



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.

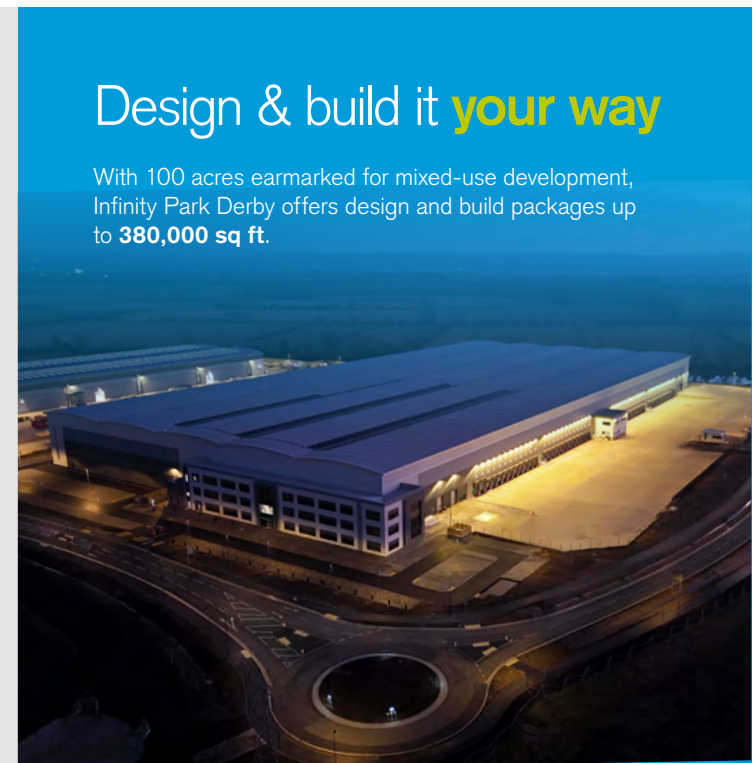


The apex of the **golden triangle**

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

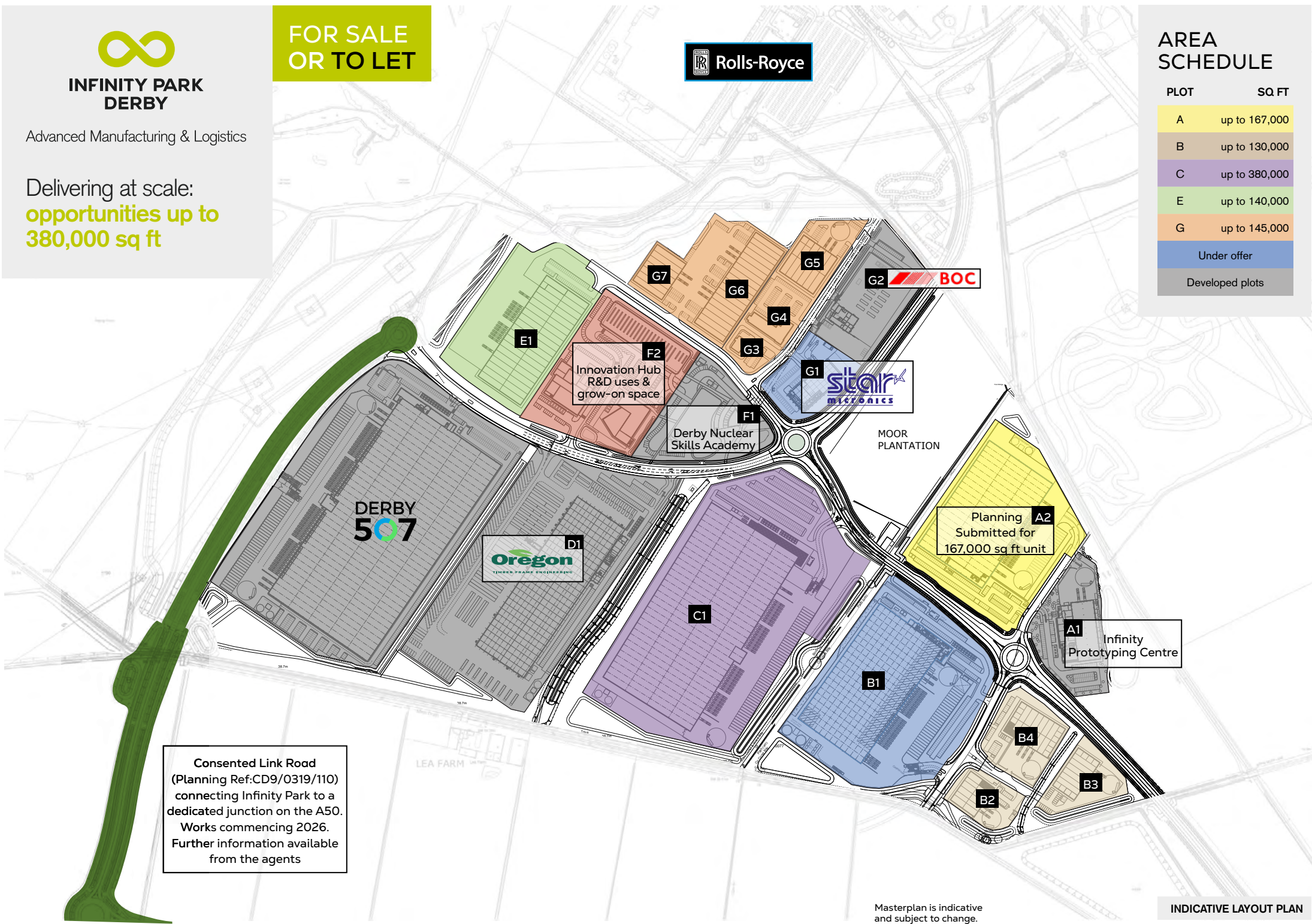
Delivering at scale:
**opportunities up to
380,000 sq ft**

**FOR SALE
OR TO LET**

Rolls-Royce

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	



Consented Link Road
(Planning Ref:CD9/0319/110)
connecting Infinity Park to a
dedicated junction on the A50.
Works commencing 2026.
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 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:



