



## INFINITY PARK DERBY

Logistics

J3 A50/M1, Derby, DE24 9QG

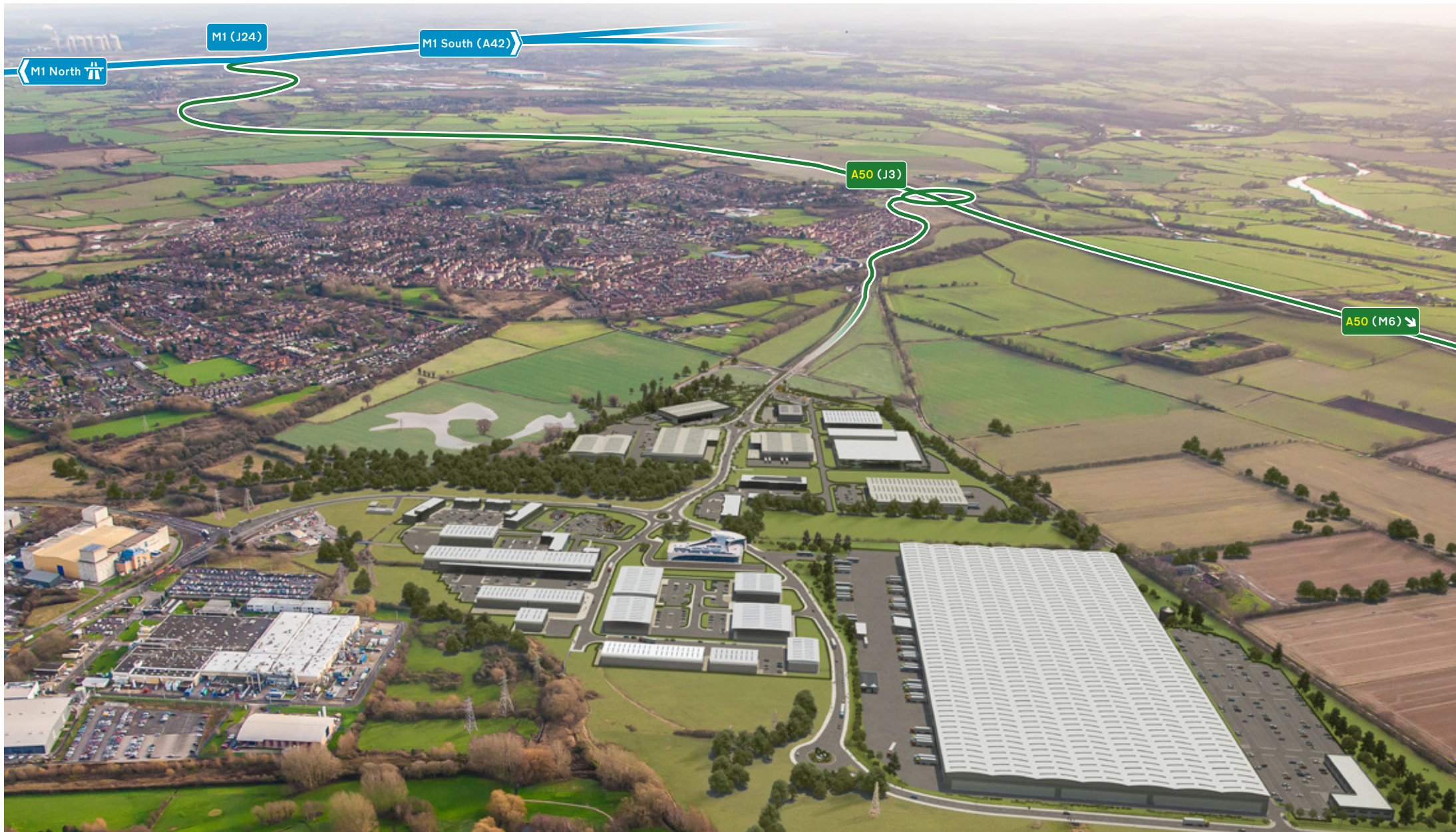


Build to suit opportunities from 10,000 sq ft up to  
**1 million sq ft** at one of the best connected logistics  
locations in the Midlands

[infinityparkderby.com/logistics](https://infinityparkderby.com/logistics)

# PERFECTLY CONNECTED FOR NATIONAL AND INTERNATIONAL DISTRIBUTION

Infinity Park's location off J3 of the A50 is ideal for accessing markets throughout the UK. It is just 15 minutes drive from the M1, J24 and 45 minutes drive from the M6, J15. Port access, north and south, is easy via these arterial routes and East Midlands Airport is less than 30 minutes away.

