



INDURENT

PARK DERBY

HIGH QUALITY WAREHOUSE UNIT
LOCATED NEXT TO A52

DE21 6BF

///SLOPE.NEWEST.GOLD



BREEAM
Excellent.



EPC A+ rating.

UNIT TO LET

D43: 43,238 SQ FT (4,017 SQ M)

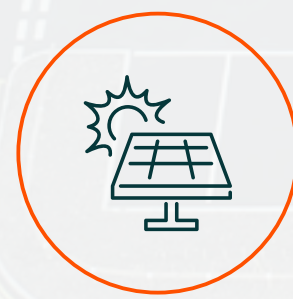
AVAILABLE NOW

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. D43 is a high quality and sustainable warehouse that will deliver benefits for your business, your people and the environment.

Indurent Park Derby is a 67 acre new business park that is being created on one of the largest regeneration sites within Derby. The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park. This new development will provide high quality logistics and production space that will complement the existing facilities close by and build upon the area's reputation as a destination for business.



102 kWp solar PV panel system, estimated to generate 90,882 kWh per year.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent.



EPC A+ rated.



Power Supply 500 kVA



2 miles from Derby city centre.



Home to renowned businesses including Rolls Royce, Vaillant and Getinge.



Wyvern Retail Park is anchored by Sainsbury's. Other retailers include Next, Marks and Spencer, Halfords, Costa and Tim Hortons.

Aerial.



Vaillant

GETINGE

UTOPIA



pureseoul

RODD & GUNN

SINOBOOM



Unit D82
Available Now

Wyvern
Retail Park.

Unit D43
Available Now

/ Health & wellbeing.

Manufacturing and logistics companies are prioritising ways in which they can create better job satisfaction for their employees. They are considering health and wellbeing factors when selecting a new unit to create a meaningful, positive impact on the happiness, health and wellbeing of employees.

Indurent has developed a holistic philosophy surrounding the design, build and maintenance of our portfolio to ensure we always meet these expectations. Known as the Indurent Standard, this commitment is reflected in the design at Indurent Park Derby, here's how:



Trim trail.

A healthy workforce is a productive one. At Indurent Park Derby, customers can take advantage of the beautiful riverside trail, the ideal place for a stroll or a run.

Areas to relax in.

The beautifully landscaped pond not only performs a role for the sitewide sustainable drainage strategy, it also features an outdoor seating area, perfect for unwinding at break times or meeting with colleagues in the fresh air.

Internal areas.

Open plan, light and airy internal offices will be installed with comfort cooling air conditioning, ensuring that staff health and wellbeing is prioritised.

Easy access to local amenities.

The site occupies a prime position immediately adjacent to Pride Park and Wyvern Retail Park. With a whole host of local amenities on the doorstep, employees will never have to venture too far to pick up essentials or find somewhere to eat. Wyvern Retail Park is anchored by Sainsbury's with other national retailers including Next, Boots, Halfords, Mothercare and Costa.

Riverside walks & cycle paths.

On the opposite side of the river a cycle path runs from Derby City Centre linking to Pride Park and the award winning Alvaston Park with its picturesque lake, vast expanses of open space and science garden.

The wildlife sanctuary bird reserve.

Significant landscaping will create new habitat for wildlife, including fish refuges along the river. On the opposite side of the river is the tranquillity of the Sanctuary, a bird and wildlife local nature reserve located on Pride Park. This refuge for wildlife is not open to the public, however there are four designated viewing points provided around the perimeter for the public to appreciate this haven from a distance.

You're well-connected.



