SMARTPARC SEGRO DERBY

DE21 7HW

State-of-the-art food production campus

750 sq ft — 400,000 sq ft
Industrial / warehouse units to let

Occupy within 12 months

SEGRO

SmartParc
Food Production Reimagined

SmartParc SEGRO Derby has been designed and built around the future of food. A future where farms and tables are closer than ever. Seamless supply chains wrapped around a hub where businesses work together, sharing resources, services and expertise. Processing, packing, logistics — all on one park, reducing emissions, energy use and operating costs. A future where a direct line to customers means fresher food, faster.

Food Forethought.

Creating the future of food production

Powerful partnership

A 2 million sq ft state-of-the-art food campus brought to you by SmartParc and SEGRO.

Logical location

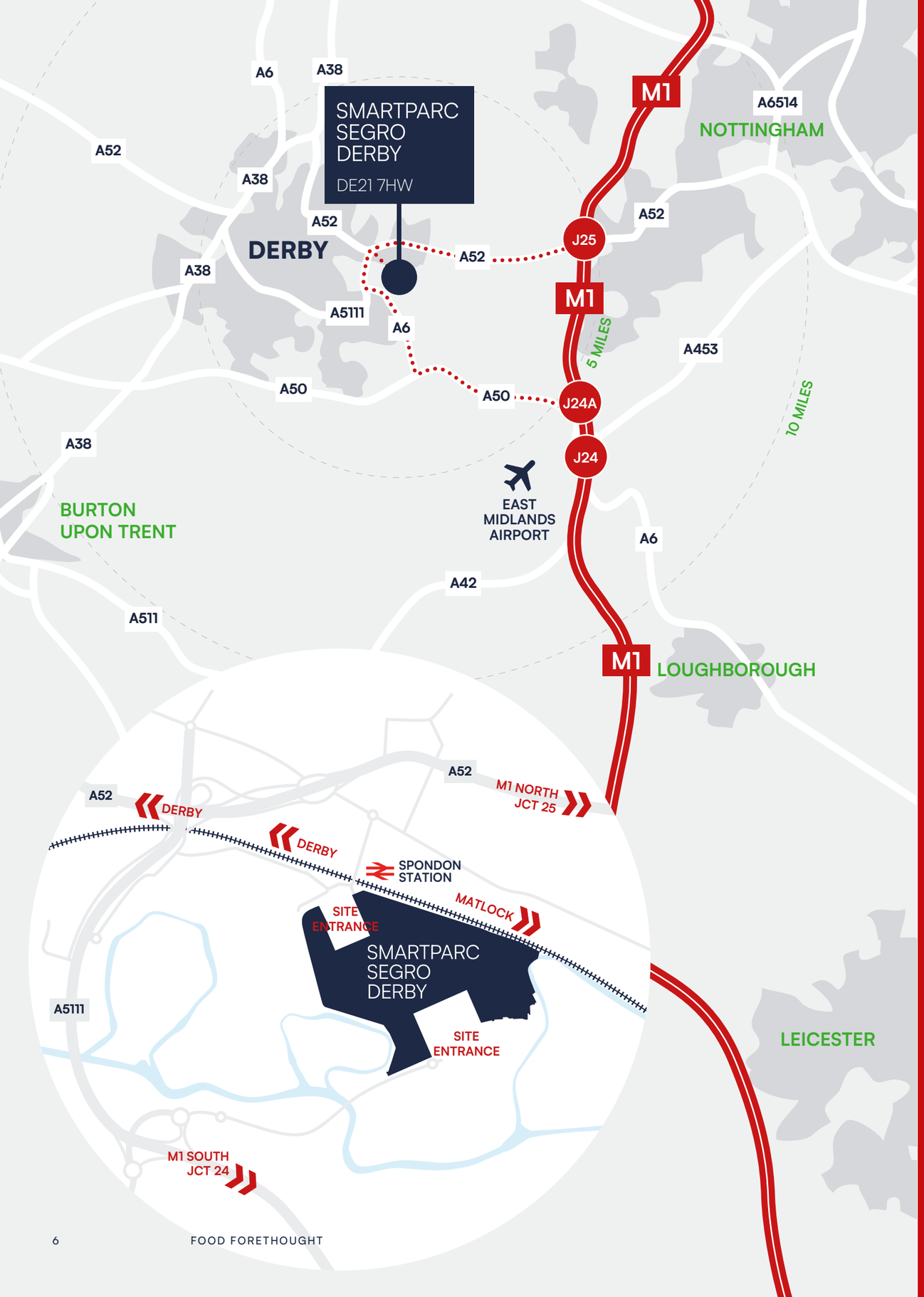
With its strategic position in the East Midlands, SmartParc SEGRO Derby provides efficient, direct routes to consumers. Easy access to supply chains and a vast labour pool make Derby a prime location for logistics and food manufacturing.