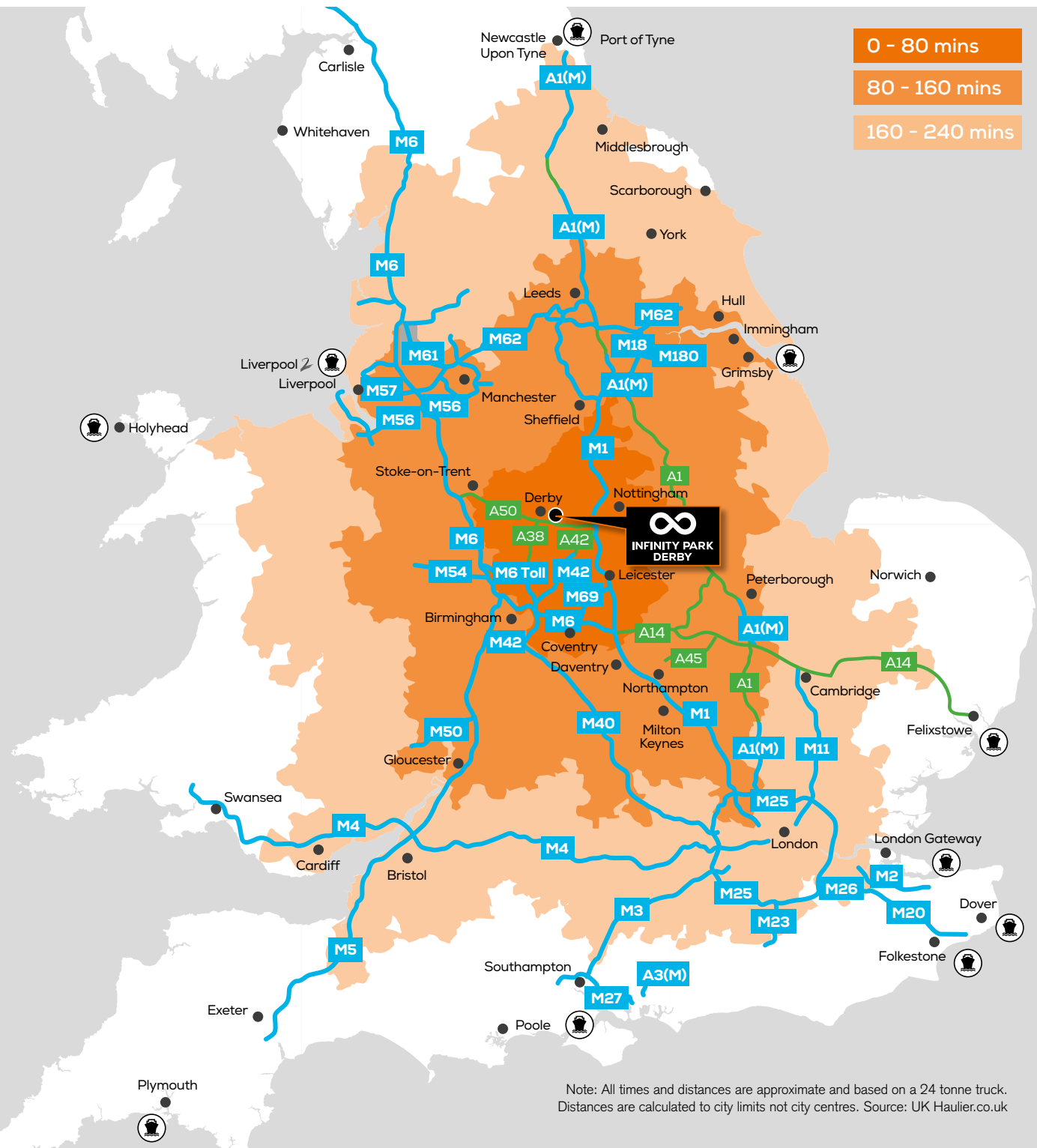


## HGV DRIVE TIMES: CITIES

Nottingham	45 mins	16 miles
Leicester	1 hr	27.5 miles
Birmingham	1 hr 20 mins	40 miles
Sheffield	1 hr 9 mins	54 miles
Leeds	2 hr 20 mins	76 miles
Manchester	2 hr 40 mins	79 miles
London (M25)	3 hrs	106 miles

