





INFINITY PARK DERBY

Advanced Manufacturing & Logistics

Delivering at scale:
**opportunities up to
380,000 sq ft**

**FOR SALE
OR TO LET**



AREA SCHEDULE

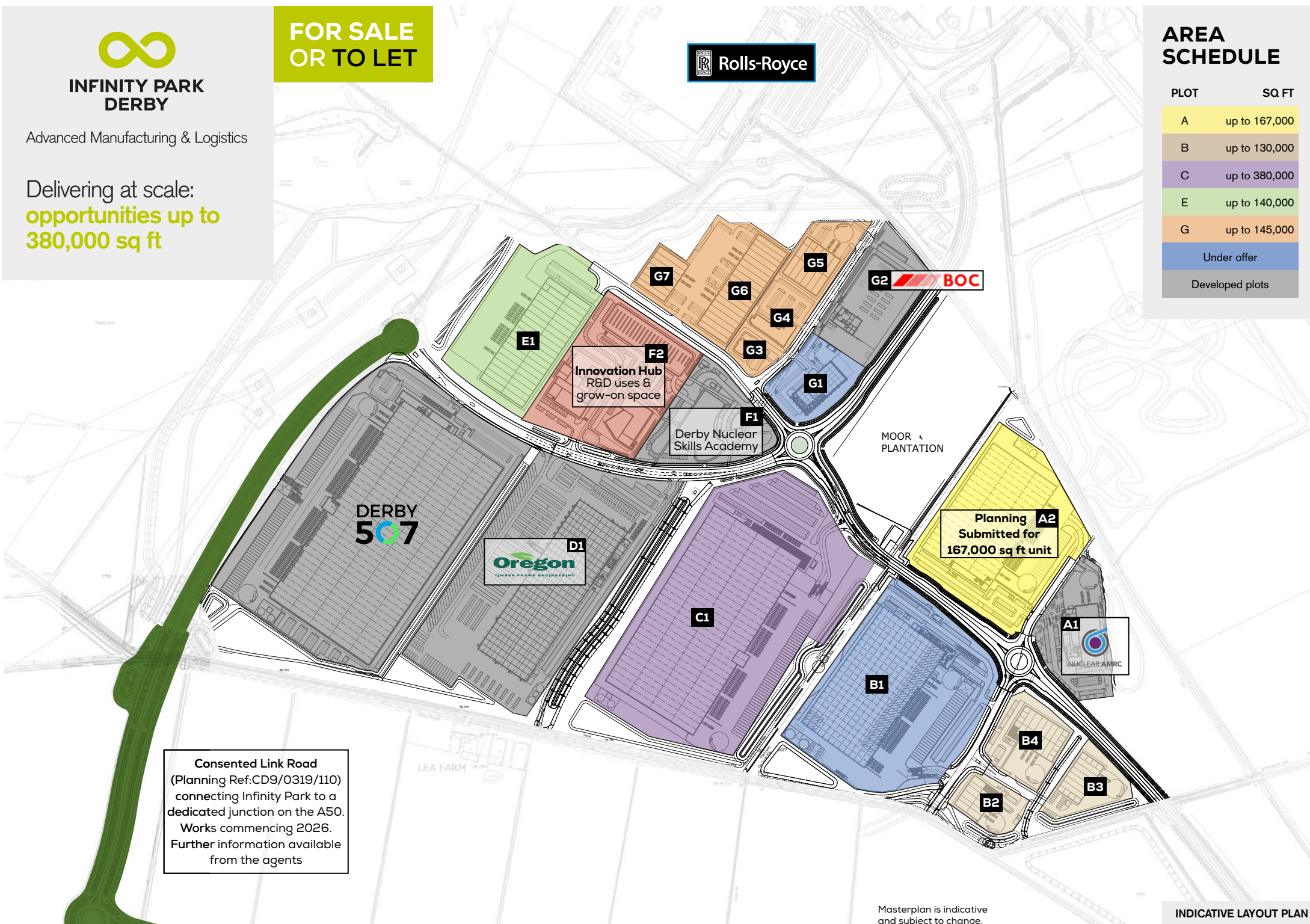
PLOT	SQ. FT
A	up to 167,000
B	up to 130,000
C	up to 380,000
E	up to 140,000
G	up to 145,000
Under offer	
Developed plots	



THE INSPIRATION

MASTERPLAN

MANUFACTURING



Masterplan is indicative
and subject to change.

