



MARKHAM VALE  
S44 5HY + S44 6AE  
/ M1, J29A

TO LET / FOR SALE  
AVAILABLE NOW

# WELCOME TO ARK

TO LET / FOR SALE  
AVAILABLE NOW

143,970 SQ FT SPACE  
ACROSS 4 UNITS

HIGH SPECIFICATION  
SUSTAINABLE ACCOMMODATION

ARK MARKHAM VALE



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 143,970 sq ft space available across 4 units.

Available to occupy now, ARK has been designed with the latest requirements in mind, providing four high-specification and sustainable units with access to up to 500kva power.

Strategically positioned at the core of the UK's motorway network, 1.1 miles to Junction 29A of the M1. ARK is ideally located close to Sheffield, Nottingham and Derby. 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.

LOGISTICS & MANUFACTURING

## SPECIFICATION

UNITS FROM

**22,000 – 53,770 SQ FT**

**B2 AND B8**

USES

**UP TO 52M**

YARD DEPTHS

**8M**

CLEAR INTERNAL HEIGHT

**500KVA**

TOTAL ALLOCATED POWER LOAD

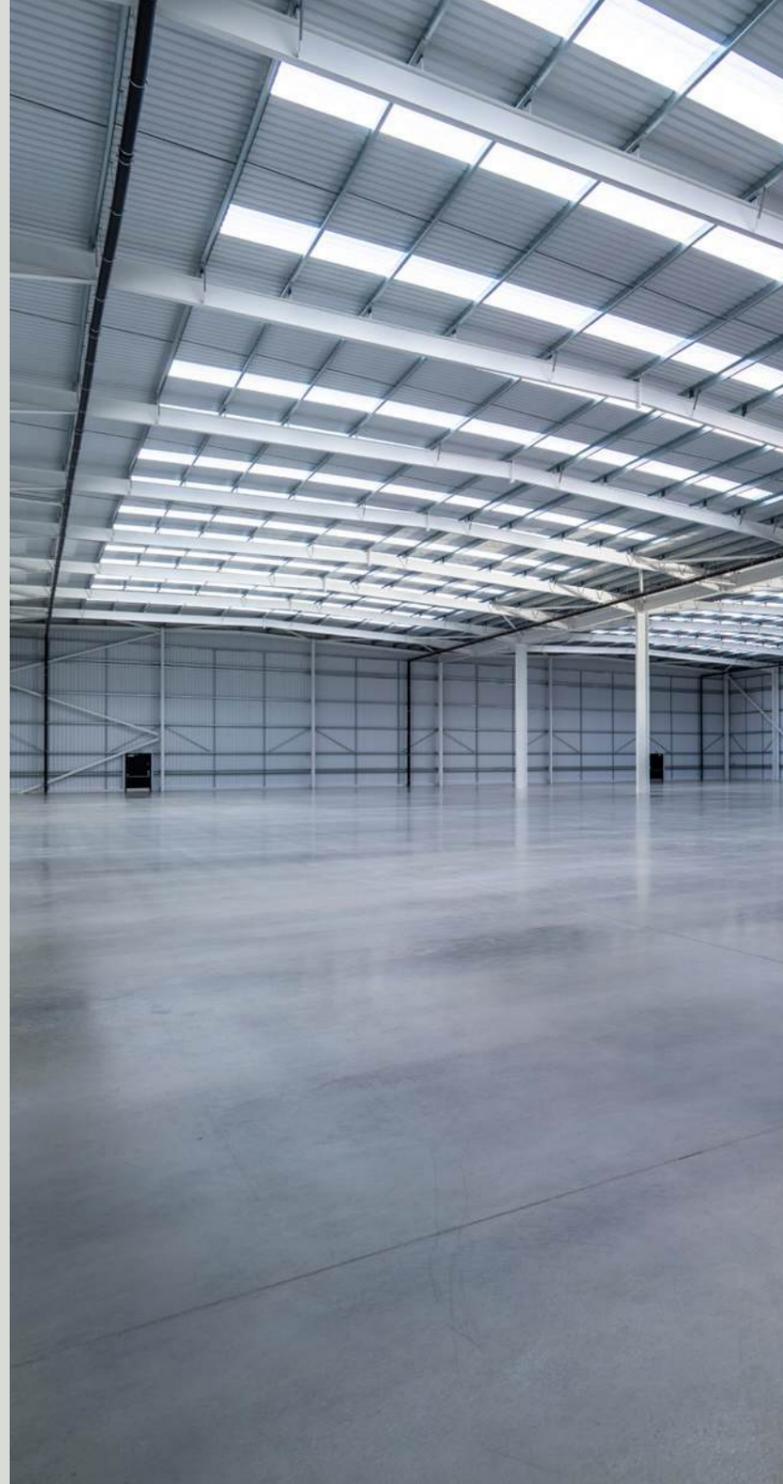
**OFFICE  
ACCOMMODATION**

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



Target EPC  
Rating A



Solar PV  
Panels



10% Roof Lights to  
increase natural light



Sustainable access  
by foot, bike and bus



# PHASE ONE ACCOMMODATION



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



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

UNIT C			
Total size	22,000 sq ft	Internal Height	8 metres
Ground floor	20,000 sq ft	Parking Spaces	26
First floor	2,000 sq ft	Yard Depth	34 metres



ARK is entering a new exciting phase with the addition of a new 53,770 sq ft logistics and manufacturing unit, ideally located adjacent to the recently completed first phase.

