



Sinfin

Commercial Park Derby DE24 9GL

New & refurbished warehouse/
manufacturing units to let

Availability from Q1 2026



Unique opportunity

New units to let from 5,000 - 70,000 sq ft



Well placed for business

Major occupiers in close proximity include Rolls Royce (World headquarters) and Reckitt Benckiser, Kuehne + Nagel, CEVA, Morrisons and Daher.

CEVA
LOGISTICS

Reckitt
Benckiser



KUEHNE+NAGEL



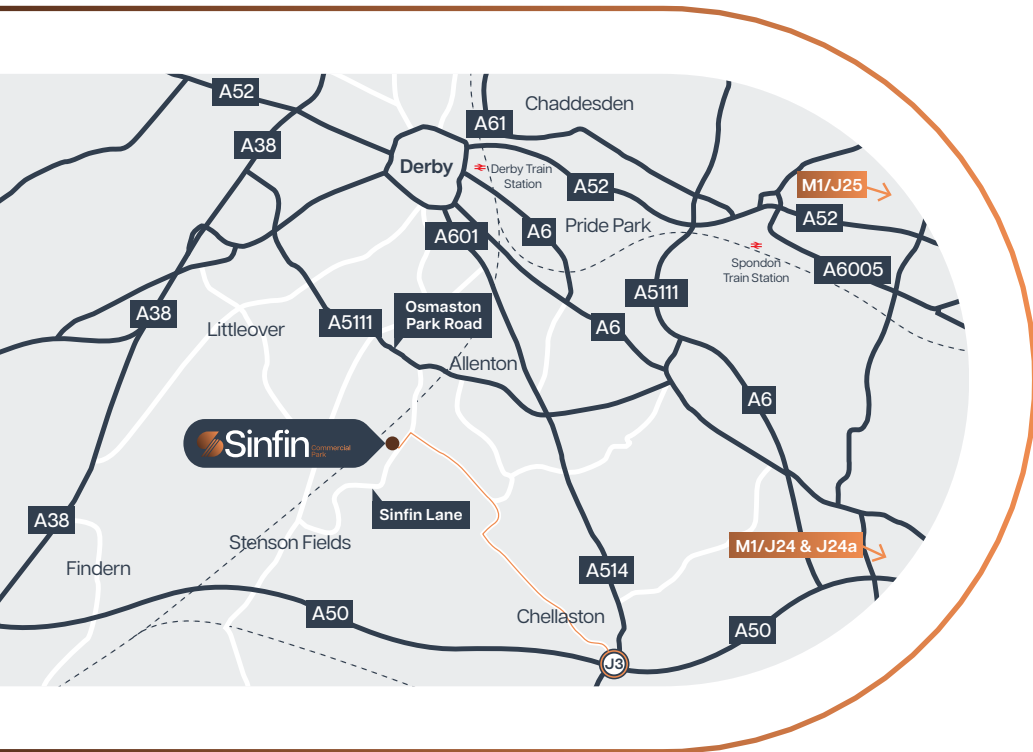
DAHER

M
MORRISONS



Well connected

Sinfin Commercial Park is a well-established industrial and logistics location, situated to the south of Osmaston Park Road (Derby's outer ring road) approximately 2 miles south of Derby City Centre. The property benefits from excellent connectivity with the A38 and A50 circa 4 miles away providing access to the M1 via J24 and J25.



Road networks

Road networks	Distance	Time
A50	3.3 miles	9 min
A38	3.3 miles	13 min
M1 J24	10.2 miles	15 min
M42 J14	18.9 miles	33 min
M6 J13	43 miles	58 min