INDICATIVE LAYOUT PLAN



INFINITY PARK DERBY

Advanced Manufacturing

FOR SALE OR TO LET

Design & build opportunities
up to 380,000 sq ft

Manufacturing makes it at
Infinity Park Derby

infinityparkderby.com/advanced-manufacturing



MASTERPLAN

MANUFACTURING

MANUFACTURING INFO





At the apex of industry: Oregon Timber Frame

A £45m, 186,000 sq ft production facility for Oregon Timber Frame has reached practical completion at Infinity Park Derby. Owned by Barratt Homes, Oregon supports its goal of carbon-neutral operations by 2030. The energy-efficient building features solar PV, air source heat pumps, LED lighting, and EV charging for 10% of parking spaces.

The platform for enterprising occupiers

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

- 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).



Nuclear Skills Academy

The Derby Nuclear Skills Academy is a 45,000 sq ft training and innovation centre developed by Rolls-Royce, the University of Derby, NAMRC, and Derby City Council. It trains 200+ nuclear technicians at a time in high-spec offices and workshops, featuring cutting-edge tech like rapid prototyping, VR, 3D printing, and surface microscopes. The site includes a multi-purpose 'heart space' for events. Formerly iHub, it highlights the growing skills economy at Infinity Park.

Nuclear AMRC Midlands

The 46,728 sq ft Nuclear Advanced Manufacturing Research Centre (NAMRC) at Infinity Park Derby has reached practical completion. Part of the UK High Value Manufacturing Catapult, it connects industrial supply chains with zero-carbon energy research. Backed by HM Government, Derby City Council, and the University of Derby, it reinforces Infinity Park Derby as a key hub for industry and innovation.



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.

SKILLED LABOUR

2.24m
IN PROFESSIONAL
OCCUPATIONS

2.24m
IN SKILLED TRADES

1.12m
PROCESS, PLANT AND
MACHINE OPERATIVES

WITHIN 50 MILES OF DERBY



Source: Census 2021



Source: NOMIS 2024

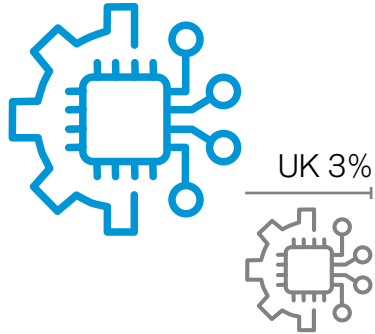
AVAILABLE WORKFORCE INCLUDES **43,000 QUALIFIED ENGINEERS**

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. Across Derbyshire, 23.9% of its highly skilled and diverse workforce is employed in manufacturing or professional, scientific and technical activities.

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.