2 MILES

from Derby City Centre



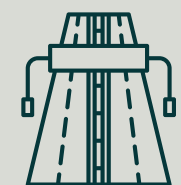
2 AIRPORTS

close to East Midlands & Birmingham



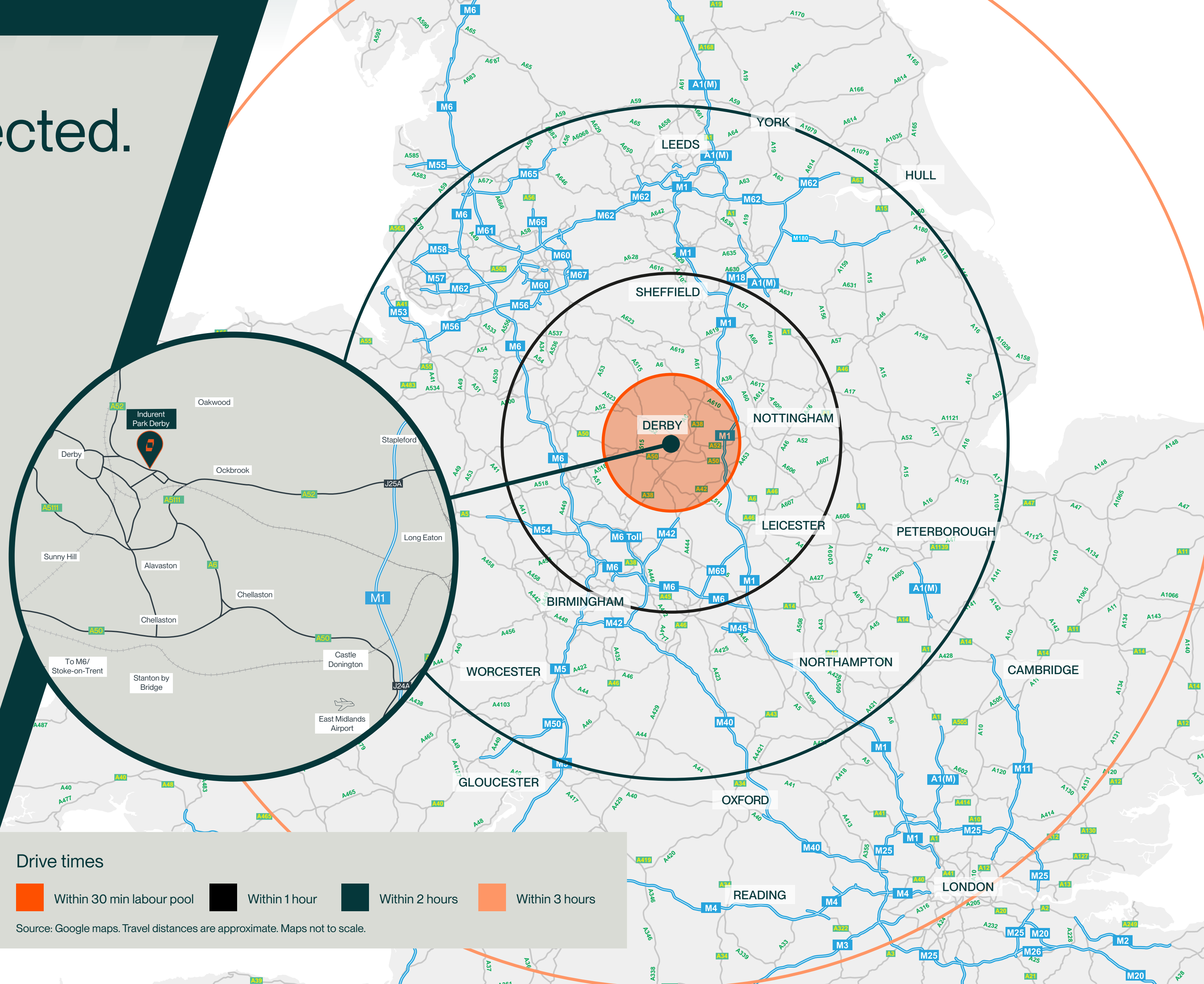
12 MILES

from East Midlands Gateway



UNDER 6 MILES

to M1 and A38



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps. Travel distances are approximate. Maps not to scale.

/ Masterplan.