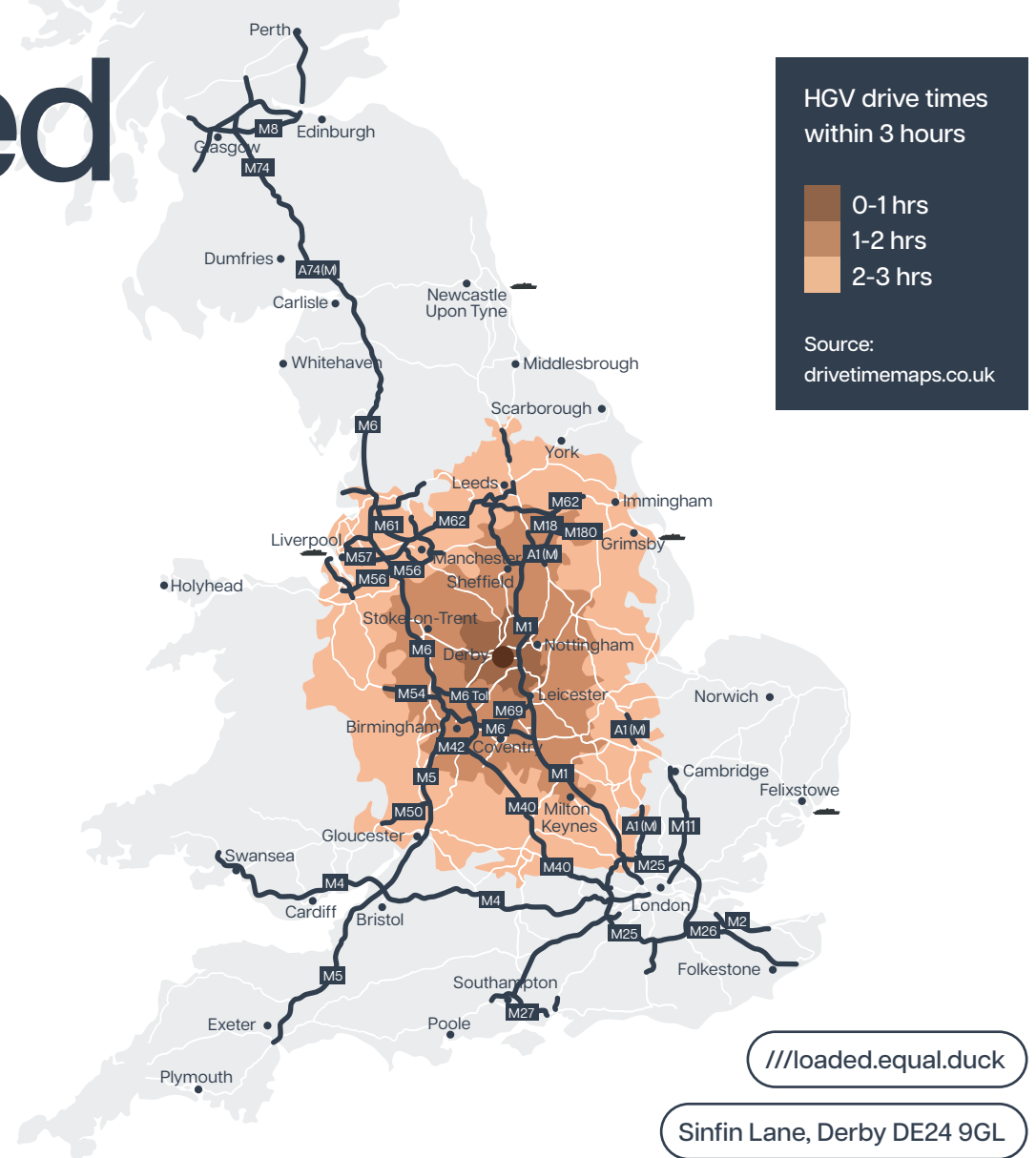
Rail stations

Rail stations	Distance	Time
Peartree	1.2 miles	5 min
Derby	4.2 miles	17 min
Nottingham	20.7 miles	35 min
Birmingham New Street	41.0 miles	1 hr 11 min

Airports

Airports	Distance	Time
East Midlands	13.1 miles	21 min
Birmingham	47.5 miles	55 min
Manchester	75.5 miles	1 hr 35 min
London Luton	98.1 miles	1 hr 41 min

Source: Google



A prime employment location

The background of the slide is a photograph of a warehouse or industrial setting. A person wearing a blue shirt and dark trousers is walking towards the right. In the background, there is a yellow pallet jack and some wooden pallets. The image is slightly blurred and has a dark overlay to make the text stand out.

45,000

people employed in manufacturing and engineering in Derby

11.8%

of Derby's workforce is employed in 'high-tech roles' – x4 the national average

43,000

qualified engineers who work in the Greater Derby area

43.6%

of Derby's population have an RQF4 or above qualification - higher than the East Midlands average

260,000

people make up the population of Derby and with a potential workforce of over 2.1 million people (within a 45-minute drive of the city). Whilst the wider 'East Midlands' region provides a working population of 2.9 million people.



