



# VULCAN PARK



# TO LET

**Industrial / warehouse unit up to 100,000 sq.ft.**  
Vulcan Park, Shaftesbury Street, Derby DE23 8LX





## ACCOMMODATION

- Warehouse 8, 364.3 sq.m. / 90,000 sq.ft.
- Office 929.4 sq.m. / 10,000 sq.ft.
- 5 acre site
- Service yard
- Potential railway siding
- 102 car parking spaces
- 20 bicycle parking spaces

## WAREHOUSE

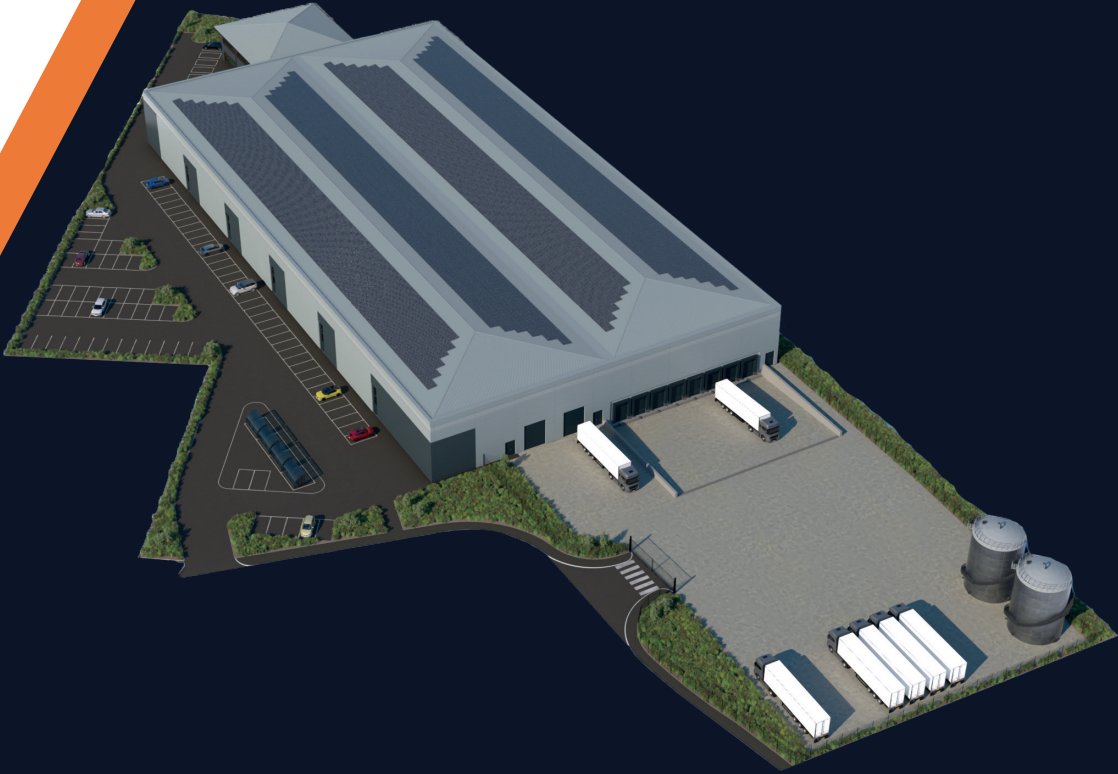
- Clear internal height 10 metres
- 2 No. Level access loading doors
- 8 No. Dock level loading doors
- Floor loading 50kn per square metre
- FM2 specification floor
- PV solar panels
- BREEAM 'Very Good' rating
- Up to 1000 kVA power supply
- Electric car charging points
- Electric lorry charging points
- Rain water harvesting
- 24/7 access

## OFFICE

- Suspended ceilings
- Raised access floors
- Air con
- Lift
- Led lights with pirs



# SITE PLAN





### HGV DRIVE TIMES

- 0-1 hr
- 1-2 hrs
- 3-4hrs

### DRIVE DISTANCES

Derby	1.5 miles	East Midlands Airport	11.8 miles	A52	2.5 miles
Derby Train Station	2.1 miles	Nottingham	16.4 miles	A6	3 miles
Junction 25 M1	9.1 miles	Leicester	29 miles	A50	4.5 miles
Junction 24 M1	8.9 miles	Birmingham	41.5 miles	A38	3.5 miles
		London	127 miles		

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## LOCATION

Vulcan Park is strategically located on the A514 (Osmaston Road) within the outer ring road of the City of Derby some 1.5 miles from the city centre.

The outer ring road (A511) provides a connection to the A38, A6, A52 and A50 trunk roads and the M1 motorway network. The site can offer rail connectivity by way of a direct connection to the midland mainline via a railway siding.

## DESCRIPTION

The unit will comprise a steel portal framed industrial / warehouse with cladding beneath a pitched steel roof situated within a secure site of some 5 acres with high quality integral offices, car parking and service yard.

## TENURE

The property is available to lease on full repairing and insuring terms.

## PLANNING

E (g) (iii) / B2 / B8

## RENTAL

Price on application

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the transaction.



## AGENT

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