MANUFACTURING

MANUFACTURING INFO

MANUFACTURING DEMOGRAPHICS



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



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

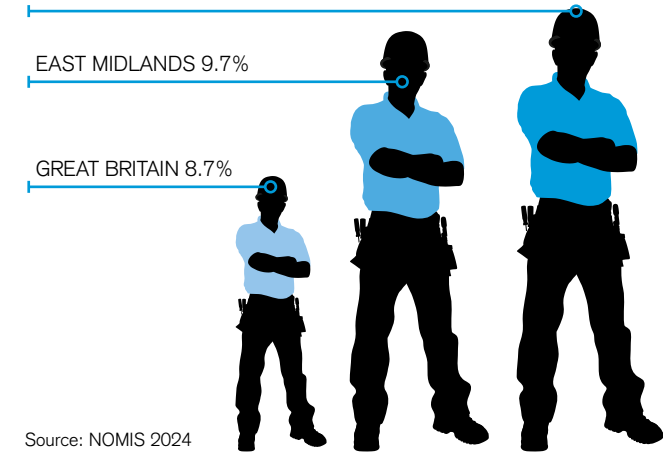
Derby has 17 universities within little over an hour's drive of the city. Both the University of Derby and Derby College have established track records of working in partnership with local employers to help develop their future workforce through apprenticeships, employer-designed programmes, and workforce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