Smart & sustainable

The park embodies connected thinking based on your needs to help ensure excellent environmental performance and efficiency gains. This includes a first-class specification alongside an array of sustainability initiatives and a Food Manufacturing and Technology Centre.

Shared services

On the park, you will benefit from reduced operating costs, improved wellbeing through a better working environment and have the opportunity to explore new routes to customers through on-site consolidation. In addition, standard services include security, facilities and energy management.



Logical location

Supply chain to shelf in under four hours.

Strategically located for your business, 80% of the UK population are within four hours of SmartParc SEGRO Derby, making distribution and access to customers simple and seamless. The park is also in easy reach of a diverse workforce, from right across the East Midlands.

Postcode DE21 7HW

> With 25% of all road miles covered by heavy goods traffic attributed to moving food, its sought-after central location is key.

ROAD ACCESS

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

OTHER TRANSPORT ACCESS*

Direct rail link to Derby from Spondon Station
6 mins

Regular services to Derby
15 mins

East Midlands Airport
6.5 miles

SLPEMG Rail Freight Terminal
10 miles

Daventry International Rail Freight Terminal
47 miles

LOCAL WORKFORCE

Derby has fantastic connections to neighbouring cities and their talent pools.

Leicester	387,200
Nottingham	357,700
Derby	273,300
Loughborough	190,900
Mansfield	81,900

*Source: Google Maps

Smart & sustainable

A food hub with innovation at its core

- A green energy platform delivers cost savings through a mixture of power generating technologies
- Waste energy outputs are stored for alternative use on the park
- Recycling all used energy will ensure the Net Zero target is met by 2030
- PV panels on each building feed into the central Energy Centre for distribution around the park
- A heating and cooling loop will be available, contributing to the power balance across the park

INNOVATION ON THE PARK

Included at SmartParc SEGRO Derby, will be a Food Manufacturing and Technology Centre:

- A hub for food industry research, training, career development, and home to SMEs looking to excel with help from industry experts and business collaboration
- 750 sq ft to 30,000 sq ft (100,000 sq ft in total)
- Shared facilities and canteen
- Product Development rooms
- Office space and meeting rooms to rent
- Central services for chilled and ambient units

The Manufacturing and Technology Centre is supported by:

- University of Derby — 5 miles away
- Nottingham Trent University — 11 miles away
- University of Nottingham — 12 miles away

> Our partnership with SEGRO and the continued support of D2N2 Local Enterprise Partnership and Derby City Council will enable us to address the increasingly critical challenges facing food manufacturing supply chains.

Jackie Wild, SmartParc CEO

A park that harvests more than crops

The SmartParc SEGRO Derby team will support customers by applying connected thinking and services to ensure excellent environmental performance and efficiency gains across:

ENERGY
Reducing energy usage, recycling and balancing energy around the park whilst leveraging sustainable energy generation.

WATER
Reducing water usage through water harvesting, treatment, and recycling.

TRANSPORT
Reducing food miles and promoting sustainable transport alternatives.

WASTE
Proactively managing waste to reduce its impact on the environment.

Shared services

Where resources, services and expertise are shared.

At SmartParc SEGRO Derby you will benefit your bottom line through reduced operating costs, wellbeing through a better working environment, whilst also making a positive step towards saving our planet through sustainable collaboration on energy and other shared services.

> SmartParc SEGRO Derby paves the way for collaboration in the food industry to meet the challenges of sustainable production.

PRIMARY SERVICES

All customers on SmartParc SEGRO Derby collaborate and benefit from primary services as part of the lease duration.

SmartParc Security

- Fully secured site
- 24/7 security gatehouses at points of entry
- Adhering to the British Retail Consortium's food security audit
- Documented vehicle movements

Park Facilities Management

- Communal space management
- Road maintenance across the park, including gritting when required
- Signage maintenance
- Onsite management team and direct occupier contacts

Energy Management

- SmartParc facilitates and manages the shared energy network
- A shared heating and cooling system recycles heat from refrigeration plants and reuses it to heat water and offices
- Future-proofed energy balancing system — designed with an ability to connect future innovative technologies without overinvesting in any one solution

A dedicated management team will work with you to understand your needs

A PERFECTLY-MEASURED MIX OF SERVICES

Additional services designed to maximise the operations of all customers can be provided as part of a purchase contract.

