



MEGA POINT

DERBY • DE21 7ND



in FOLLOW TREBOR



TO LET

**NEW SPECULATIVE
INDUSTRIAL UNITS**

**FROM 30,000 SQ FT
TO 100,000 SQ FT**

TO LET - HIGH PROFILE LOCATION



ACCOMMODATION - SQ FT (GIA)

UNIT	WAREHOUSE	OFFICES	TOTAL
Unit 1	57,480 sq ft	2,873 sq ft	60,353 sq ft
Unit 2	37,673 sq ft	1,883 sq ft	39,556 sq ft
Unit 3	47,232 sq ft	2,357 sq ft	49,589 sq ft

Units 1 & 2 can be combined.

SPECIFICATION

The units will be built to a high specification incorporating the following:

- 8-10m minimum working height
- 3-4 dock level loading doors
- 1-2 ground level loading doors
- Secure yard with up to 50m depth
- Power supply up to 1.6 MVA
- Fully fitted first floor offices
- Easy access to the M1 motorway
- 50 kN/m² floor loading
- 110 car parking spaces

DESCRIPTION

Mega Point Derby is a new speculative industrial/warehouse scheme situated less than 3 miles east of Derby city centre. The scheme benefits from immediate access to main arterial routes, providing direct access to Junction 25 of the M1 via the A52 and Junction 24a of the M1 via the A6/A50. Mega Point Derby is just 13 miles from East Midlands Airport. Derby is home to a number of major employers including Rolls-Royce, Bombardier, Balfour Beatty, Ted Baker, C. H. Robinson and Kuehne + Nagel.

DRIVE TIMES

Derby City Centre	3 miles	8 mins
M1 J25	6 miles	10 mins
East Midlands Airport	13 miles	18 mins
Nottingham	12 miles	25 mins
Leicester	30 miles	40 mins
Birmingham	50 miles	55 mins

Source: Google Maps

DEMOGRAPHIC

15 mins	411,292
30 mins	1,426,052
45 mins	3,408,527

Data Source: Neighbourhood Statistics, 2011

PLANNING

Industrial and warehouse uses (B1, B2 & B8 of the Town and Country Planning Order).

TENURE

The buildings are available to let on a new lease on terms to be agreed.



SAT NAV: DE21 7ND

FURTHER INFORMATION

Please contact the retained agents:



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