

SMARTPARC SEGRO DERBY

UNIT 1

118,244 sq ft (10,985 sq m)

Self-contained chilled
refrigeration unit

TO LET

Available for immediate occupation

SEGRO

SmartParc
Food Production Reimagined





INTRODUCTION

Available to move in right away, Unit 1 at SmartParc SEGRO Derby provides a unique opportunity for businesses looking for a best-in-class chilled refrigeration unit on a world class-campus built around the future of food.

A future where farms and tables are closer than ever. Seamless supply chains wrapped around a campus where businesses work together, sharing resources, services and expertise.

Processing, packing, logistics — all on one site, reducing emissions, energy use and operating costs. A future where a direct line to customers means fresher food, faster.

We call it Food Forethought.



A52/M1

A6/A50/M1

UNIT 9
GREGGS

PLOT 7

UNIT 8
HELLO FRESH

THE ENERGY CENTRE

GATEHOUSE

UNIT 6A
LET

PLOT 6B-D

PLOT 4

PLOT 5

PLOT 3

PLOT 2

GATEHOUSE

UNIT 1
AVAILABLE NOW

ECOLOGY AREA

- BUILT
- READY FOR DEVELOPMENT
- AVAILABLE NOW



ACCOMMODATION — UNIT 1

Box fresh delivery.



	SQ FT (GIA)	SQ M (GIA)
WAREHOUSE	104,445	9,703
GF/FIRST FLOOR OFFICES	13,799	1,282
TOTAL (GIA)	118,244	10,985

TERMS

The property is available by way of a new FRI lease. Further details available from the agents.

SERVICES

We understand all mains services are connected to the property but none have been tested. Interested parties should rely on their own enquiries.

KEY FEATURES

What's on the menu.

A detached self-contained industrial building with associated yard and integral two storey offices comprising of:

TEMPERATURE CONTROLLED AREAS

	DESIGN AIR-ON TEMP.	MAXIMUM CHAMBER TEMP.	MINIMUM CHAMBER TEMP.
FREEZER	-20°C	-18°C	N/A
CHILLER	+1°C	+2°C	+/-0°C
PRODUCTION AREA	+4°C	+5°C	+3°C
PRODUCTION AREA STORAGE	+4°C	+5°C	+3°C
CHILLED INTAKE / DESPATCH	+4°C	+5°C	+3°C

OVERVIEW



12m clear internal height



50m yard depth



1.15 MVA power supply



Gas & water connection



Chill ready cladding



Chilled picking & storage area — 6m & 10m ceiling heights



Floor loading 30kN/m²



Freezer chamber - 330m² @ 9m high



First floor offices with comfort cooling & heating



96 car parking spaces



5 litres per second water supply



Ambient storage area

UNIT ACCESS



8 chilled ready dock level loading doors



2 ambient dock level loading doors



1 chilled ready level access loading door



1 ambient level access loading door



2 dock spaces used for compactors

SUSTAINABILITY



BREEAM "Very Good"



EPC A 20



Electric vehicle charging

WELLBEING



Locker areas



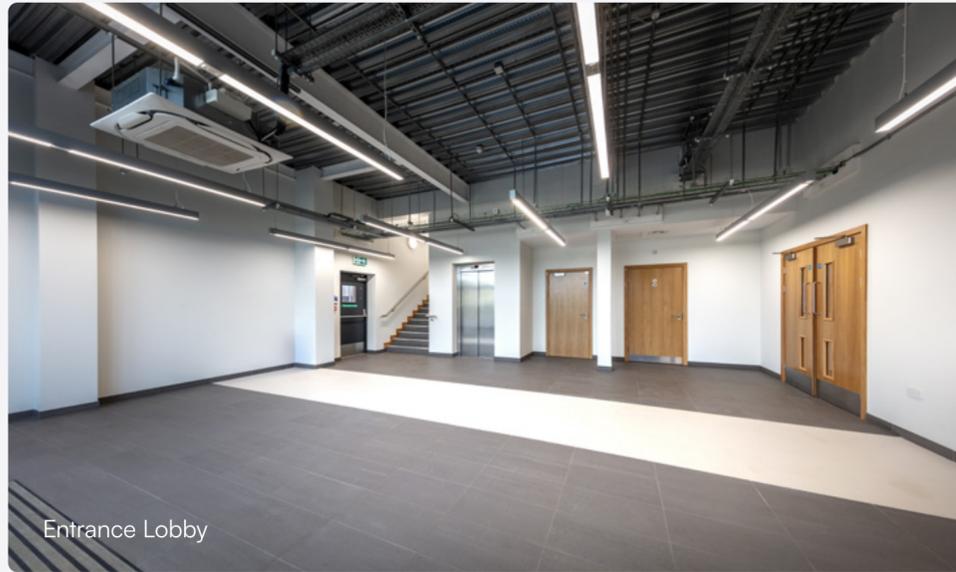
Shower facilities



Break out spaces

GALLERY

Looks delicious.