PV Panels



10% roof lights



BREEAM 'Excellent'



EV car charging



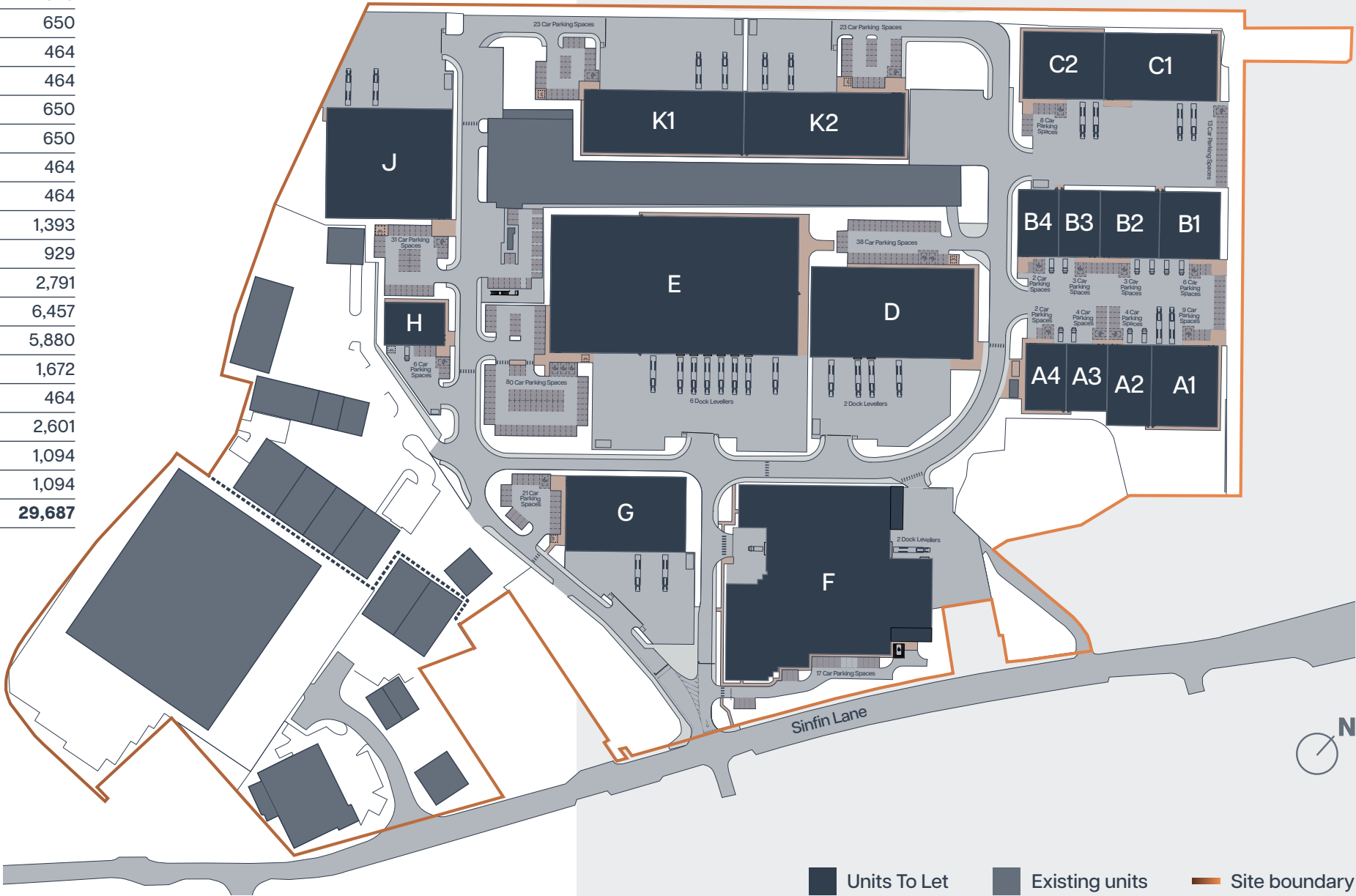
EPC 'A'



