



ARK is a brand-new industrial and logistics hub situated within the award-winning Markham Vale development in Derbyshire. Local and global occupiers can enjoy 107,250 sq ft space of Grade-A floor space across 4 units. Units are available from 17,050 – 35,950 sq ft.

With the potential to occupy from Q4 2025, ARK has been designed with the latest requirements in mind, providing four high-specified and sustainable units with access to up to 500kva power.

The site is strategically positioned at the core of the UK's motorway network, just 1.2 miles from Junction 29A of the M1. ARK is ideally located close to Sheffield, Nottingham and Derby, which together provide extensive skilled labour pools. ARK sits within Markham Vale an established and well-connected industrial, manufacturing, and logistics destination where occupiers can benefit from a wealth of great value local skills, talent and expertise.

ARK is being delivered through Origin – a newly established joint venture platform created by HBD and Feldberg Capital, whose track record of creating exceptional industrial and logistics solutions for international and local operators is second to none.

## **SPECIFICATION**

**UNITS FROM** 

17,050 – 35,950 SQ FT

B2 AND B8

USES

UP TO 52M

YARD DEPTHS

**8M** 

CLEAR INTERNAL HEIGHT

#### **500KVA**

TOTAL ALLOCATED POWER LOAD

# OFFICE ACCOMMODATION

**FULLY FITTED** 

#### 50 KN/M<sup>2</sup>

WAREHOUSE FLOOR LOADING CAPACITY



# **SUSTAINABILITY**

We are dedicated to helping make a real difference to our places, people, partners, and the planet by making our schemes as sustainable as possible. This is no different here at ARK where we are committed to delivering a place in which occupiers and the local community can prosper long into the future.

# FUTURE THINKING



EV charging available



BREEAM

– Excellent Targetted



Target EPC Rating A



Solar PV Panels



10% Roof Lights to increase natural light



Sustainable access by foot, bike and bus

**ARK MARKHAM VALE** 

# ACCOMMODATION

#### UNIT A

Total size	35,950 sq ft
Ground floor	33,500 sq ft
First floor	2,450 sq ft
Internal Height	8 metres
Parking Spaces	67
Yard Depth	41 metres
KVA	200Kva

#### UNIT C

Total size	22,000 sq ft
Ground floor	20,000 sq ft
First floor	2,000 sq ft
Internal Height	8 metres
Parking Spaces	26
Yard Depth	34 metre
KVA	70Kva

#### UNIT B

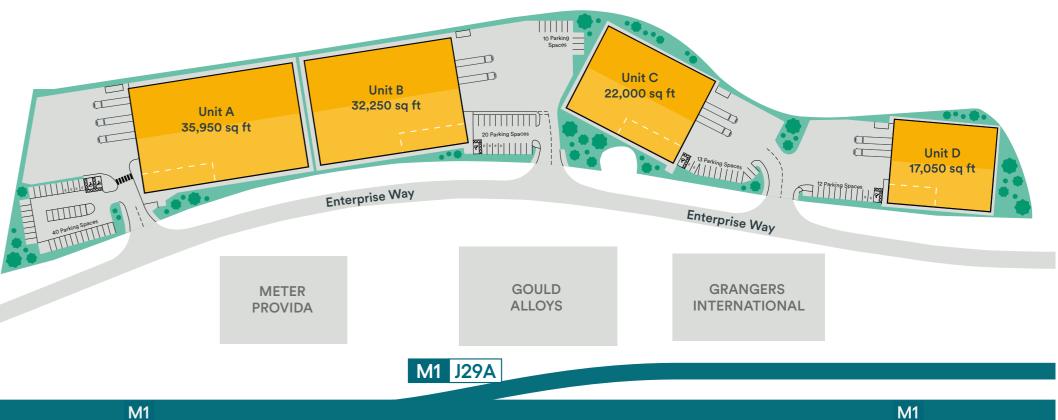
Total size	32,250 sq ft
Ground floor	30,000 sq ft
First floor	2,250 sq ft
Internal Height	8 metres
Parking Spaces	60
Yard Depth	52 metres
KVA	200Kva

#### UNIT D

Total size	17,050 sq ft
Ground floor	15,000 sq ft
First floor	1,550 sq ft
Internal Height	8 metres
Parking Spaces	28
Yard Depth	35 metres
KVA	70Kva