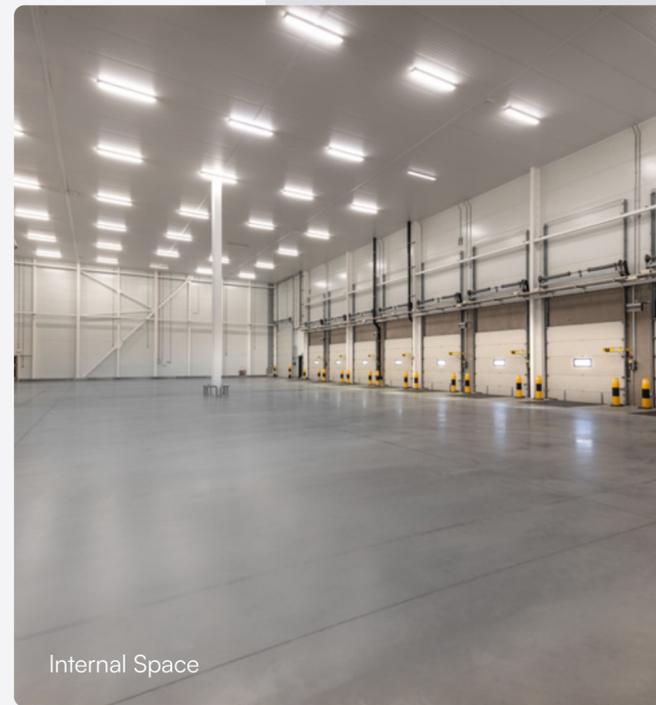
Entrance Lobby



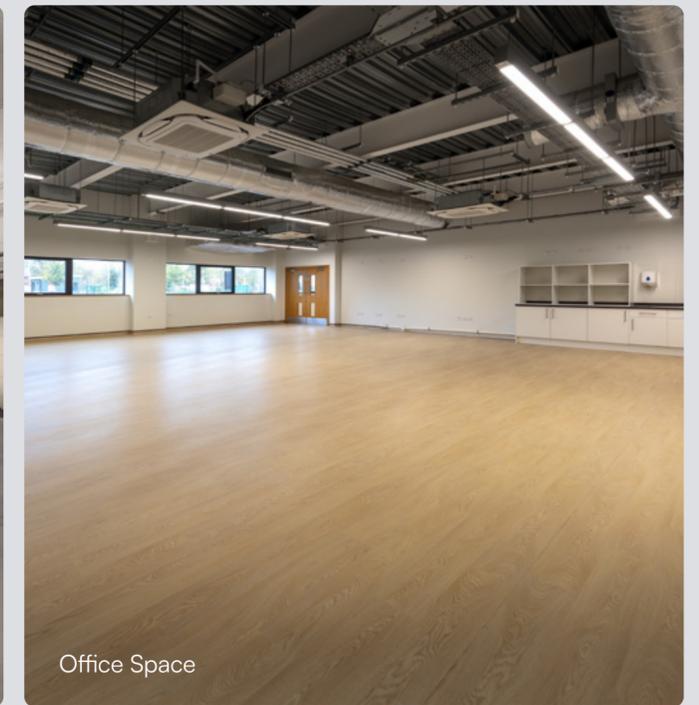
Exterior



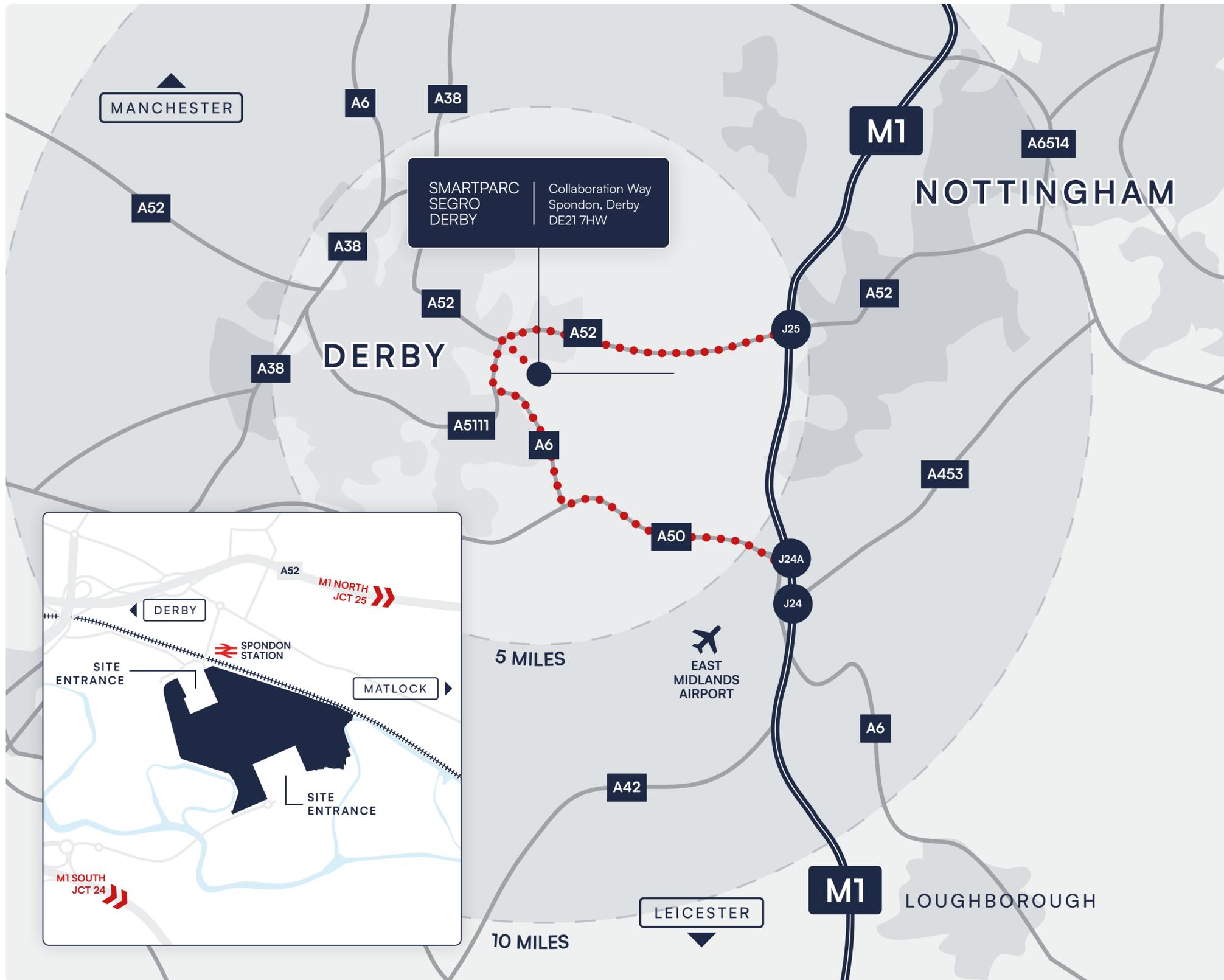
Exterior



Internal Space



Office Space



LOCATION

Supply chain to shelf.

With its strategic position in the East Midlands, our campus lies at the heart of the UK, with 80% of the country reachable in just four hours. Easy access to supply chains and a large labour pool make Derby perfectly placed for food manufacturing.

ROAD LINKS

M1 Junction 25	5.3 miles
M1 Junction 24a	7.4 miles
A50 Junction 2	3.3 miles
Derby	3.4 miles
Nottingham	12.8 miles
Leicester	27.3 miles
Daventry	54.9 miles

RAIL AND AIR

Trains to Derby from Spondon Station	6 mins
East Midlands Airport	6.5 miles
SEGRO Logistics Park East Midlands Gateway (SLPEMG)	10 miles
Daventry International Rail Freight Terminal (DIRFT)	47 miles

SERVICES

A buffet of shared services

Communal essential services will reduce your operating costs by up to 40%. It's a bit like splitting the bill in a restaurant. You only pay your fair share. And you never know who you'll meet — they might just open up exciting new opportunities.



Meet the neighbours

An innovative, future-looking collection of companies will set the stage for an exciting working environment, benefiting staff wellbeing and fostering collaboration.

Your site essentials sorted

Our campus is a community. Everyone benefits from the same primary, day-to-day services as part of their lease.

PRIMARY SERVICES



- Security, including 24/7 gatehouses
- Road maintenance, sign management and gritting
- Compliance with the British Retail Consortium's food security audit
- Documented vehicle movements / ANPR tracking
- Communal space management

À la carte add-ons

As part of your lease, you can also take your pick of additional services.

OPERATIONAL



- Waste services
- Hygiene services
- Asset management
- Environmental services
- Laundry management