OPERATIONAL SERVICES

- Waste Services
- Hygiene Services
- Asset Management
- Environmental Services
- Laundry Management
- Reception and Courier Services
- Evolve4 ERP System

PEOPLE SERVICES

- Project Management
- Specific Recruitment Services
- Occupational Health Services
- Training Services
- People Resourcing

A powerful partnership

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

SEGRO

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Food Production Reimagined

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

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.

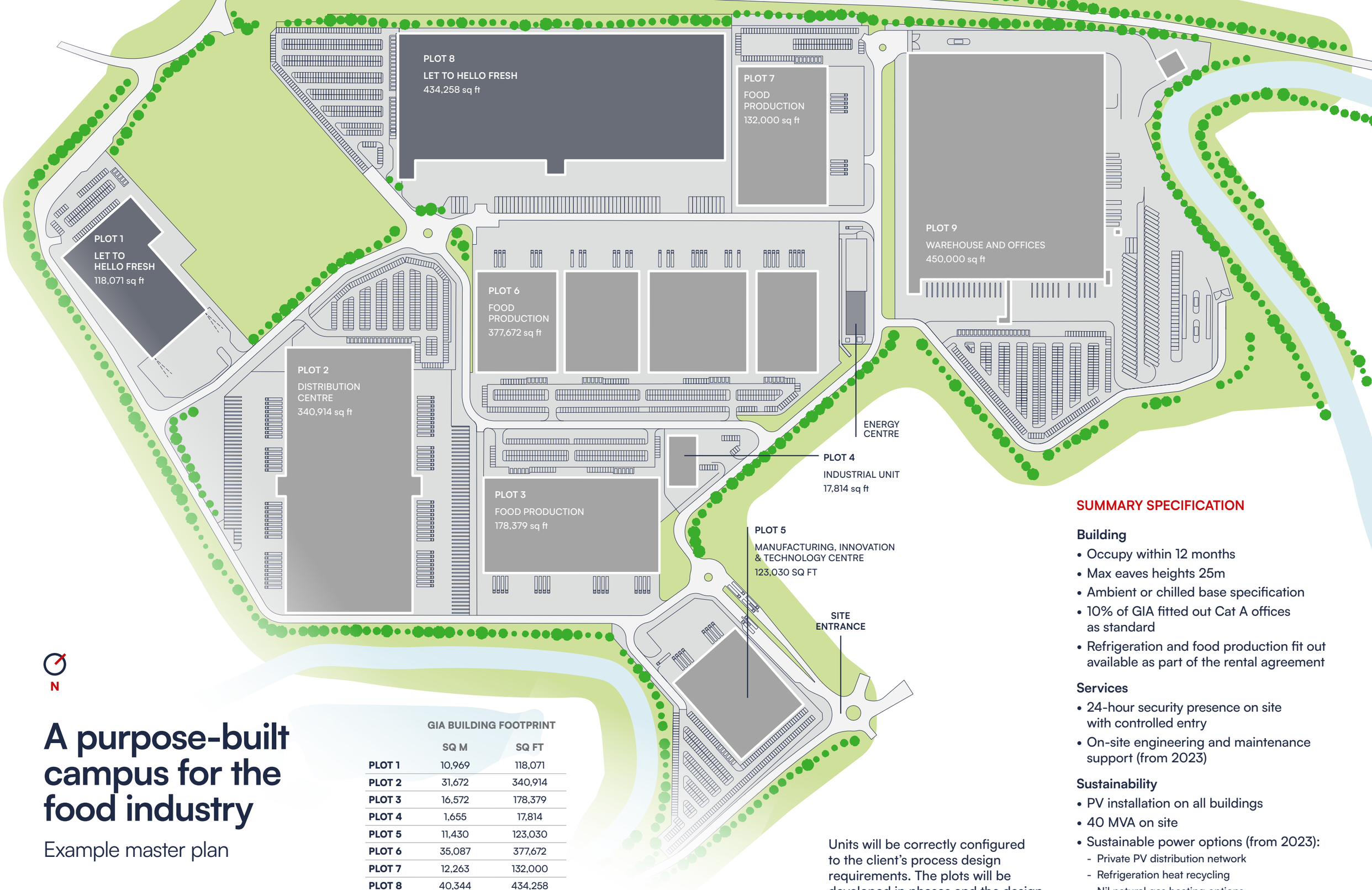
SmartParc will offer a collection of campus-style parks, providing new collaborative food manufacturing hubs. With "state of the art" manufacturing units, a shared distribution hub utilising new technologies to improve efficiency, our mission is to reduce the carbon footprint of food production.

smart-parc.com

"By backing innovative projects like this one, we are levelling up areas across the country by building stronger and more resilient local economies, which can support jobs and prosperity in our communities.