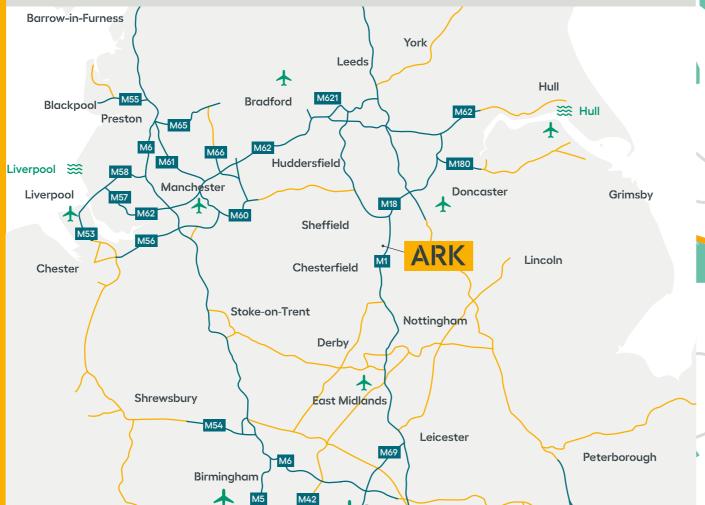


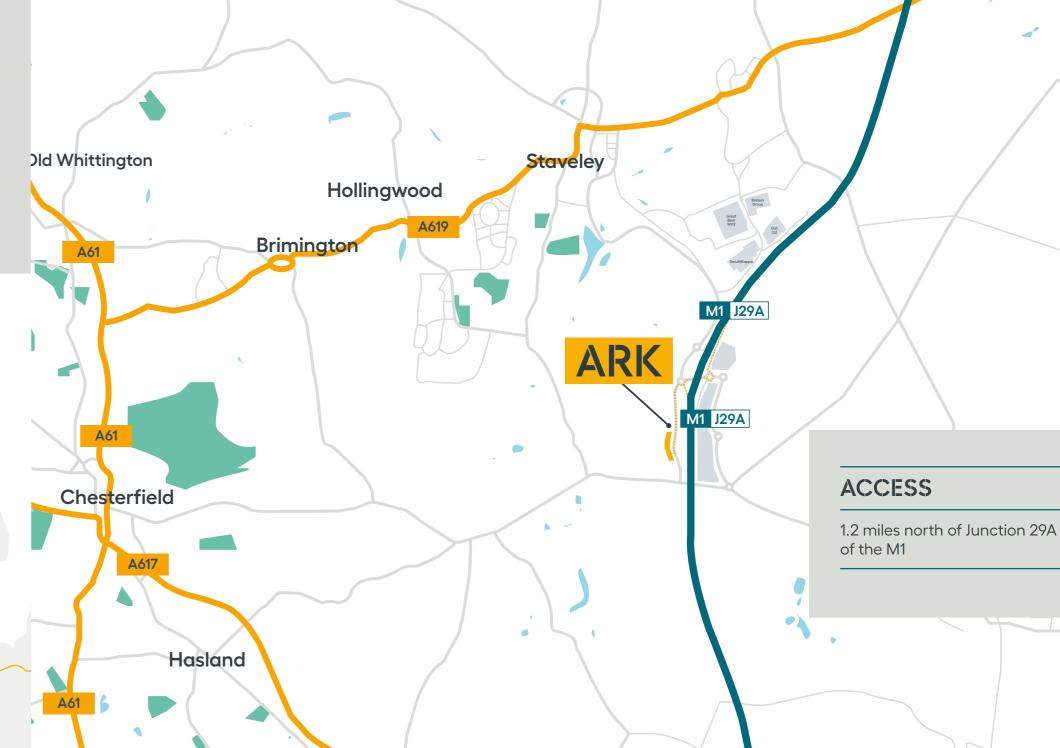
# Glasgow Edinburgh Newcastle Leeds Hull Manchester Sheffield Liverpool Birmingham

ARK MARKHAM VALE

## DESTINATION MILES

Sheffield	21 miles	East Midlands Airport	35 miles
Nottingham	26 miles	Leeds	50 miles
Derby	28 miles	Port of Hull	69 miles





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## CONNECTIVITY

#### CONNECTIVITY

Situated within the established Markham Vale estate

1.2 miles north of Junction 29A of the M1

Chesterfield 5 miles

Access to extensive local labour force

300,000+ workforce within 30 miles drive

2,200 employed at Markham Vale

DESTINATION	DRIVE TIMES
Sheffield	21 miles
Nottingham	26 miles
Derby	28 miles
East Midlands Airport	35 miles
Leeds	50 miles
Port of Hull	69 miles

Postcode: **S43 3FG** 

What3words: quoted.magnets.scoping



Markham Vale
Environment
Centre

Meter Provida 2

Gould Alloys 3

Grangers 4
International

Gridserve 5

Great Bear 6

Smurfit Kappa 7

Subway 8

\_\_\_\_

KFC 9

Marstons 10

Spar 11

Greggs 12

Shell 13

# ABOUT US

#### ORIGIN

Origin is a leading platform focused on creating innovative, sustainable spaces that set new standards in the industrial and logistics sector. Formed by HBD, part of Henry Boot and Feldberg Capital, two like-minded operators with an ambitious vision for the sector. The partnership combines HBD's status as one of the UK's most active and respected property developers, and Feldberg Capital's expertise as a purpose-driven real estate investment manager founded by industry leaders.



WHERE THE FUTURE STARTS.

**NOVA** Markham Vale



SPARK Walsall



**POWER PARK**Nottingham



INTER
Welwyn Garden City



#### FIND OUT MORE

#### **TERMS**

ARKMARKHAMVALE.CO.UK

Available on new FRI leases, with terms to be agreed

#### **ENQUIRIES AND FURTHER INFORMATION**



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**DEVELOPED BY:** 







IN PARTNERSHIP WITH:



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