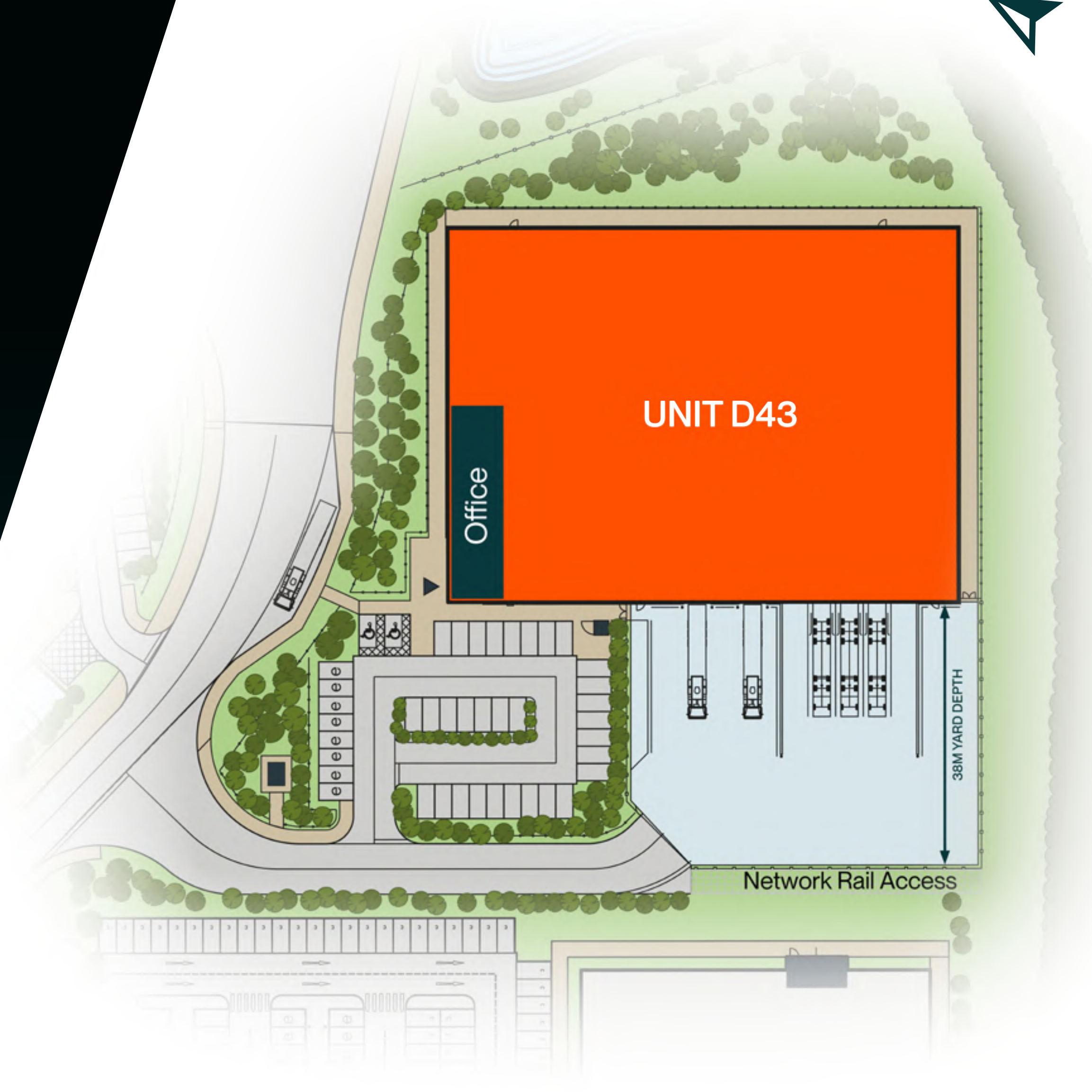
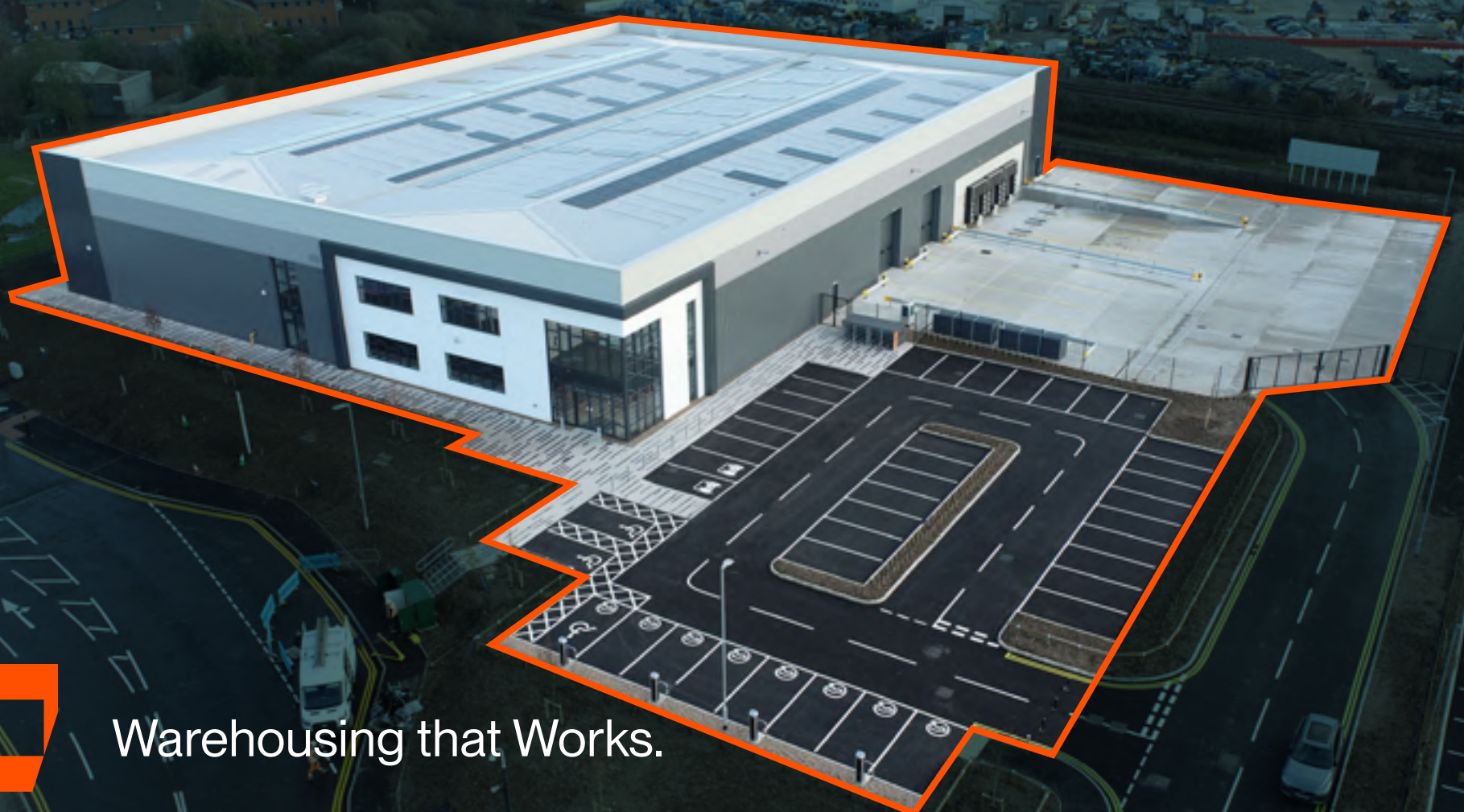
Masterplan is indicative.



Warehousing that Works.

Unit plan.

	UNIT D43
WAREHOUSE	39,908 SQ FT (3,707.6 SQ M)
GF STAIRS	302 SQ FT (28.1 SQ M)
GF OFFICE	713 SQ FT (66.2 SQ M)
FF OFFICE	2,315 SQ FT (215.1 SQ M)
TOTAL	43,238 SQ FT (4,017 SQ M)
YARD DEPTH	38M
LEVEL ACCESS LOADING DOORS	2
CLEAR INTERNAL HEIGHT	8M
LOADING DOCK DOORS	3
SOLAR PV CAPACITY	102 kWp
CAR PARKING SPACES	41
ELECTRIC CAR CHARGING POINTS	8





Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



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Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. April 2026. TBDW 06302-04.



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