- Reception and courier services
- On site FM services

PEOPLE



- Resourcing, including specific recruitment services
- Project management
- Occupational health
- Training

PARTNERSHIP

A recipe for success

SEGRO is working with SmartParc and a team of partners to create a new asset class dedicated to food manufacturing and distribution.

Together, we'll create over 5,000 job opportunities in the East Midlands area and achieve a Net Zero campus by 2030.



SEGRO creates the space that enables extraordinary things to happen. For over 100 years, it has been developing and managing warehouse and industrial space to support business growth and the people in the communities in which it operates.

A commitment to championing low-carbon growth and investing in the environment is integral to its purpose and strategy. Working with organisations across the food industry, SEGRO is dedicated to supporting innovation and making a positive impact for the future of the sector.

To learn about SEGRO's sustainability and community commitments, visit segro.com/responsiblesegro

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SmartParc was conceived to address the challenges of the food manufacturing industry with the aim of developing sustainable food production for the future. It is a new asset class specifically designed by people from our industry, for our industry.

SmartParc will offer a collection of campus-style parks, providing new collaborative food manufacturing hubs. With state-of-the-art manufacturing units and a shared distribution hub using new technologies to improve efficiency, our mission is to reduce the carbon footprint of food production.

smart-parc.com

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SMARTPARC
SEGRO
DERBY UNIT 1

Ready for the future of food
production? **Let's talk.**

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SEGRO

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