



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















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

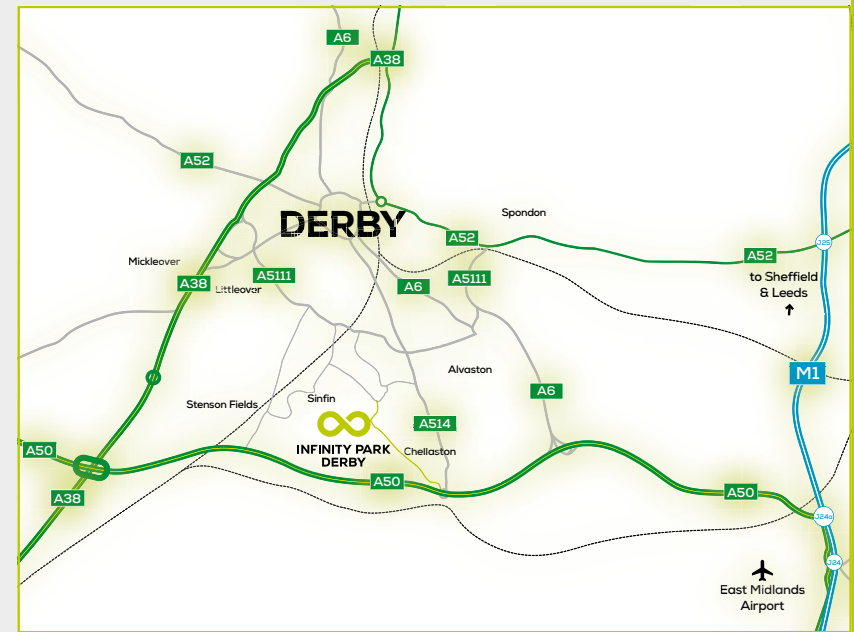
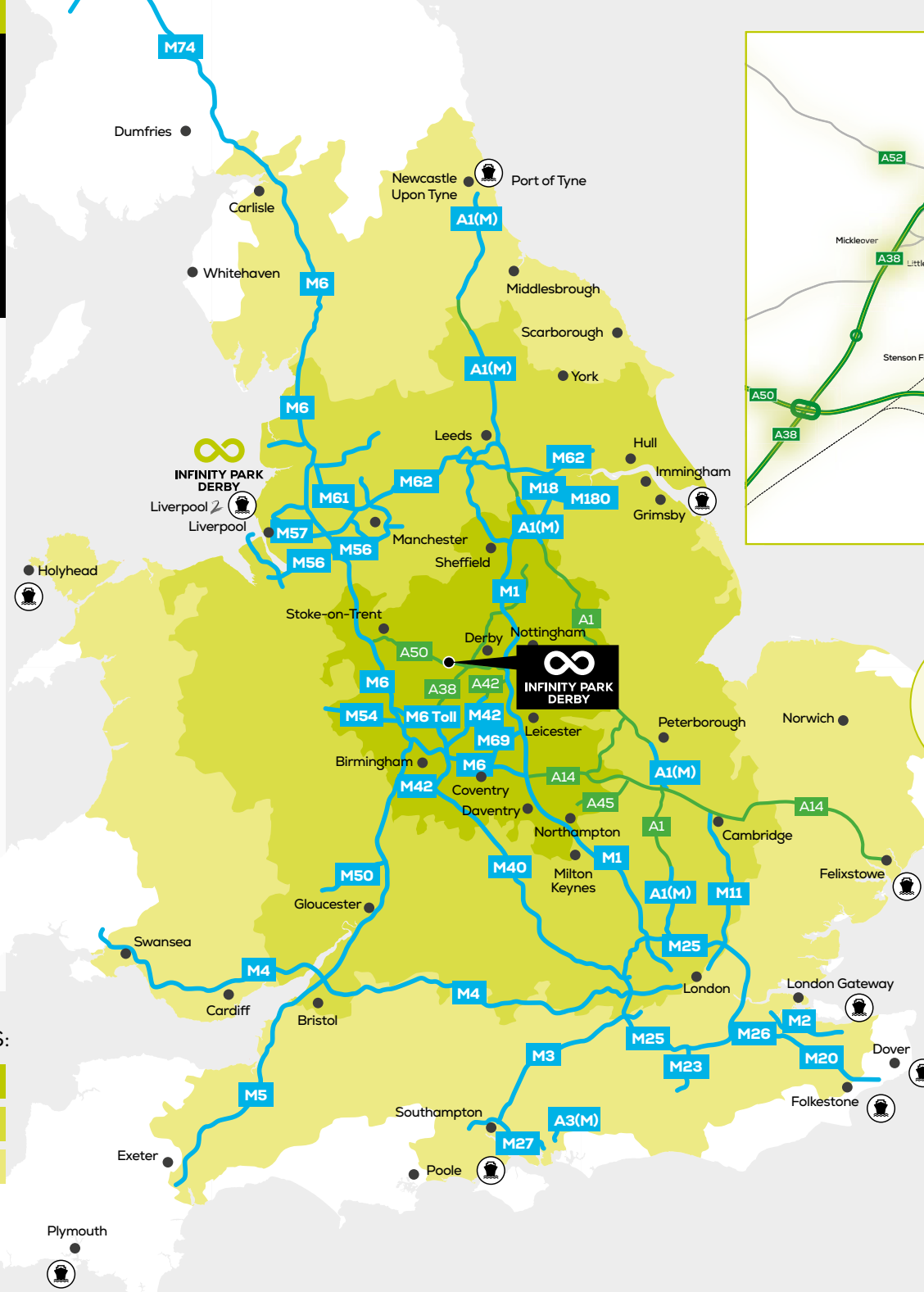
Times calculated for cars/vans. Source: Google

HGV DRIVE TIMES:

0 - 80 mins

80 - 160 mins

160 - 240 mins



SKILLED LABOUR

2.24m
in professional occupations

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

2.24m
in Skilled trades

Source: Census 2021

OVER **50 THOUSAND** PEOPLE EMPLOYED IN MANUFACTURING IN DERBYSHIRE

Source: NOMIS 2024



HIGH TECH ROLES

DERBY 11.8%

UK 3%

Source: Invest in Derby

MASTERPLAN

DRIVE TIMES

LOCATION

Location **DE24 9FU**

WHAT3WORDS /// NEON.COUCH.OCCUPY



DRIVE TIMES



LOCATION

To enquire now, please contact the joint agents:

INFINITYPARKDERBY.COM

SALLOWAY
01332 298000 salloway.com

Stephen Salloway
ssalloway@salloway.com
07974 754221

Hugo Beresford
hberesford@salloway.com
07976 382850

savills.co.uk **savills**
0121 634 8400

David Tew
david.tew@savills.com
07779 880176

Andrew Jackson
ajackson@savills.com
07747 774201

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