



INFINITY PARK DERBY



Located in the UK's leading hi-tech city

**A PRIME 100-ACRE
COMMERCIAL AND
TECHNOLOGY PARK**

B1, B2 & B8



infinityparkderby.com

WINDOW FOR THE WORLD

Based on 100 acres of prime land in the heart of the UK, Infinity Park Derby is designed to become a showcase for the best engineering talent that the UK has to offer the world. The development will be made up of a wide range of B1, B2 and B8 buildings constructed on a 'design and build' basis, with offices starting from 10,000 sq. ft. right up to industrial and warehousing of 1,000,000 sq. ft. – all enjoying the excellent transport links to be expected from a city celebrated for its world-leading automotive, rail and aerospace industries.





Rolls-Royce is keen to see UK advanced engineering and manufacturing SMEs grow and become more competitive and more capable suppliers to OEMs such as ourselves. Infinity Park Derby is going to be an attractive location in which these developing companies can grow.

COLIN P SMITH
President, Rolls-Royce Plc



This is the real heart of England – a place of hard work, independent minds and strong communities. Derby boasts world-class engineering, skills and production facilities – and that is a reputation this Government is determined to invest in and build on in the years ahead.

THE RT. HON. DAVID CAMERON
Prime Minister



DRIVETIME

The 100 acre site - located to the south of the city - is one of the Midlands' premier Enterprise Zones with its excellent links with the major road network with a direct link to the A50 (J3). Which means Infinity Park Derby is just five minutes from the M1 motorway (J24), ensuring a fast and direct connection to the whole of Britain's motorway network and major cities and airports.

Derby has exceptional transport links with average commute times of just 15 minutes within its travel-to-work area of 1.7 million people. Derby has 35 high speed train services to St Pancras every day with journey times of just one and a half hours.

DRIVETIMES

- 30 minutes
- 60 minutes
- 90 minutes
- 120 minutes



CONSTRUCTION/PLOT SIZES

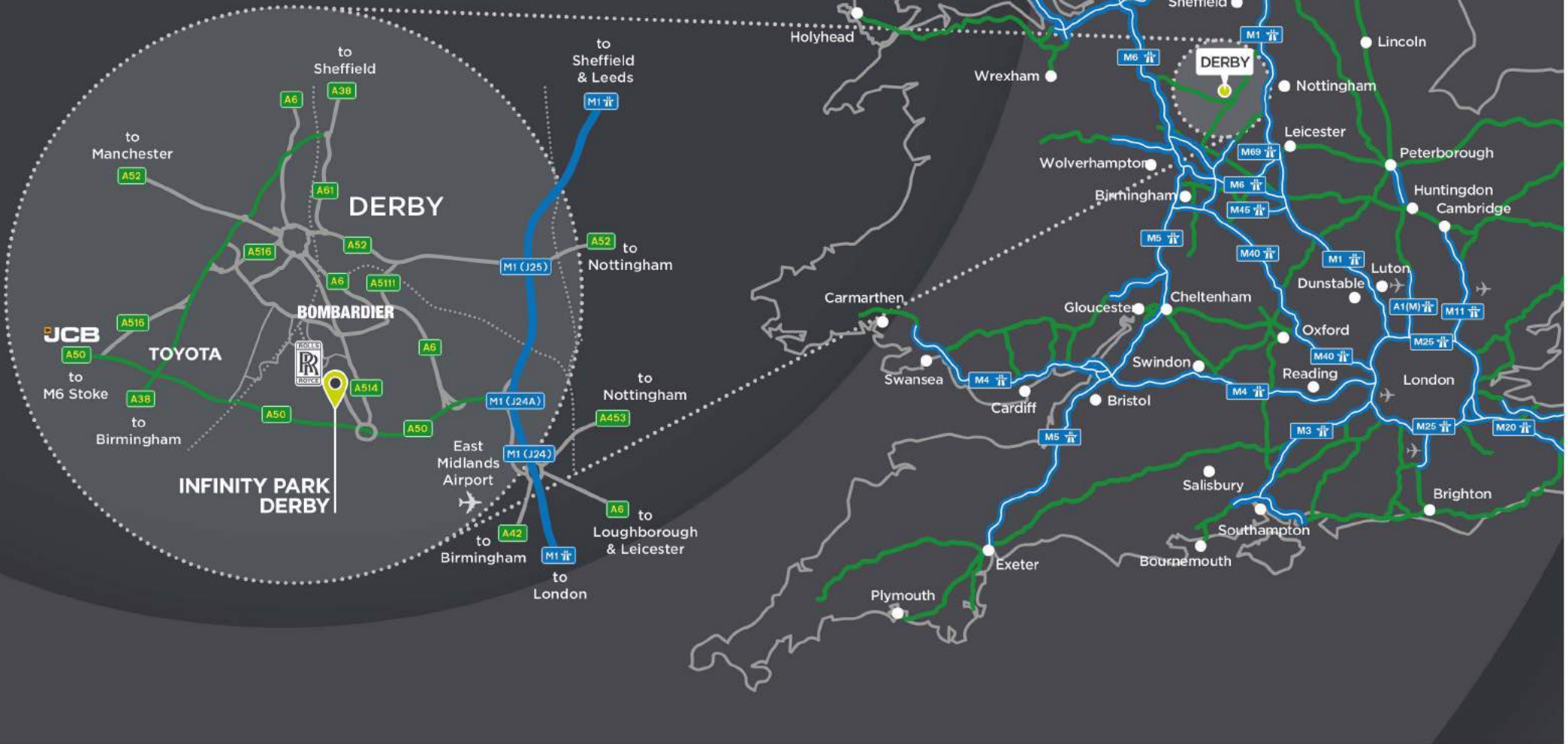
	MINIMUM (ft ²)	MAXIMUM (ft ²)	ACRES
A	20,000	180,000	10.89
B	20,000	130,000	16.75
C	5,000	110,000	9.33
D	20,000	1,000,000	37.73
E	1,000	40,000	2.82
F	13,000	50,000	9.61
G	5,000	60,000	14.84

