

# Press Release 2025



## NEW UNITS AT SWANWICK PARK OFFERING BUILD TO SUIT INDUSTRIAL/ WAREHOUSE OPPORTUNITIES

Swanwick Park is a new 10 acre industrial/warehouse development offering immediate access to the A38 dual carriageway, just 3.4 miles south of Junction 28 of the M1 motorway. The site sits adjacent to the well-known A38 road services and a number of established occupiers including Ferrero, Thorntons, Yodel, HL Plastics, UPS, NHS Supply Chain and Eurocell. It also sits opposite Peveril Homes' Lily Street Farm Development which once finished will provide 800 new residential homes.

The new development offers build to suit industrial/warehouse opportunities from 30,000ft<sup>2</sup> to 100,000ft<sup>2</sup>. The new units will offer Grade A accommodation with high sustainability credentials and will be built to an impressive specification including 10/12 metre eaves, dock level and level access doors, PV ready frame, EV car parking spaces and good delivery/service yards.

The units are being developed by March Developments and will be available on either a freehold or leasehold basis.

Darran Severn of FHP Property Consultants and James Keeton of M1 Agency jointly commented: -

*"We are delighted to bring this opportunity to market in an area which has seen very little new industrial/warehouse development over the past 5/10 years. The A38 corridor is an established location for industrial/warehouse occupiers and benefits from a large existing and expanding labour force from nearby areas including Alferton, Somercotes, Codnor and Ripley.*

*We are already speaking with a number of local businesses and are discussing build to suit warehouse options on part of the site, and we would be delighted to hear from any other occupiers that may be interested. The units would be suitable for either storage/distribution or manufacturing/production and will likely appeal to an array of occupiers across the region, particularly because these can be purchased as well as leased. Please do get in touch with us if you would like discuss this opportunity."*

For further information on the availability at Swanwick Park, please contact Darran Severn on 07917 460 031 / [darran@fhp.co.uk](mailto:darran@fhp.co.uk) or our joint agent James Keeton of M1 Agency on 07812 250 857 / [james.keeton@m1agency.co.uk](mailto:james.keeton@m1agency.co.uk)

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<b>0115 950 7577</b>	<b>0121 752 5500</b>	<b>01332 343 222</b>

**Nottingham Office**  
 10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
 122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
 North Point | Cardinal Square |  
 10 Nottingham Road | Derby | DE1 3QT

ENDS  
Darran Severn  
April 2025

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<b>Birmingham Office</b> 122-124 Colmore Row   Birmingham   B3 3BD
<b>Derby Office</b> North Point   Cardinal Square   10 Nottingham Road   Derby   DE1 3QT