

# Derby 507

LOGICOR.EU

Infinity Park Way, Derby, DE24 9FU  
///loved.truck.drop

Modern industrial warehouse unit  
507,503 sq ft (47,148 sq m)

Available Q1 2025



# Derby 507

Derby 507 is situated within a prime location that strategically targets extensive consumer and industrial markets spanning the region, the UK, and Europe. Positioned at the nexus of the UK motorway network, the park provides immediate access to J3 of the A50, a critical east-west artery traversing the Midlands. Central to the M1 and M6, which bookend the A50, the park facilitates efficient north-south connections, enabling destinations like London, Bristol, Liverpool and York to be reached within a mere 3-hour journey by HGV.

Derby 507 has access to a vast consumer base with 2.25 million reachable within a 45-minute van commute and over 40 million within a 4-hour HGV drive. This strategic location caters to last-mile regional and national distribution needs. Additionally it's conveniently positioned just 20 minutes from East Midlands Airport and within a 4.5-hour HGV reach of all major UK deep-sea ports making it an ideal hub for global exports.

## £176,400

In Derby the average semi-detached house price stands at £176,400 notably lower than in the East/West Midlands Leicester and Nottingham.

This directly impacts the feasibility of local incomes supporting logistics job seekers.

## £594.10

Workers in the East Midlands earn approximately £594.10 weekly, which is less than the West Midlands (£617.50) and UK average (£640.00).

## 28,000

In the D2N2 area, over 28,000 individuals are employed in the transport and logistics sector.