## DRIVE TIMES: PORTS AND AIRPORTS

Liverpool	2 hr 24 mins	95 miles
Immingham	3 hrs	103 miles
London Gateway	4 hrs	145 miles
East Midlands Airport	28 mins	10.8 miles
Birmingham Airport	58 mins	40 miles
London Heathrow	2 hr 28 mins	128 miles



## ENTERPRISE ZONE STATUS

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

With Enterprise Zone status comes a mixture of benefits including Enhanced Capital Allowances and Business Rates Relief; allowing some businesses to potentially write down the costs of qualifying

plant and machinery assets against their taxable income. Investment in plant and machinery will qualify for enhanced capital tax relief at 100% until March 31st 2024.

Locally, additional benefits include assistance with familiarisation visits for staff, recruitment, access to grants via the Derby Enterprise Growth Fund, and incubation, training and consultancy support from Enscite, together with support from Derby City Council and D2N2 (Local Enterprise Partnership).

## A CENTRE OF INDUSTRY

### SUPPLY CHAIN OPPORTUNITIES

The following major businesses are all based within a 20 minute drive of Infinity Park.



## HOW DERBY WORKS FOR LOGISTICS

### TRANSPORT LINKS

The scheme's access to the A50 at J3 gives occupiers unrivalled access to the M1 to the east and the M6 to the west. The location provides access to the entire UK motorway network, putting well over 40 million people within a 4hr HGV drive.

**28,000** PEOPLE EMPLOYED IN LOGISTICS IN D2N2 AREA

The transport and logistics sector is a significant employer in D2N2 with over 28,000 employees, so there is a lot of suitable experience in the current labour pool.

Source: D2N2 2017

**8,800** PEOPLE LOOKING FOR WORK IN DERBY

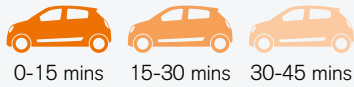
Currently 8,800 unemployed people in the area who are actively looking for work.

Source: Nomis web 2017

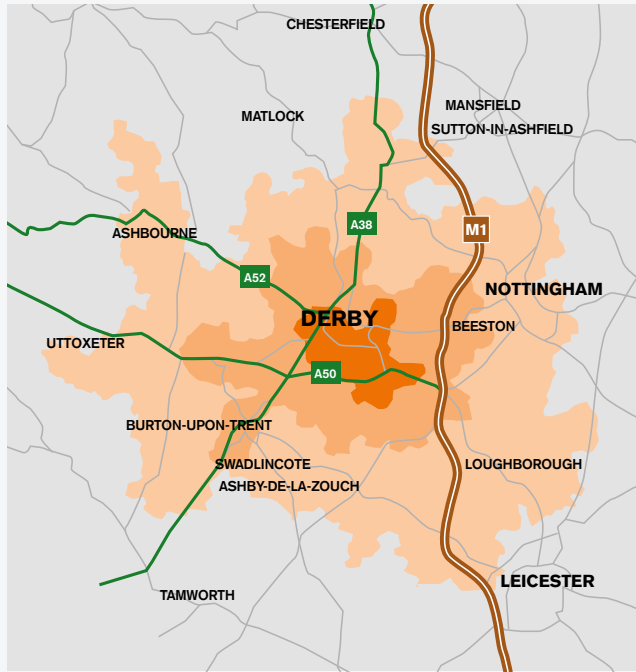
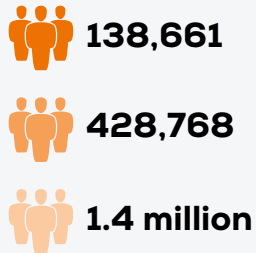
**13,000** UNDERGRADUATES BASED IN DERBY

