



Swanwick

PARK

A38 • M1 J28

Old Swanwick Colliery Road
Derby DE55 1HJ
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COMMERCIAL, INDUSTRIAL & ROADSIDE DESIGN & BUILD OPPORTUNITIES

Subject to planning consent being obtained

- Industrial/distribution spaces from 10,000 sq ft to 50,000 sq ft
- Roadside opportunities up to 5,000 sq ft
- Rapid access to M1 J28

FOR SALE / TO LET
AVAILABLE SUMMER 2026

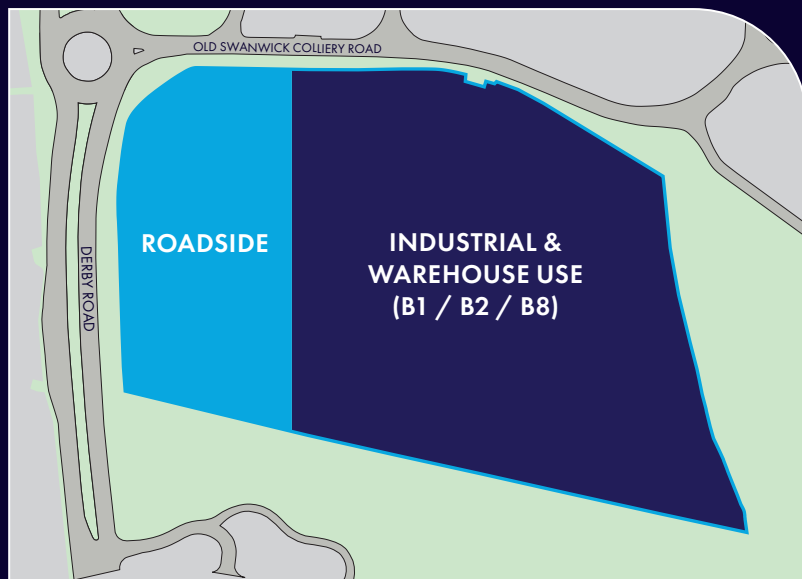


DEVELOPMENTS

FOR SALE / TO LET

AVAILABLE SUMMER 2026

- Flexible design & build opportunities up to 50,000 sq ft
- Units built to a Grade-A institutional specification
- High sustainability credentials



Subject to planning consent being obtained

Get connected

- Immediate access to the A38 dual carriageway
- M1 North J28 – 3.4 miles
- Extending the existing largest industrial / distribution location in the northern part of the East Midlands accessed from M1, J28
- 70% of the UK population accessible within 4.5 hours HGV drive time
- 4.9 million unique addresses within a 90 minute drive time
- Established occupiers include Ferraro, Thorntons, Yodel, HL Plastics, UPS, NHS Supply Chain and Eurocell
- Adjacent to established A38 road services, BP, PFS, Subway, Burger King and Travelodge
- Large existing and expanding labour availability on the door step



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DRIVE TIMES

LOCATION	MINS	MILES
Cotes Park Industrial Estate	6	3
NIXS Hill Industrial Park	5	2
Clover Nook Industrial Park	6	3.1
M1 J28	5	3.4
Mansfield	18	10
Derby	18	13
Chesterfield	22	11.3
Nottingham	24	17
A50	26	19
East Midlands Airport	30	26
Sheffield	40	28
M6	60	48.8

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A DEVELOPMENT BY



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