## 1,040,800

1,040,800 people in D2N2 area

Source: Rightmove, NOMIS 2022



Morrisons

Skip Units

reckitt

B&Q

intertek

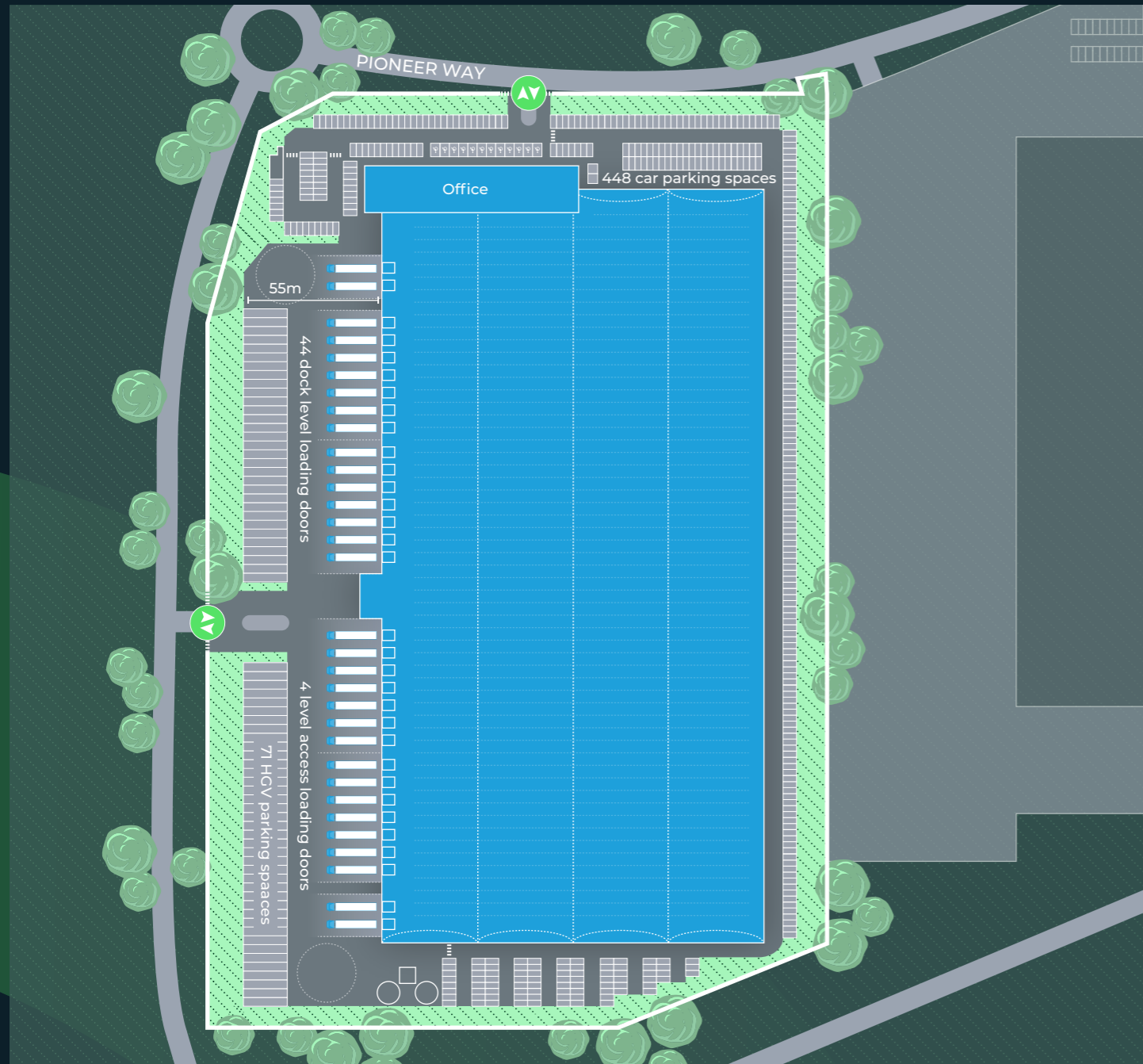
nationalgrid

Gardiner  
AEROSPACE

A50

Derby 507

# Accommodation



Derby 507	Sq ft GIA	Sq m GIA
Warehouse	487,917	45,329
2 Storey Office	16,540	1,536
Hub Office	2,777	258
Gatehouse	270	25
<b>Total</b>	<b>507,503</b>	<b>47,148</b>



## Savings on solar £X

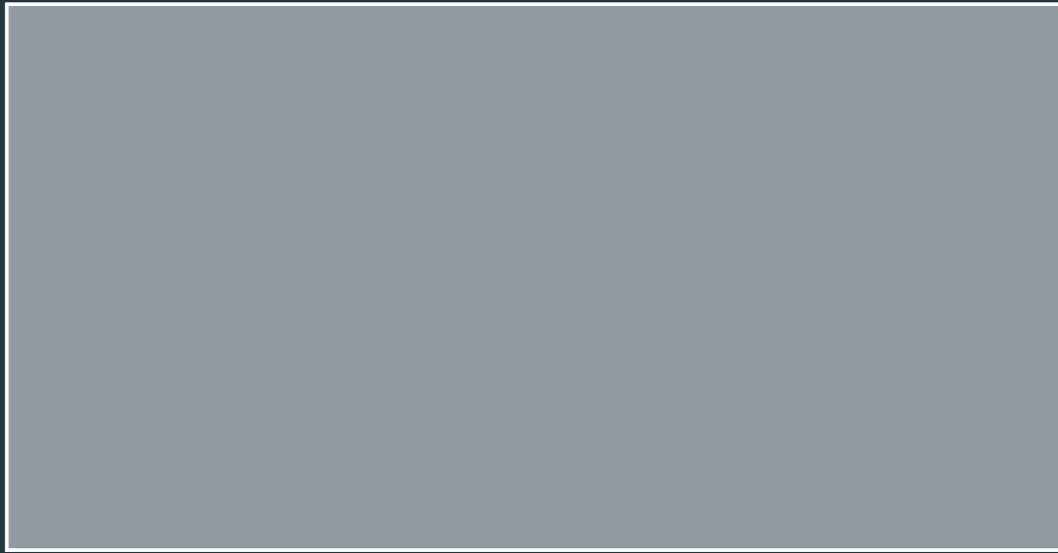
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- EPC target 'A'
- LED lighting
- Air source heat pumps
- 71 HGV parking spaces
- 44 EV chargers
- 501kWp solar installation
- 448 car parking spaces
- 18m haunch height
- BREEAM target 'Excellent'
- 30 secure cycle spaces
- 4 euro dock doors to suit double decked trailers
- 44 dock doors 4 level access doors
- 15% roof lights
- Footpaths, nature trails, cycleways
- Up to 2.7MVA power available