Developments are for B1, B2 and B8 use, constructed on a design and build basis.



LOCATION

Located off the A50 (J3) next to the world headquarters of Rolls-Royce Civil Aerospace and within 15 minutes of OEMs such as Toyota Manufacturing (UK), Bombardier and JCB as well as a large number of businesses who provide a support network and supply chain to these companies.



INSPIRATION AND EXPERTISE

Infinity Park Derby is a collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers Cedar House, Wilson Bowden and Peveril Securities.

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The ihub - a centrepiece of the development is an £11.8m 'Centre for Supply Chain Innovation in Transport Engineering' hosting Enscite - established as a collaboration between Universities to provide access to cutting edge research and technology transfer to supply chain companies in the aerospace, automotive and rail sectors.

THE UK CAPITAL OF INNOVATION

Derby has always been a place of innovation, it is literally in its DNA - from the jet engine to fine bone china, from the electric lawn mower to Lara Croft.

Derby's citizens have invented and refined products that continue to make a telling contribution across the world today. Just like the highly-skilled and talented people that live and work in this region, Infinity Park Derby will give companies the freedom, inspiration and expertise to thrive.

This includes providing access to networks and facilities required to find commercial routes for their ideas - helping them to make innovation an integral part of their own workforce skills and production processes - and the opportunity to write their own chapter in Derby's success story.



