WAREHOUSE/DISTRIBUTION UNIT

370,991 sq ft

TO LET

- Rapid access to the M1, A38 and A50
- 85m yard depth
- 15m clear to underside of haunch
- 74 HGV parking spaces
- 32 dock doors

www.derby370.com
Derby 370 is located two miles east of the city, on the A5111/A6 which in turn provides direct access to junction 25 of the M1 via the A52, and to junction 24a of the M1 via the A6/A50. Its strategic location at the heart of the country’s major road and motorway network makes it one of the Midlands’ leading distribution locations.

Kuehne & Nagel has located its 632,000 sq ft Drinkflow Logistics operation for Heineken on an adjacent site to take advantage of these excellent links, and Rolls-Royce and Bombardier are located nearby, as are many of their key suppliers.

**EXCEPTIONAL BUILDING**

The building is a supertight, BREEAM very good state-of-the-art warehouse, with 15% roof lighting and Hörmann doors as standard.
Derby’s central location and access to arterial transport routes makes it one of the UK’s most important logistics locations.
**DEMOGRAPHICS**

**Suitable workforce**

*Over 28,000 employed in transport and logistics in D2N2 area* 

*Source: http://www.d2n2lep.org*

*The D2N2 area is the Local Enterprise Partnership (LEP) for Derby, Derbyshire, Nottingham and Nottinghamshire*

**Population within drive to work times**

<table>
<thead>
<tr>
<th>Time</th>
<th>People</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-15 mins</td>
<td>138,661 people</td>
</tr>
<tr>
<td>15-30 mins</td>
<td>428,768 people</td>
</tr>
<tr>
<td>30-45 mins</td>
<td>1.4 million people</td>
</tr>
</tbody>
</table>

*Source: www.drivetimemaps.co.uk*

**Working age population**

East Midlands  
2.9 million people

Derby  
161,100 people

*Source: nomisweb.co.uk*
Panattoni projects are characterised by innovation, flexibility, speed and convenience. Not for the sake of simply getting the job done, but to provide our customers with real cost, service and performance advantages.

www.panattoni.co.uk
INDUSTRIAL/WAREHOUSE UNIT

270 Car parking spaces

16 Dock doors
(including 4 double deck docks)

1 Level
access door

2 Level
access doors

Entrance

270 Car parking spaces

Offices

Hub
office

74 HGV parking spaces

131m

248m

85m

16 Dock doors
(including 4 double deck docks)

AVAILABLE NOW
370,991 SQ FT

TOTAL 370,991 SQ FT 34,466 SQ M

Planning consented and infrastructure in place for vehicle maintenance unit, vehicle wash and fuel station.

Built to BREEAM rating of ‘Very Good’

EPC rating of ‘A’

A-23

DERBY*370

Warehouse  349,841 sq ft  32,501 sq m
Three storey offices  18,274 sq ft  1,698 sq m
Two storey hub office  2,572 sq ft  239 sq m
Gatehouse  304 sq ft  28 sq m

TOTAL  370,991 sq ft  34,466 sq m
OUTSTANDING MOTORWAY LINKS CLOSE TO THE M1, A50 AND A38

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