SKILLED TRADE OCCUPATIONS

DERBYSHIRE **10.6%**

EAST MIDLANDS 9.7%

GREAT BRITAIN 8.7%



Source: NOMIS 2024

OVER 50 THOUSAND PEOPLE EMPLOYED IN MANUFACTURING IN DERBYSHIRE

Source: NOMIS 2024

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

CAMBRIDGE

COVENTRY

OXFORD

DERBY

Source: Statista 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

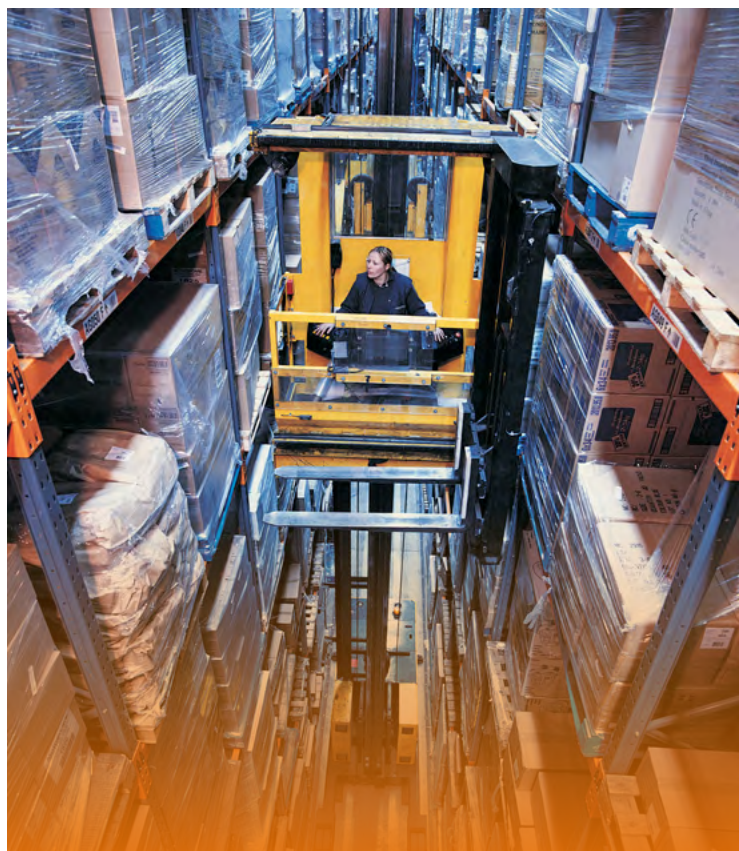


DEMOGRAPHICS

LOGISTICS

DRIVE TIMES





Skilled & competitive labour

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

53,000

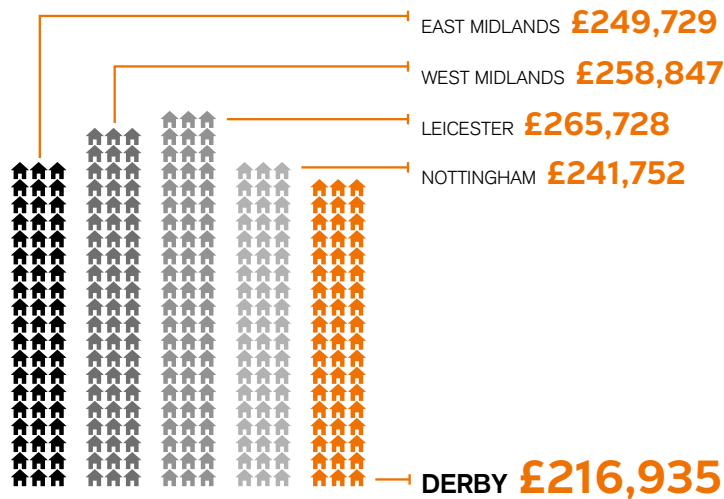
 PEOPLE EMPLOYED IN LOGISTICS IN D2N2 AREA