# Racking

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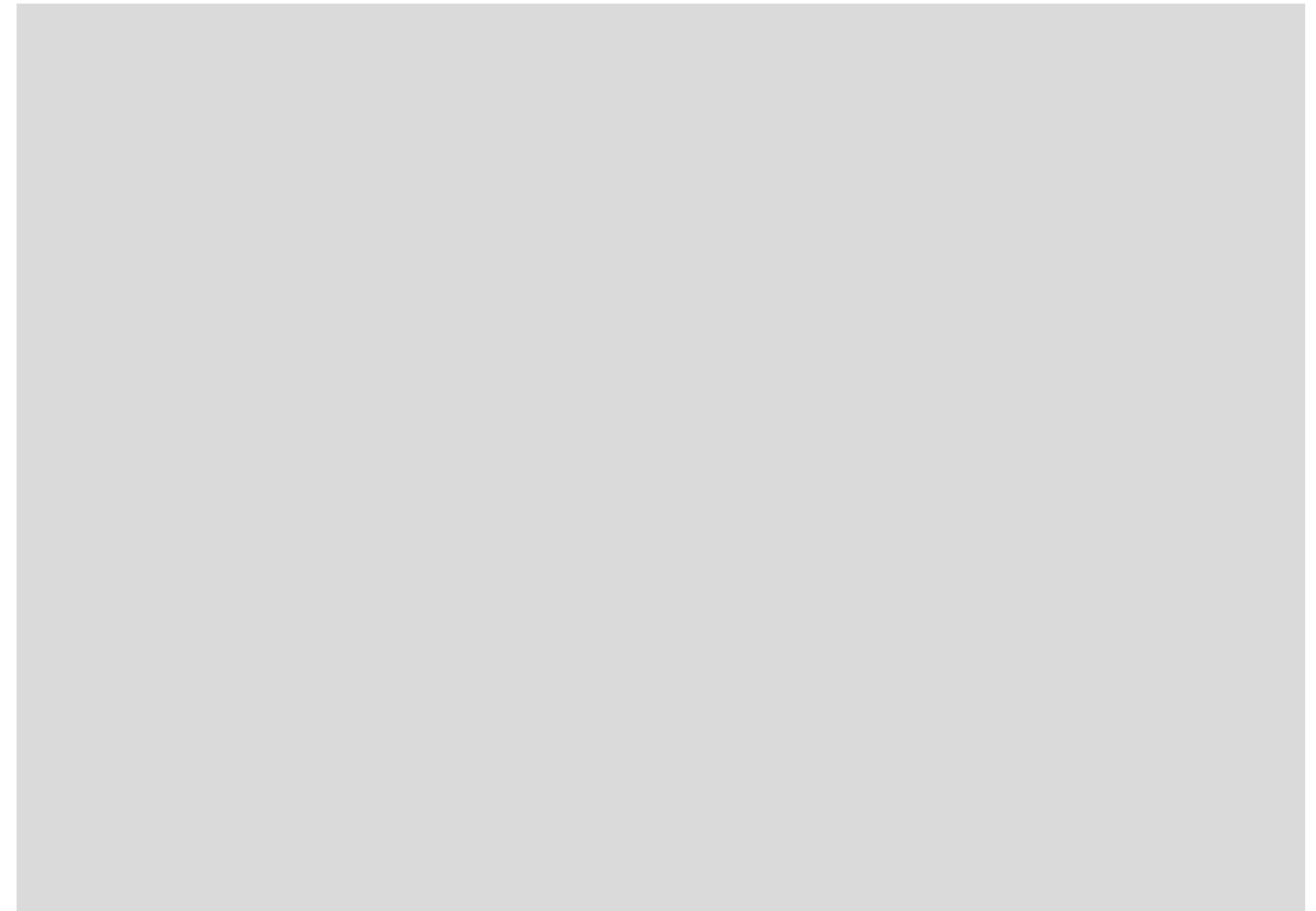
## Narrow racking option