Source: Nomis web 2017

## DRIVE TO WORK TIMES

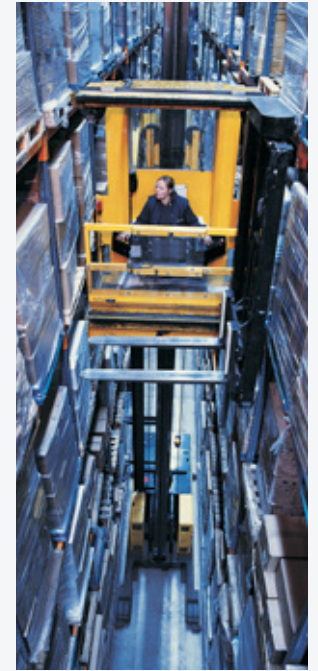
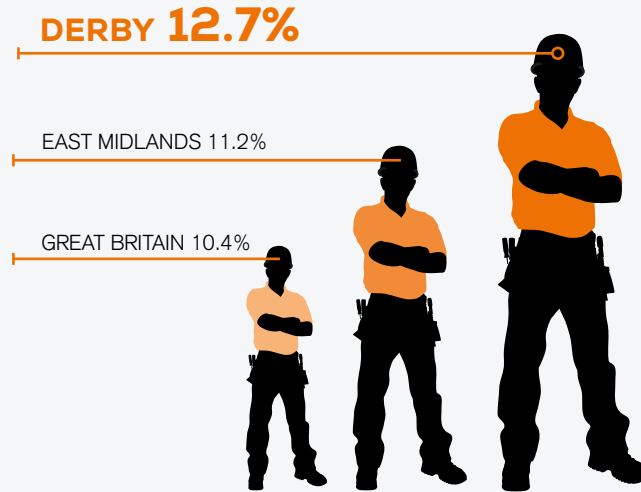


## POPULATION NUMBERS



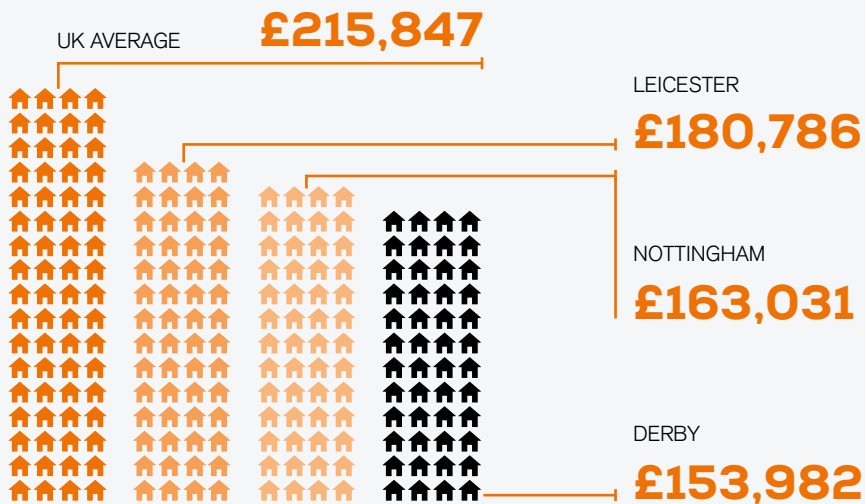
## SKILLED TRADE OCCUPATIONS

Source: Nomis 2017



## LABOUR AVAILABILITY

A crucial indicator of labour availability is house prices, as this determines whether typical incomes for logistics jobs can afford to live locally.



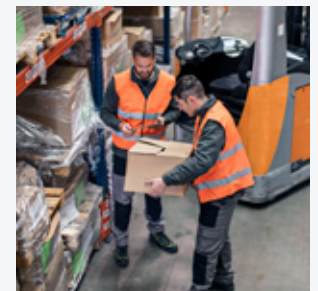
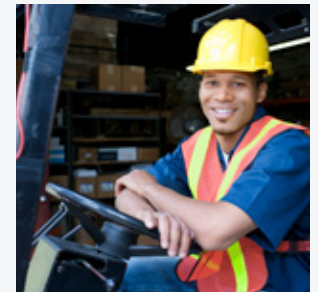
AVERAGE SEMI-DETACHED HOUSE PRICES Source: Right Move 2017

## AFFORDABLE LIVING ACCOMMODATION RATES

The table below shows the average rental value in the East Midlands compared to the West Midlands and the UK average.