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

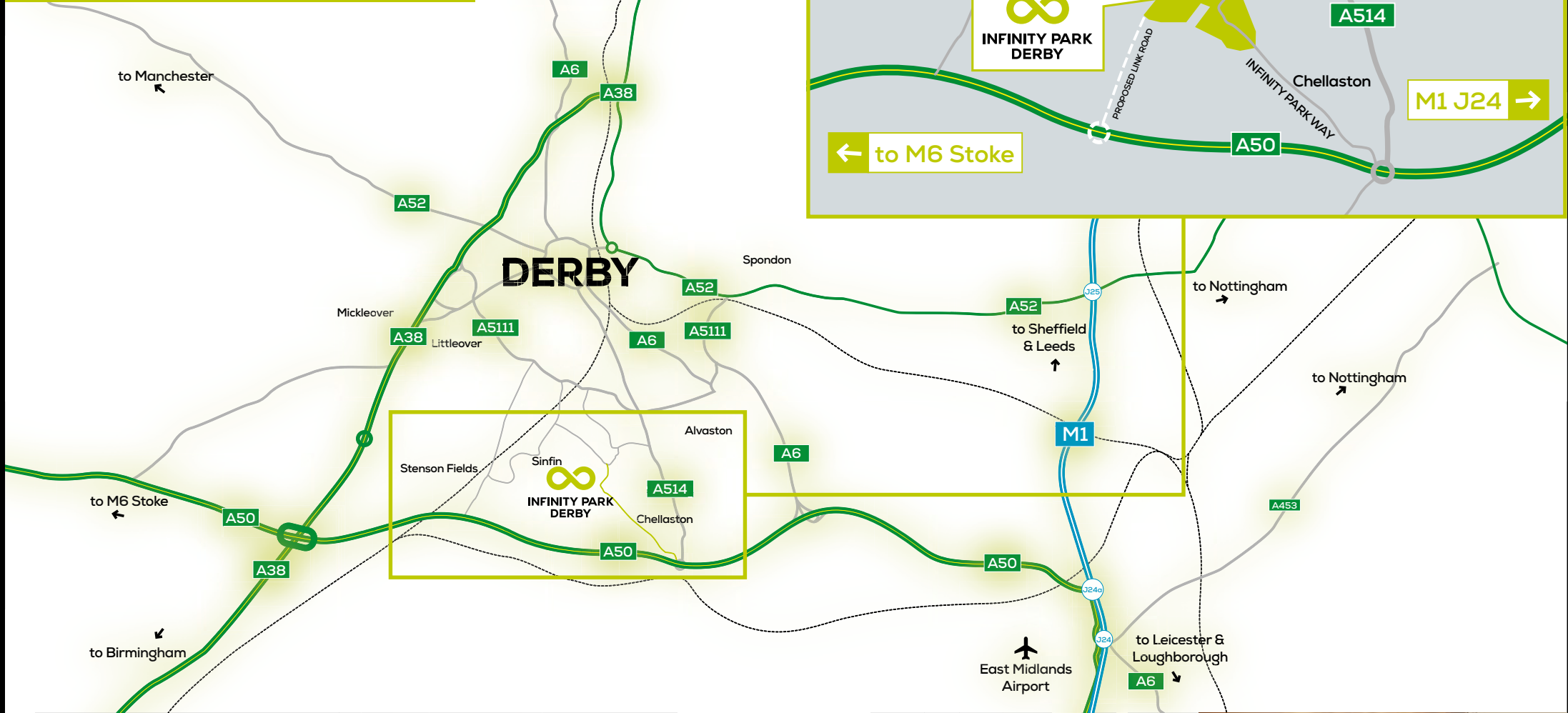
LOGISTICS DEMOGRAPHICS

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





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INFINITYPARKDERBY.COM

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



Stephen Salloway
ssalloway@salloway.com
07974 754221

Hugo Beresford
hberesford@salloway.com
07976 382850



David Tew
david.tew@savills.com
07779 880176

Andrew Jackson
aljackson@savills.com
07747 774201

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