Councillor Chris Poulter,
Leader of Derby City Council

SmartParc SEGRO Derby (CGI)



A purpose-built campus for the food industry

Example master plan

	GIA BUILDING FOOTPRINT	
	SQ M	SQ FT
PLOT 1	10,969	118,071
PLOT 2	31,672	340,914
PLOT 3	16,572	178,379
PLOT 4	1,655	17,814
PLOT 5	11,430	123,030
PLOT 6	35,087	377,672
PLOT 7	12,263	132,000
PLOT 8	40,344	434,258
PLOT 9	41,806	450,000
TOTAL	**201,798**	**2,172,138**

Units will be correctly configured to the client's process design requirements. The plots will be developed in phases and the design is flexible to allow for different configurations of unit sizes.

SUMMARY SPECIFICATION

Building

- Occupy within 12 months
- Max eaves heights 25m
- Ambient or chilled base specification
- 10% of GIA fitted out Cat A offices as standard
- Refrigeration and food production fit out available as part of the rental agreement

Services

- 24-hour security presence on site with controlled entry
- On-site engineering and maintenance support (from 2023)

Sustainability

- PV installation on all buildings
- 40 MVA on site
- Sustainable power options (from 2023):
  - Private PV distribution network
  - Refrigeration heat recycling
  - Nil natural gas heating options

Everything but the kitchen sink

Discover food forethought at SmartParc SEGRO Derby.

- Recycling all used energy ensures our Net Zero target is met by 2030
- Reduced carbon footprint of food production
- Sustainable collaboration on energy and other shared services
- Centre of excellence in food manufacturing
- Over 5,000 job opportunities created
- Proactive waste management, targeting a 5% reduction for food waste specifically and a general waste reduction of 10% year on year
- Specification vs cost cannot be matched outside SmartParc
- Flexibility of scale and options
- State-of-the-art manufacturing facilities to start-up incubation units to improve productivity
- Ideal location for distribution
- Flexibility of lease terms
- Dedicated SmartParc project team of food professionals

Looking for a fresh start?

If you want to find out more about SmartParc SEGRO Derby and why it could be the perfect home for your business, get in touch.

segro.com/smartparcderby

CBRE

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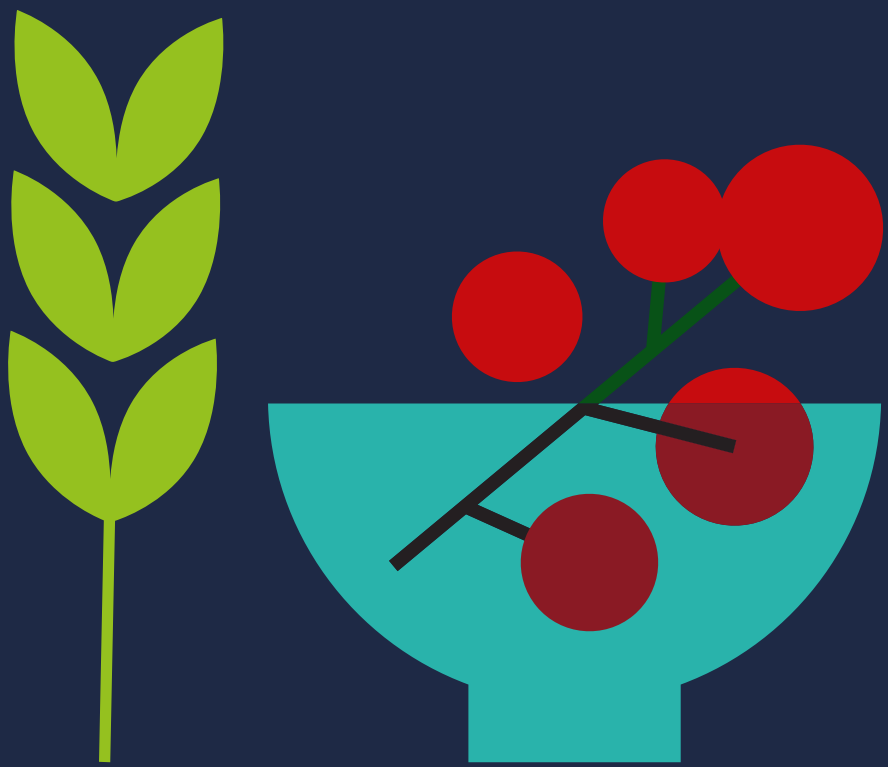
SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. February 2024.

segro.com/smartparcderby



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