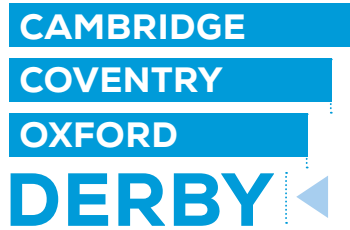
HIGH TECH ROLES **DERBY 11.8%**



Source: Invest in Derby

34,000 UNIVERSITY STUDENTS BASED IN DERBY

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



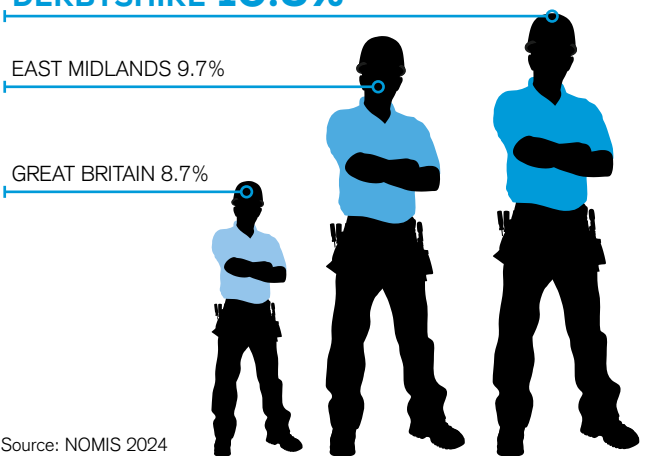
Source: Statista 2024

SKILLED TRADE OCCUPATIONS

DERBYSHIRE 10.6%

EAST MIDLANDS 9.7%

GREAT BRITAIN 8.7%



Source: NOMIS 2024



MANUFACTURING INFO

MANUFACTURING
DEMOGRAPHICS

LOGISTICS





INFINITY PARK DERBY

Logistics

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up to 380,000 sq ft

Logistics moves fast at
Infinity Park Derby

infinityparkderby.com/logistics



↑
DEMOGRAPHICS

LOGISTICS

DRIVE TIMES
↓







Make smart connections at Infinity Park Derby

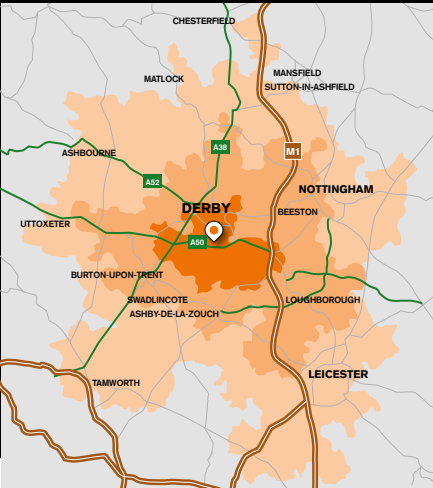
Infinity Park Derby is ideally positioned to address massive consumer and industrial markets across the region, the UK and the world.

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

 176,664	 0-15 mins
 990,988	 15-30 mins
 2.25 million	 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