AN ENTERPRISING WAY TO EXPERIENCE GROWTH



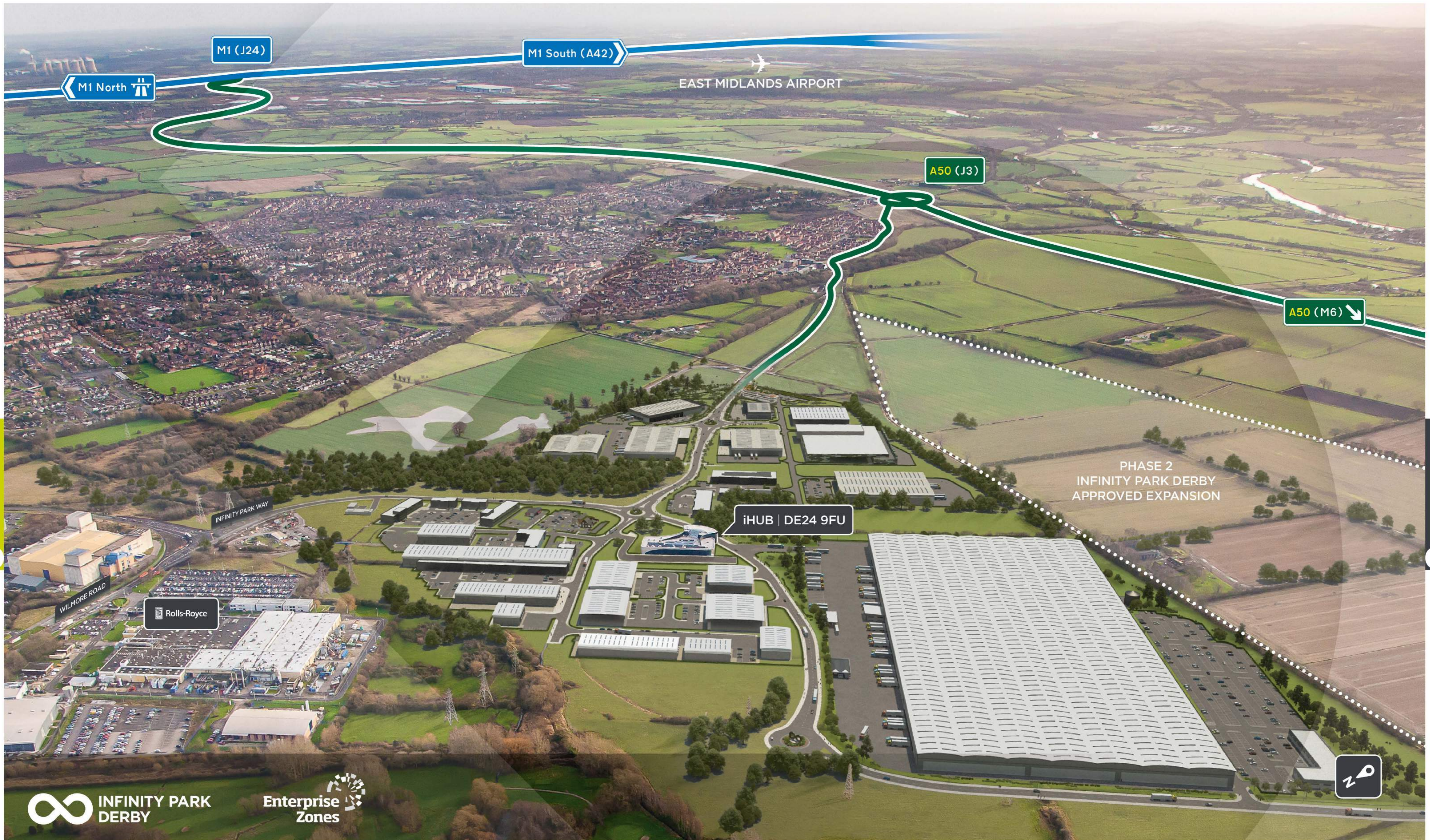
Infinity Park Derby is one of the select few business parks in the UK with Enterprise Zone status, giving companies the opportunity to take advantage of a host of business benefits offered at both national and local level.

They include business rate discounts and enhanced capital allowances in first year investment in plant and machinery, as well as focused support from UKTI to help reach overseas markets.

Locally, benefits include assistance with recruitment, familiarisation visits for staff, the ability to access grants via the Derby Enterprise Growth Fund and access to incubation, training and consultancy support from Enscite.

In addition, Infinity Park Derby enjoys Assisted Area status and access to extra regional aid from Europe, typically through programmes such as the Regional Growth Fund, as well as support from Derby City Council and the LEP.





ROAD

Recently completed £50 million road infrastructure, including inner ring road and new £20 million bus station.

Drive times from Derby

Nottingham.....	24 mins
Sheffield.....	56 mins
Leicester.....	40 mins
Birmingham.....	52 mins
Leeds.....	82 mins
Manchester.....	98 mins
London.....	141 mins

RAIL

35 daily direct services to London St. Pancras and an easy platform change to Paris and Brussels for Eurostar services. HS2 East Midlands Hub is a proposed new railway station situated between Derby and Nottingham and opening in 2032.

Rail times from Derby

London.....	88 mins
Birmingham.....	32 mins
Sheffield.....	28 mins
Leeds.....	77 mins

AIRPORTS

East Midlands Airport is only 20 minutes away, serving over 4 million passengers every year. Main business routes include Paris, Berlin, Barcelona and Brussels. The airport serves over 80 direct destinations and is the UK's busiest pure cargo airport and second only to Heathrow.

Distance from Derby to airports

East Midlands.....	13 miles
Birmingham.....	42 miles
Manchester.....	53 miles

POPULATION

Travel to work population*
2.1 million within 45 minutes and access to 6 million people in one hour.

Total population for Derby City**
251,400 (164,100 aged 16-64)

Total population for Greater Derby†
776,400 (494,600 are aged 16-64)

Population growth projection 2014-28**

Derby.....	+9.45%
East Midlands.....	+8.69%
Leicester.....	+7.74%
Nottingham.....	+7.69%

*Local Area data, ONS2013 **Centre for Cities 2014 †NOMIS 2011 **ONS Subnational Population Projection 2012

WANT TO KNOW MORE

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In partnership with:



Infinity Park Derby is a development by Infinity Park Derby Limited – a joint venture between Wilson Bowden, Cedar House and Peveril Securities. Please note: CGI buildings shown are for illustrative purposes only and all plots are available as design to build solutions.