



PLOT SCHEDULE	
■	PLOT A, B, C, D Public House. Site: 1.46 Acres Foodstore. Site: 1.50 Acres Car Showroom. Site: 1.83 Acres Restaurant. Site: 0.98 Acres
■	PLOT E B1 Offices. Site: 17.4 Acres
■	PLOT F & G B1 + B2 Industrial. Site: 11.6 Acres B8 Warehousing. Site: 12.2 Acres

50 acre mixed-use employment led development site adjoining Pride Park

Derby Triangle, Wyvern Way, Derby, DE21 6NZ

THE SITE

Over the last 20 years, Pride Park has developed into one of the most iconic business parks and commercial property destinations in the East Midlands.

With approximately one million square feet of space being developed in the last 20 years, Derby Triangle represents the last major development to take place in the immediate vicinity of Pride Park.

THE PROPOSED DEVELOPMENT

St. Modwen, the UK's leading regeneration specialist, seeks to deliver a high quality mixed-use development at Derby Triangle. Featuring offices, warehouse, industrial and leisure space, the development will complement the existing facilities and build upon the area's existing reputation as a destination for business. We anticipate that in excess of 3,000 new jobs will be created.

THE MASTERPLAN

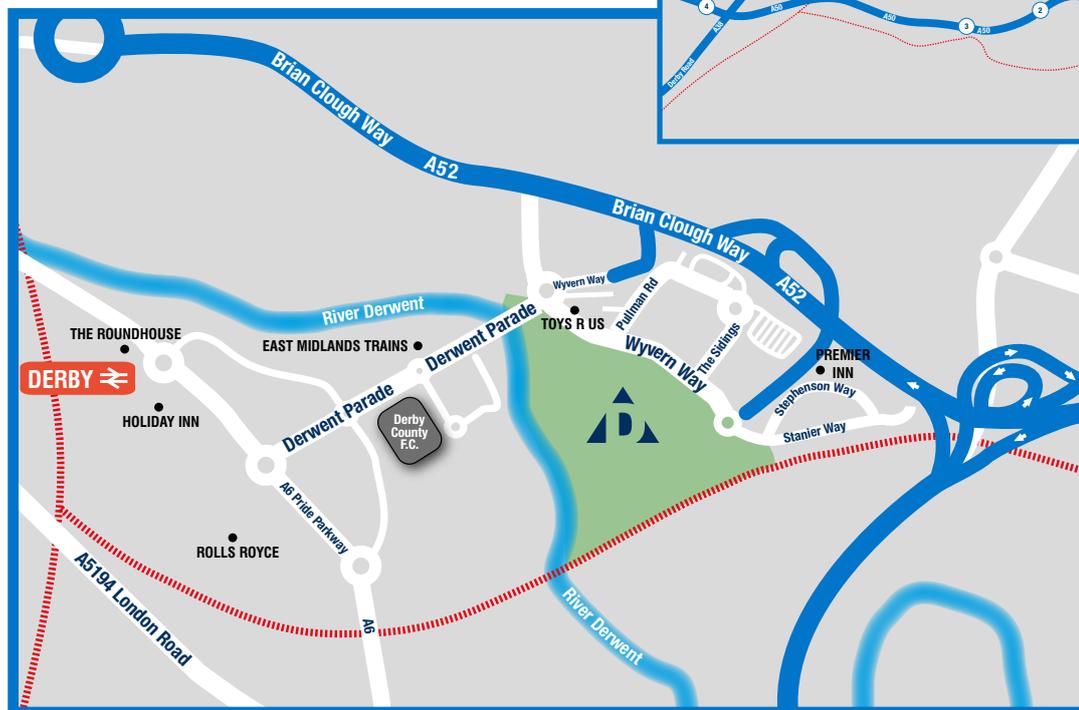
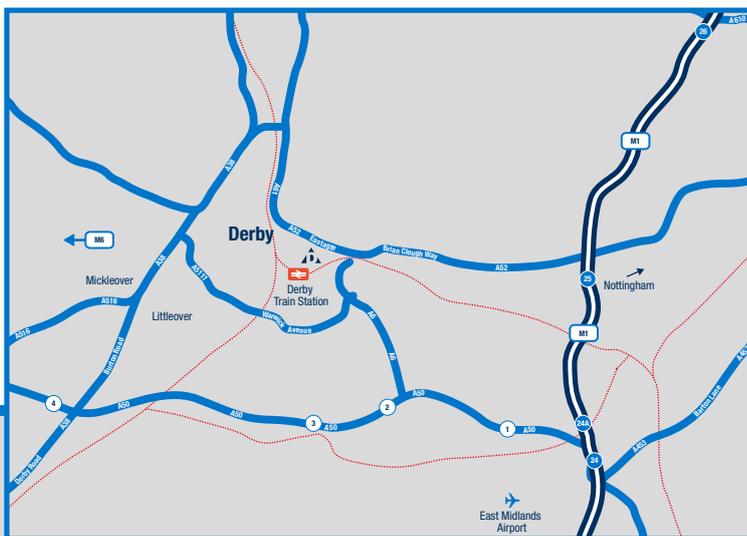
A masterplan for the 50 acre site has been developed in accordance with the submission of outline planning application to Derby City Council. Over 750,000 sq ft of high quality business accommodation will be provided that will allow for a flexible mix of uses including:

- Campus style offices
- Distribution and warehousing
- Industrial
- Restaurant and pub
- Access provided off Wyvern Way
- Small food store
- Car showroom

ACCESSIBILITY

Derby is at the heart of the motorway network and benefits from being only a **10 minute drive** from the **M1** and a **30 minute drive** from the **M6 (AA, 2013)**. At the centre of the national rail network, Derby has fast, direct connections to Birmingham, Bristol, Cardiff, Edinburgh, Reading and other business destinations.

East Midlands Airport is located just **20 minutes** from Derby city centre and serves over **4 million passengers** every year. The airport is the UK's number one for pure freight, managing **313,000 tonnes** every year and is home to logistic centres for DHL, UPS and Royal Mail (East Midlands Airport, 2013).



6m

One of the **highest skilled workforces** in the UK with access to **6 million** people, all located within one hour



Internationally renowned businesses, including **Rolls Royce, Bombardier and Toyota**



Home to **250,000** people in the city, with the biggest population increase being amongst the **20-29** and **40-49** year old professionals

For more information please contact:



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