An enviable specification

Masterplan

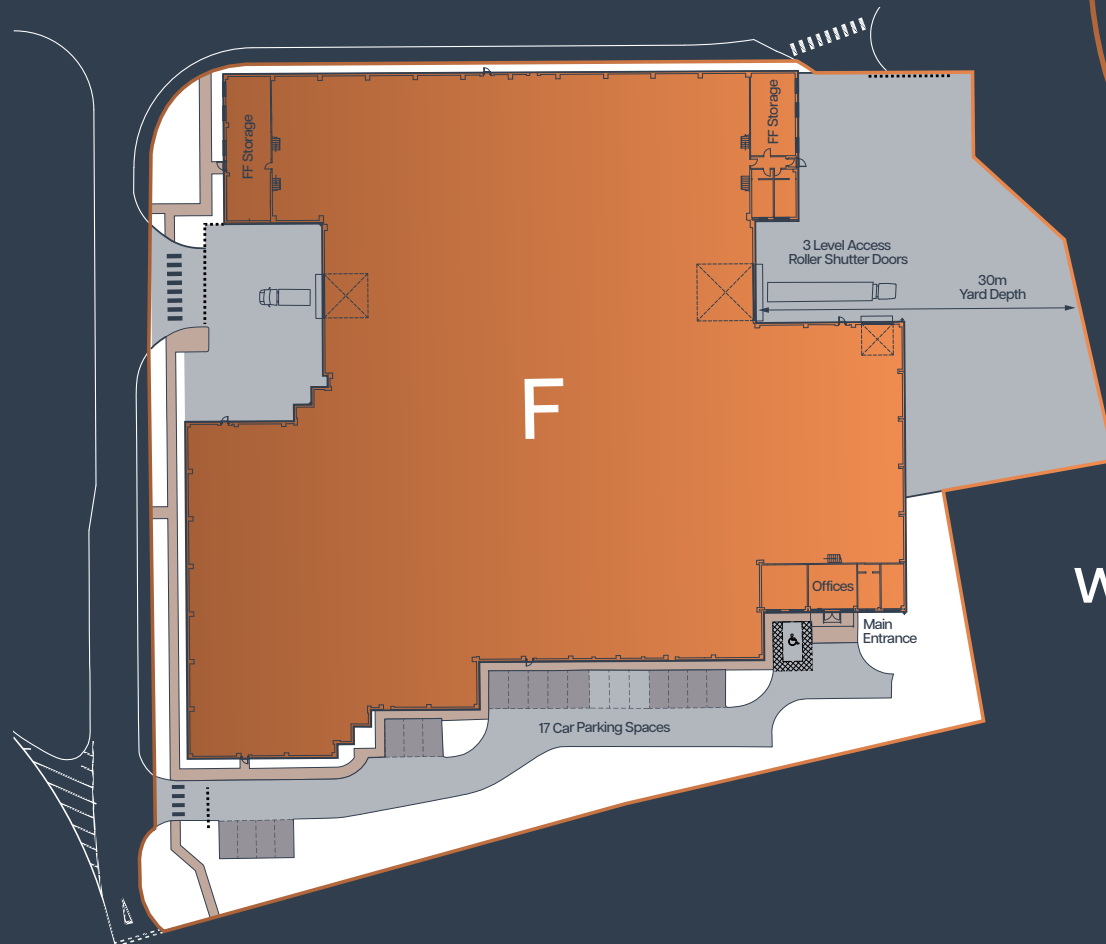
Unit	sq ft	sq m
A1	10,000	929
A2	7,000	650
A3	5,000	464
A4	5,000	464
B1	7,000	650
B2	7,000	650
B3	5,000	464
B4	5,000	464
C1	15,000	1,393
C2	10,000	929
D	30,000	2,791
E	70,000	6,457
F	63,297	5,880
G	18,000	1,672
H	5,000	464
J	28,000	2,601
K1	20,500	1,094
K2	20,500	1,094
Total	331,297	29,687



Unit F To Let - Available Q1 2026

Detached extensively refurbished industrial warehouse facility

	SQ FT	SQ M
Warehouse	62,297	5,787
Office	1,000	93
Total	63,297	5,880



The property provides modern warehouse space and benefits from

3 Level access roller shutter doors

Through loading capability

30m service yard

17 Car parking spaces

EV car charging

Minimum eaves height of 5.5m

30kN/m² floor loading

PV panels

10% roof lights

First floor offices

Minimum EPC A



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