



**Dove Valley Park**

**A50 | M1-M6 LINK**

High Specification  
**Industrial & Distribution Units**  
23,000 to 500,000+ sqft

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**FAST TRACK CONSTRUCTION SOLUTIONS**





48 million people within a 4 hour drive time



PROPOSED TRUCK STOP

To M1 Junction 24

To M6 Junction 15/16

PLOT 1A  
82,000 sq ft

PLOT 1B  
89,000 sq ft

TRUMA

PLOT 2  
23,000 sq ft

JCB

PACKENHAM BLVD

FUTABA

PLOT 4  
185,000 sq ft

K & N

TOPHAT

PARK AV

PARK AV

PLOT 5  
149,000 sq ft

PLOT 3  
124,000 sq ft

MÜLLER

PHASE 2  
500,000+ sq ft

### Opportunities at Dove Valley Park

Dove Valley Park is a major 200 acre industrial/distribution development at the centre of one of the country's most important manufacturing areas.

Current occupiers include JCB, Kuehne + Nagel, Müller, Futaba Industrial and Truma.







## Major **200 acre** industrial distribution development



- On site **infrastructure** and all mains **services installed**
- **Logistical flexibility** via M1/M6, A50 and A38
- Centre of one of the Country's **most important manufacturing areas**
- **Excellent support** from Local Authority
- **48 million people** within a **4 hour drive time**



EXISTING OCCUPIERS INCLUDE:



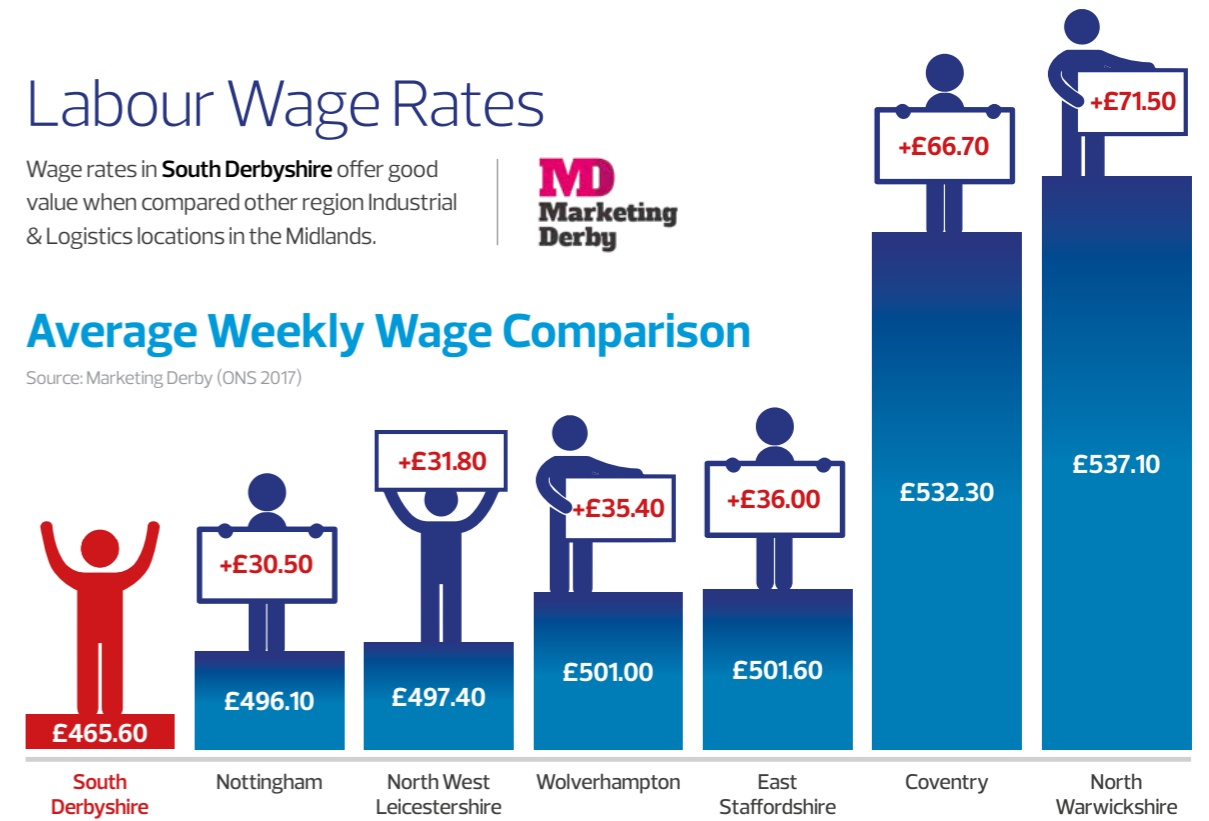
## Labour Wage Rates

Wage rates in **South Derbyshire** offer good value when compared other region Industrial & Logistics locations in the Midlands.



### Average Weekly Wage Comparison

Source: Marketing Derby (ONS 2017)





# 200 ACRES OF BUSINESS SPACE

## Accommodation

PLOT	SIZE	
	sq ft	sq m
1A	82,000	7,618
1B	89,000	8,268
2	23,000	2,137
3	124,000	11,520
4	185,000	17,187
5	149,000	13,843
<b>PHASE 2</b>	<b>500,000+</b>	<b>46,451+</b>



## Typical Specification

### Warehouse

- 12m to underside of haunch
- Floor loading 50kn per sq m
- Targeted EPC rating of 'A'



### Office

- Raised floors
- Suspended ceilings
- Fully carpeted
- CIBSE LG7 Lighting
- Male, female and disabled WC's
- Comfort cooling



### External

- Good car parking and self contained service yards
- Security lighting



DVP



# Location

Dove Valley Park is located on the junction of a high grade dual carriageway Toll Free A50 M1/M6 link. This important Trunk Road runs from Junction 24/24a of the M1 to the A500 serving Junctions 15 and 16 of the M6, opening up access to the nation's motorway system. Major seaports and airports along with 48 million people within a 4 hour drive.

Destination	Distance
M1	18 miles
Derby	12 miles
Stoke on Trent	23 miles
M6	25 miles
Nottingham	31 miles
Leicester	39 miles
Birmingham	41 miles
Sheffield	58 miles
Manchester	61 miles

Airports	Distance
East Midlands	22 miles
Birmingham	42 miles
Manchester	55 miles
Heathrow	137 miles

Seaports	Distance
Liverpool	86 miles
Hull	106 miles
Felixstowe	183 miles
Southampton	196 miles

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