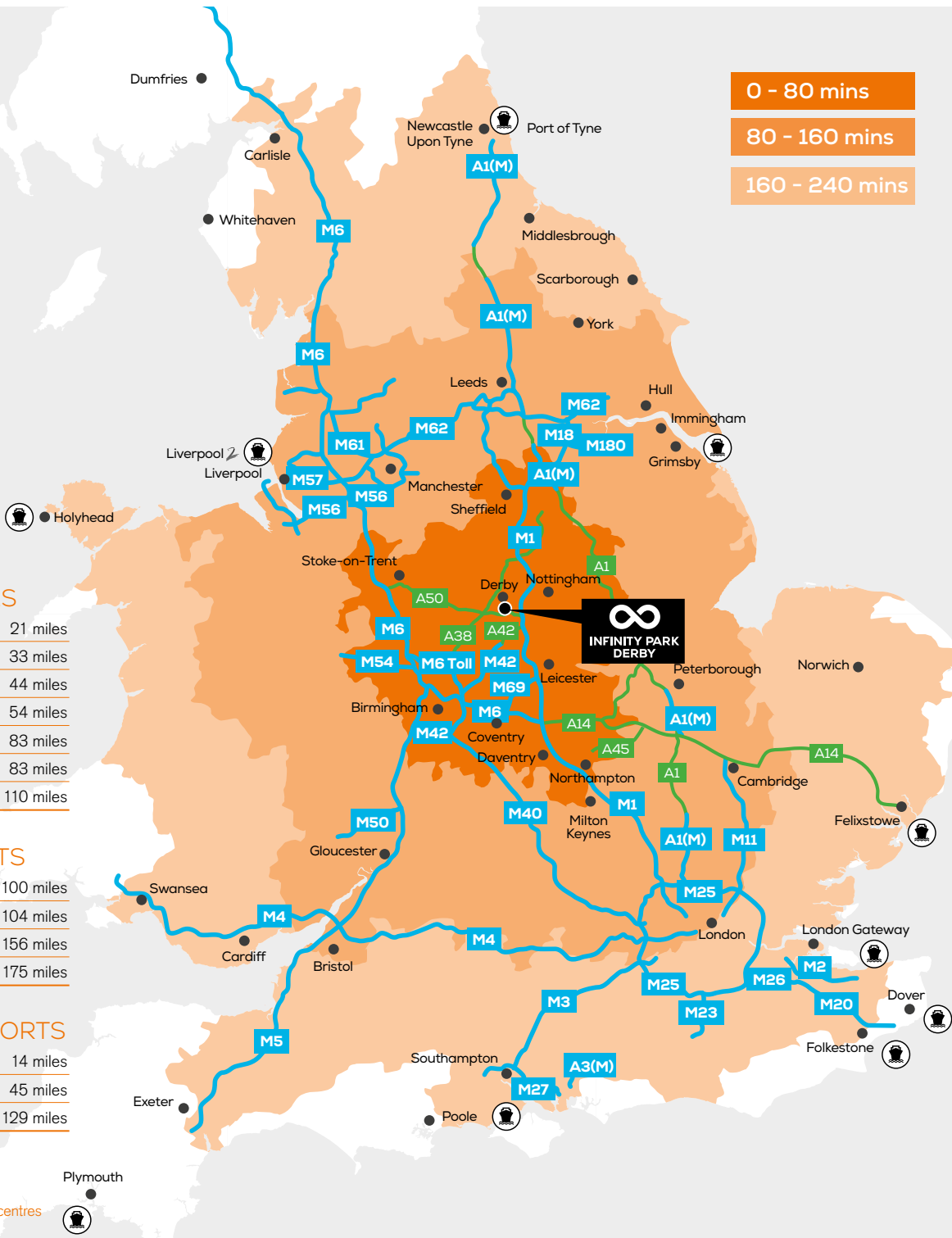
HGV DRIVE TIMES: PORTS

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





Skilled & competitive labour

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

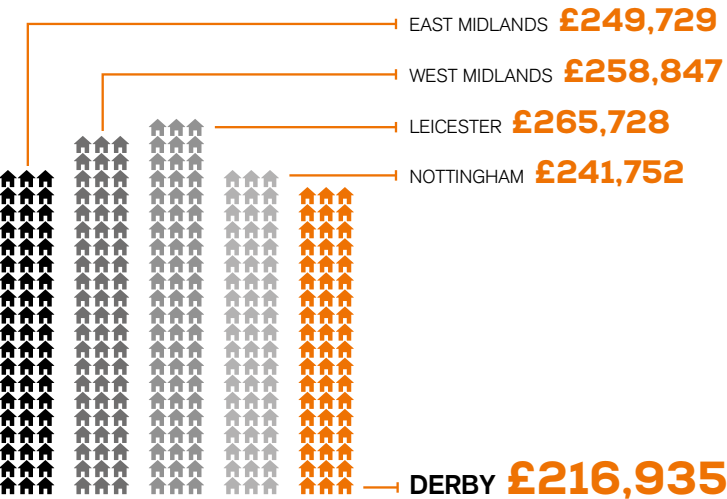
53,000 PEOPLE EMPLOYED IN LOGISTICS IN D2N2 AREA

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

Source: NOMIS 2024

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 February 2025

AFFORDABLE LIVING ACCOMMODATION RATES

The table below shows the average rental value for new tenancies in the East Midlands, and the average percentage of income used to pay rent, compared to the West Midlands and the UK average.

