



INFINITY PARK DERBY

DERBY 167 167,500 SQ FT

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

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

FOR SALE OR TO LET

DESIGN & BUILD OPPORTUNITY

B2/B8 USE

DETAILED PLANNING CONSENT

BREEAM[®] TARGETING BREEAM 'EXCELLENT'

A 0-25

TARGETING EPC: A

INFINITYPARKDERBY.COM

Deliverable
within

12 months



MASTERPLAN



Location
for future
sprinkler tanks

↑
15m
clear internal
height
↓

DERBY 167 Accommodation

Warehouse	156,500 sq ft	14,539 sq m
Offices	11,000 sq ft	1,022 sq m
TOTAL (GIA)	167,500 sq ft	15,561 sq m

2 Level Access Doors

16 Dock Doors

50m
1 Level Access Door

19 HGV Parking Spaces

First floor offices

136 Car Parking Spaces

167,500 sq ft B2/B8 Use Warehouse

Infinity Park Derby now benefits from Reserved Matters Planning consent under reference 25/00247/RES, enabling the proposed unit to be delivered in just 12 months.

The unit is being delivered to a high specification, targeting BREEAM 'Excellent' and an EPC rating of 'A'.



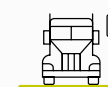
16
dock
doors



3
level access
doors



136
car parking
spaces



19
HGV parking
spaces



15m
clear internal
height



50m
yard
depth



840 kVA
power
available



50 kN/m³
floor
loading



10%
roof
lights



EV
charging
points



INDICATIVE IMAGE

MASTERPLAN

DRIVE TIMES

Make smart connections at Infinity Park Derby

DRIVE TIMES:

CITIES	HRS:MINS	MILES
Nottingham	0:28	20
Leicester	0:40	29
Birmingham	0:55	41
Sheffield	1:10	52
Leeds	1:30	81
Manchester	1:40	81
London (M25)	1:45	104