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## Wide racking option

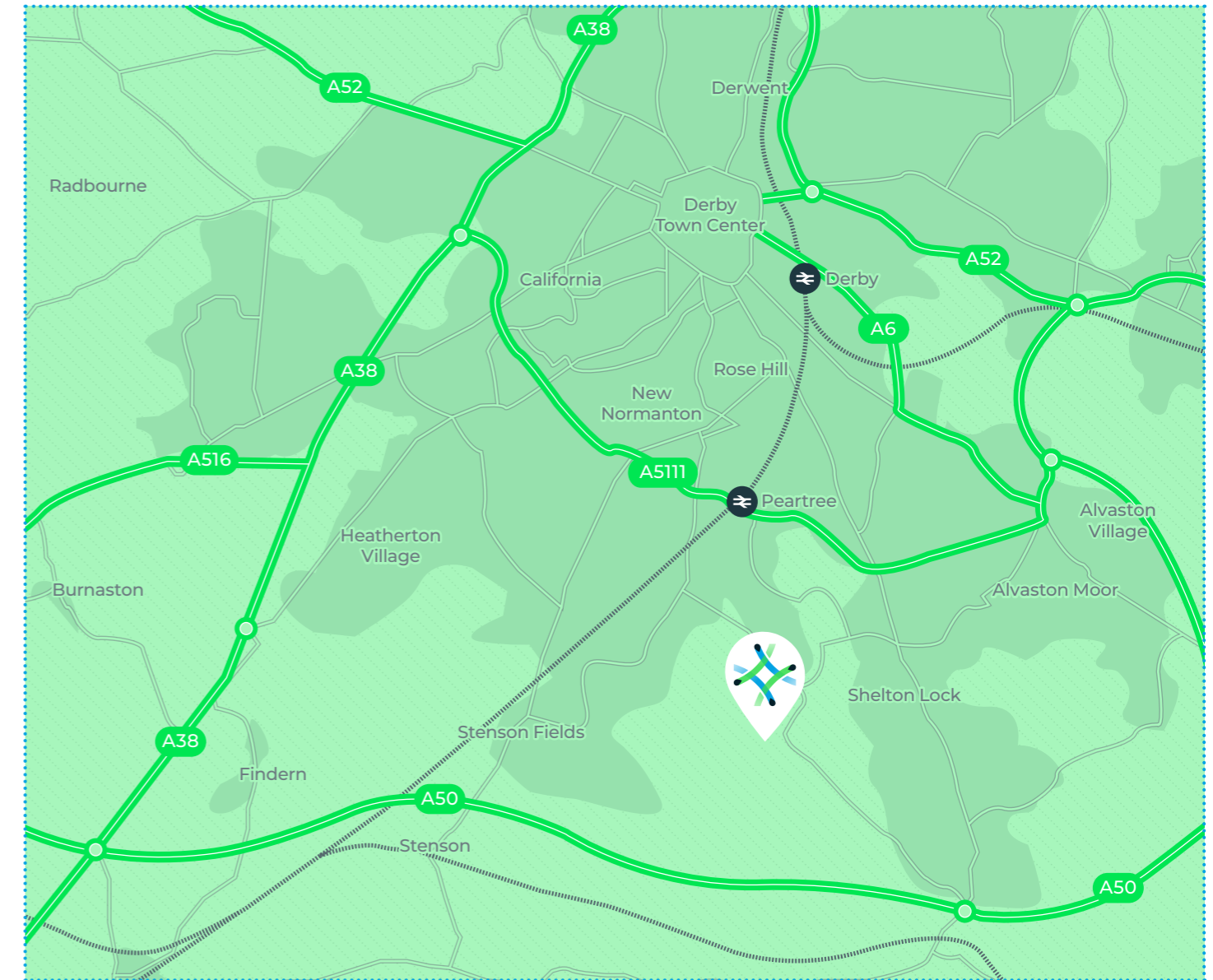
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# Prime logistics location

Situated in the heart of the East Midlands Derby 507 stands as a premier strategically positioned site in the UK. Its prime location accessed through J3 of the A50 ensures an HGV drive time of under 4.5 hours to connect with the majority of the UK's vital logistics routes, ports, and airports. There are 38 direct daily train services between Derby and London St Pancras.

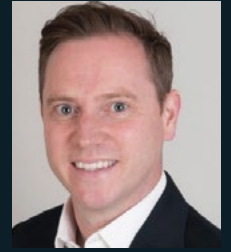


	Nottingham 21 Miles / 31 Mins	Leicester 3 Miles / 50 Mins	Birmingham 44 Miles / 1 hr 6	Manchester 83 Miles / 2 hr 3	London 110 Miles / 2 hr 45
	Liverpool 100 Miles / 2 hr 31	Immingham 104 Miles / 2 hr 35	London Gateway 156 Miles / 3 hr 53	Felixstowe 175 Miles / 4 hr 22	
	Birmingham New St 1 hr 30	London Euston 2 hr 30	Manchester Piccadilly 2 hr 40		
	East Midlands 14 Miles / 20 Mins	Birmingham 45 Miles / 1 hr 7	Heathrow 129 Miles / 3 hr 13		

## Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Tom Blakey - Logicor

### Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

"Our focus has always been to work with our customers to find solutions together. At Infinity Park Derby Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam

### Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Please contact us for further information:

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