	East Midlands	West Midlands	UK Average
Average	£880	£1,020	£1,271
% of income	29.6%	30.2%	32.3%

Source: homelet.co.uk January 2025



Gross weekly pay for full-time workers

EAST MIDLANDS **£664.90**
WEST MIDLANDS **£688.40**
UK **£728.30**

Earnings by place of work. Source: NOMIS 2024

1,155,000 ECONOMICALLY ACTIVE PEOPLE IN D2N2 AREA

Source: NOMIS 2024



DRIVE TIMES

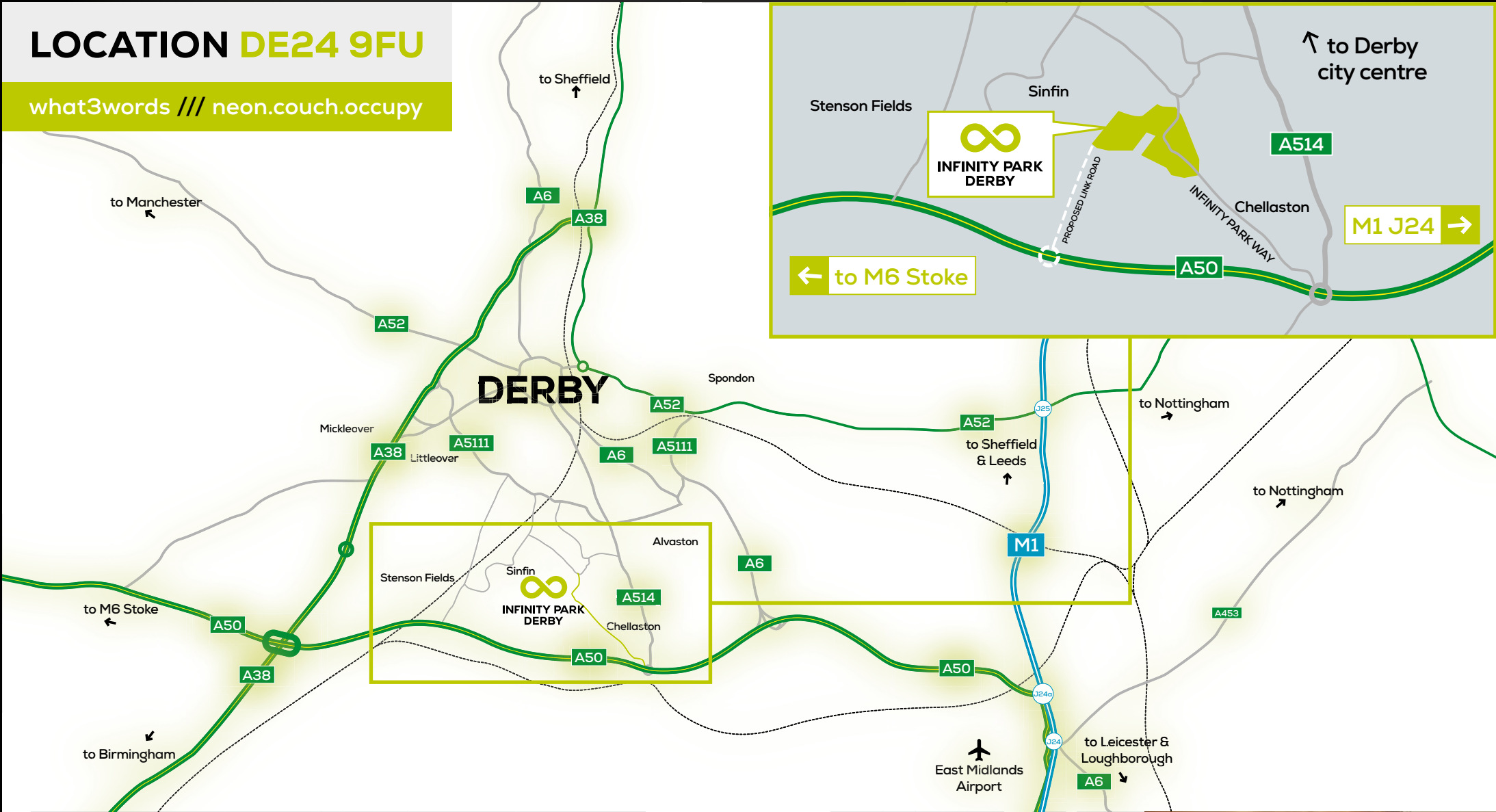
LOGISTICS DEMOGRAPHICS

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 2026.

- 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



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INFINITYPARKDERBY.COM

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



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