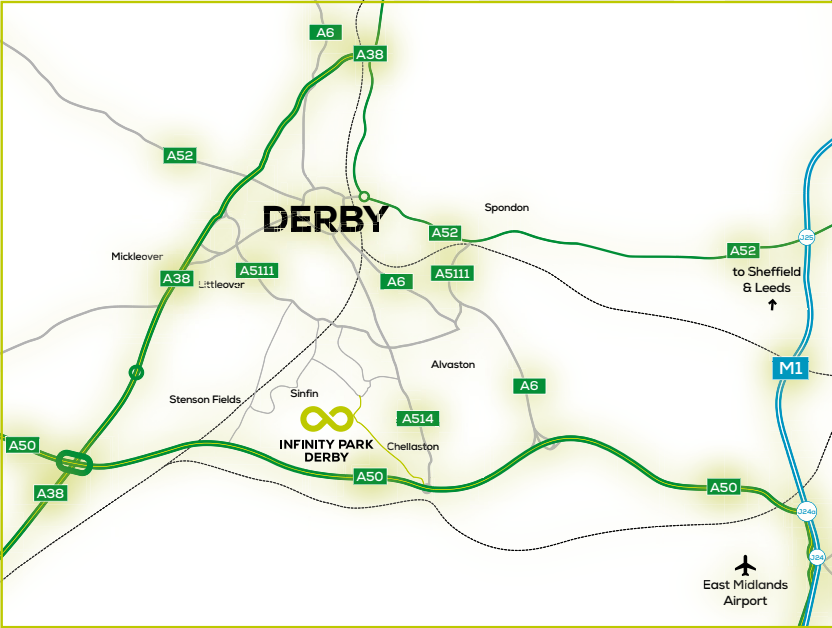
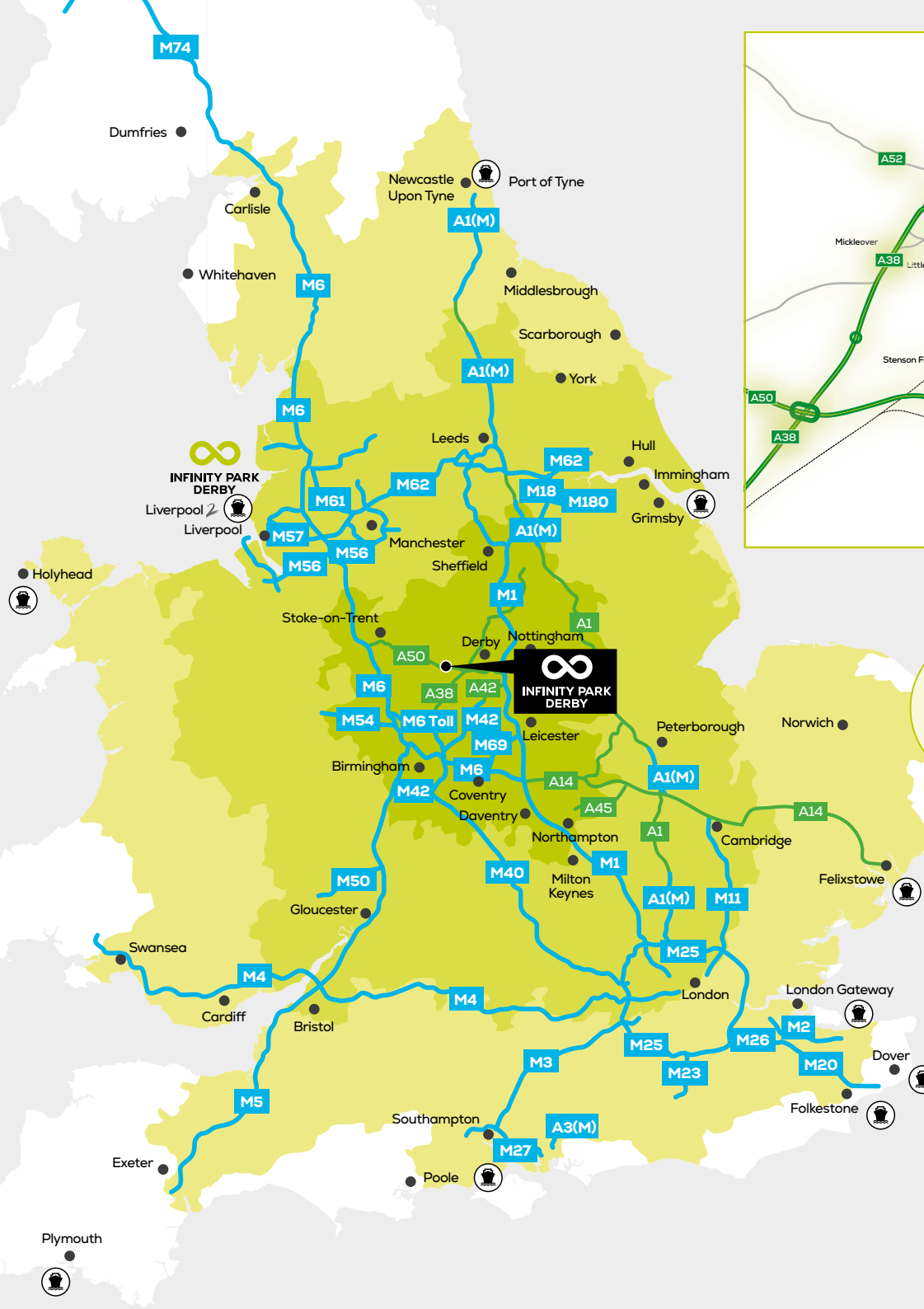
PORTS	HRS:MINS	MILES
Liverpool	1:55	100
Immingham	1:55	100
London Gateway	2:40	150
Felixstowe	2:55	172

AIRPORTS	HRS:MINS	MILES
East Midlands Airport	0:16	12
Birmingham Airport	0:50	38
London Heathrow	2:10	128

Times calculated for cars/vans. Source: Google

HGV DRIVE TIMES:

- 0 - 80 mins
- 80 - 160 mins
- 160 - 240 mins



SKILLED LABOUR

2.24m in professional occupations
2.24m in Skilled trades
Source: Census 2021

1.12m Process, plant and machine operatives within 50 miles of Derby

OVER **50 THOUSAND** PEOPLE EMPLOYED IN MANUFACTURING IN DERBYSHIRE
Source: NOMIS 2024



HIGH TECH ROLES

DERBY 11.8%

UK 3%



Source: Invest in Derby

Location **DE24 9FU**

WHAT3WORDS /// NEON.COUCH.OCCUPY



DRIVE TIMES

LOCATION



To enquire now, please contact the joint agents:

[INFINITYPARKDERBY.COM](https://www.infinityparkderby.com)



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