	East Midlands	West Midlands	UK Average
Oct 16	£596	£663	£901
Feb 17	£596	£660	£895
Jun 17	£614	£662	£908
Oct 17	£620	£692	£927

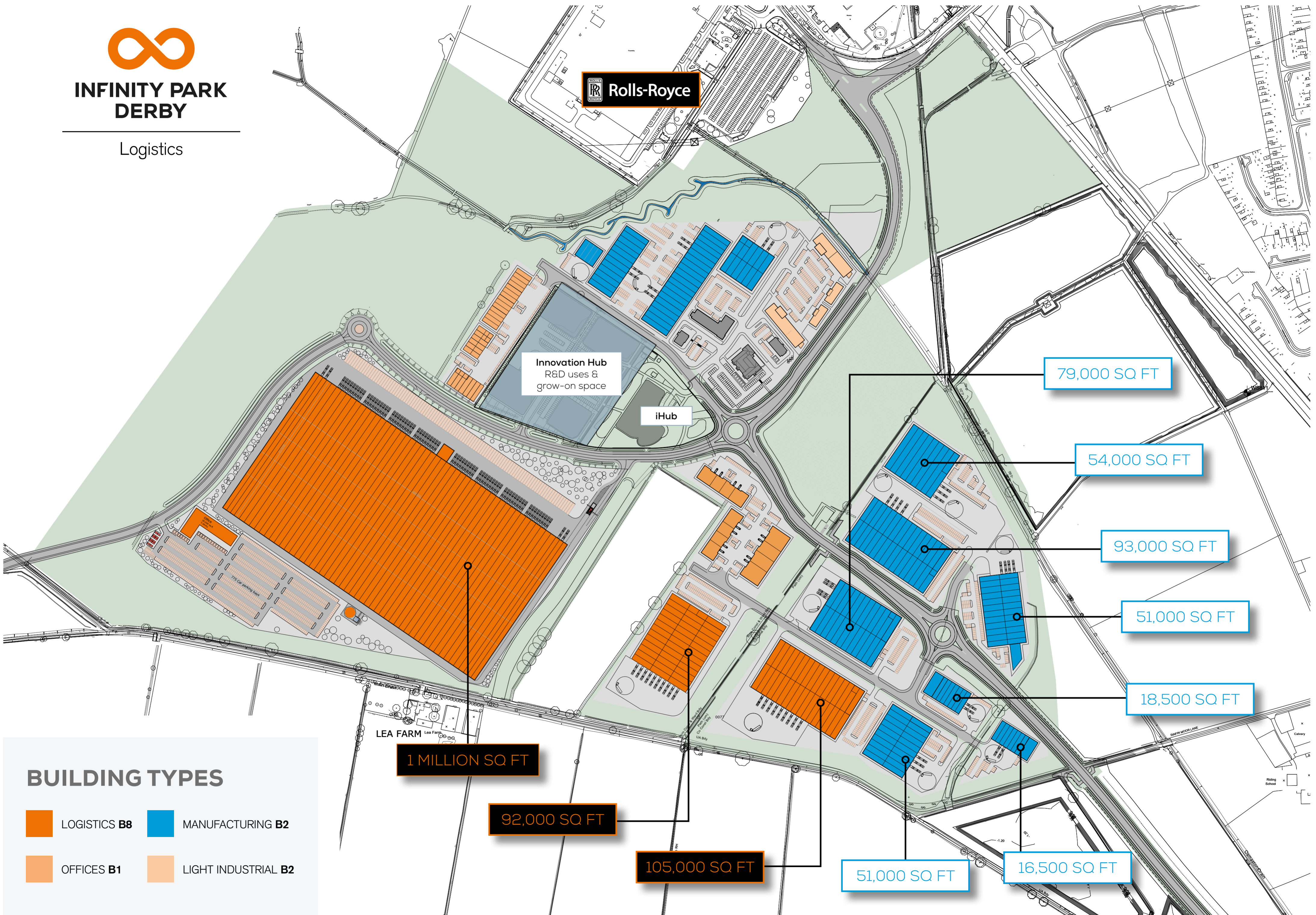
Source: homelet.co.uk









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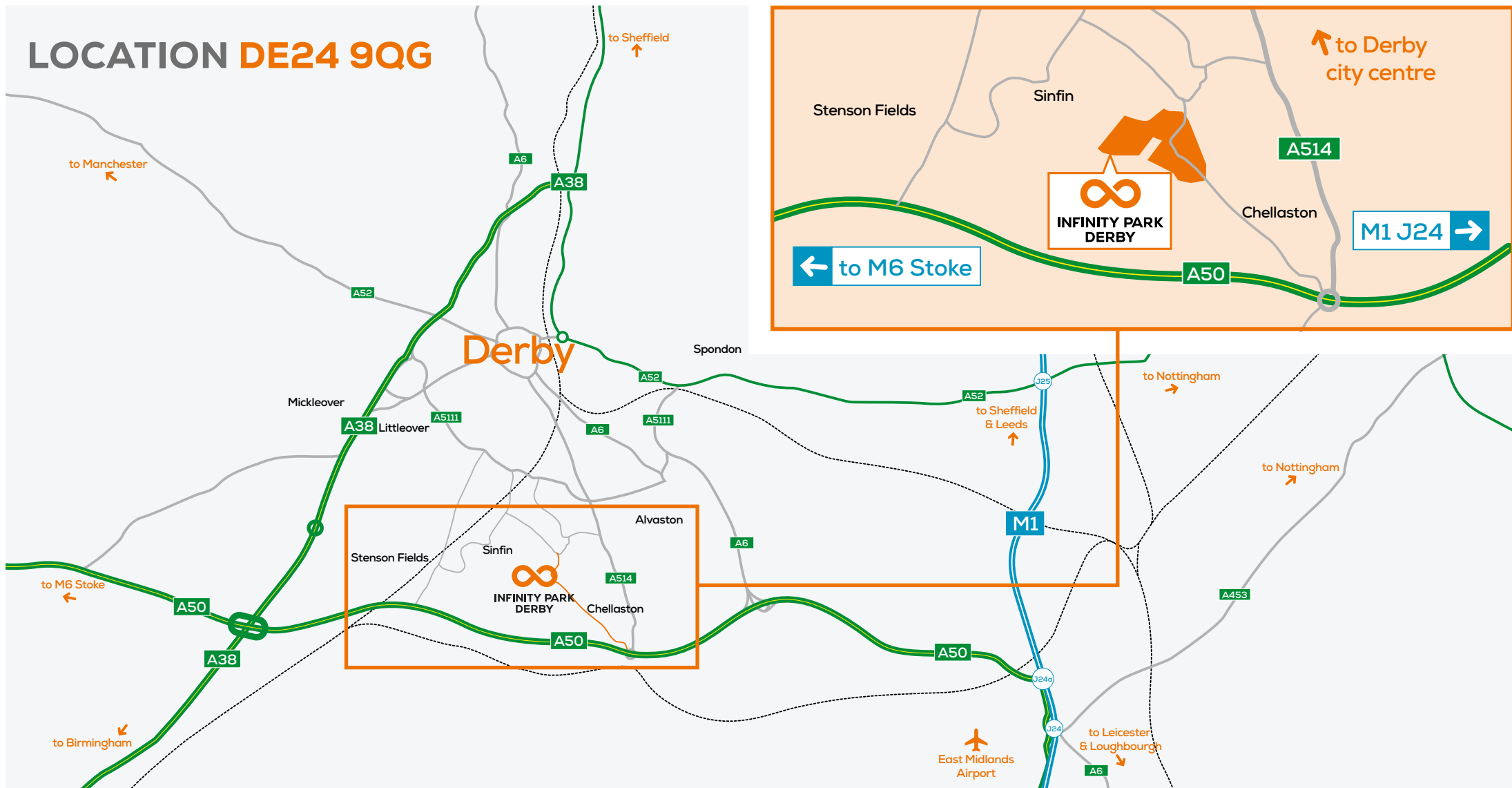
Logistics



## BUILDING TYPES

-  LOGISTICS **B8**
-  MANUFACTURING **B2**
-  OFFICES **B1**
-  LIGHT INDUSTRIAL **B2**

# LOCATION DE24 9QG



## CONTACT & FURTHER INFORMATION



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