The unit will be to let and available Q3 2026.



UNIT SIZE  
**53,770 SQ FT**

**B2 AND B8**  
USES

**UP TO 40M**  
YARD DEPTHS

**10M**  
CLEAR INTERNAL HEIGHT

**400KVA**  
TOTAL ALLOCATED POWER LOAD

**OFFICE ACCOMMODATION**  
FULLY FITTED

**50 KN/M<sup>2</sup>**  
WAREHOUSE FLOOR  
LOADING CAPACITY

9

# PHASE TWO ACCOMMODATION

## UNIT A

Total size	53,770 sq ft
Ground floor	51,050 sq ft
1st Floor Offices	2,720 sq ft
Internal Height	10 metres
Parking Spaces	40 total
Accessible	4
EV	4
Motorbike	4
Yard Depth	40 metres
KVA	400Kva

Postcode:  
**S44 6AE**



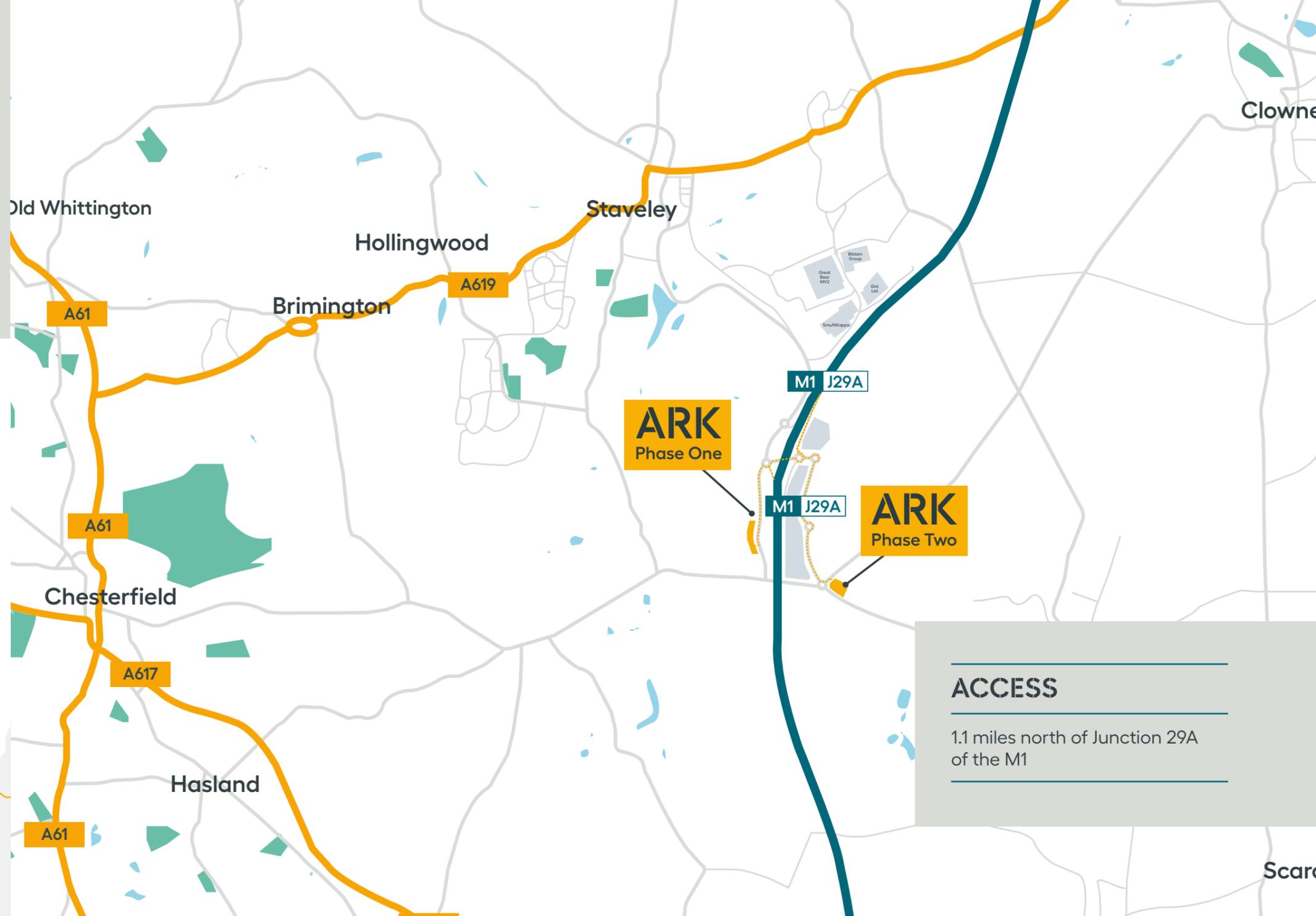
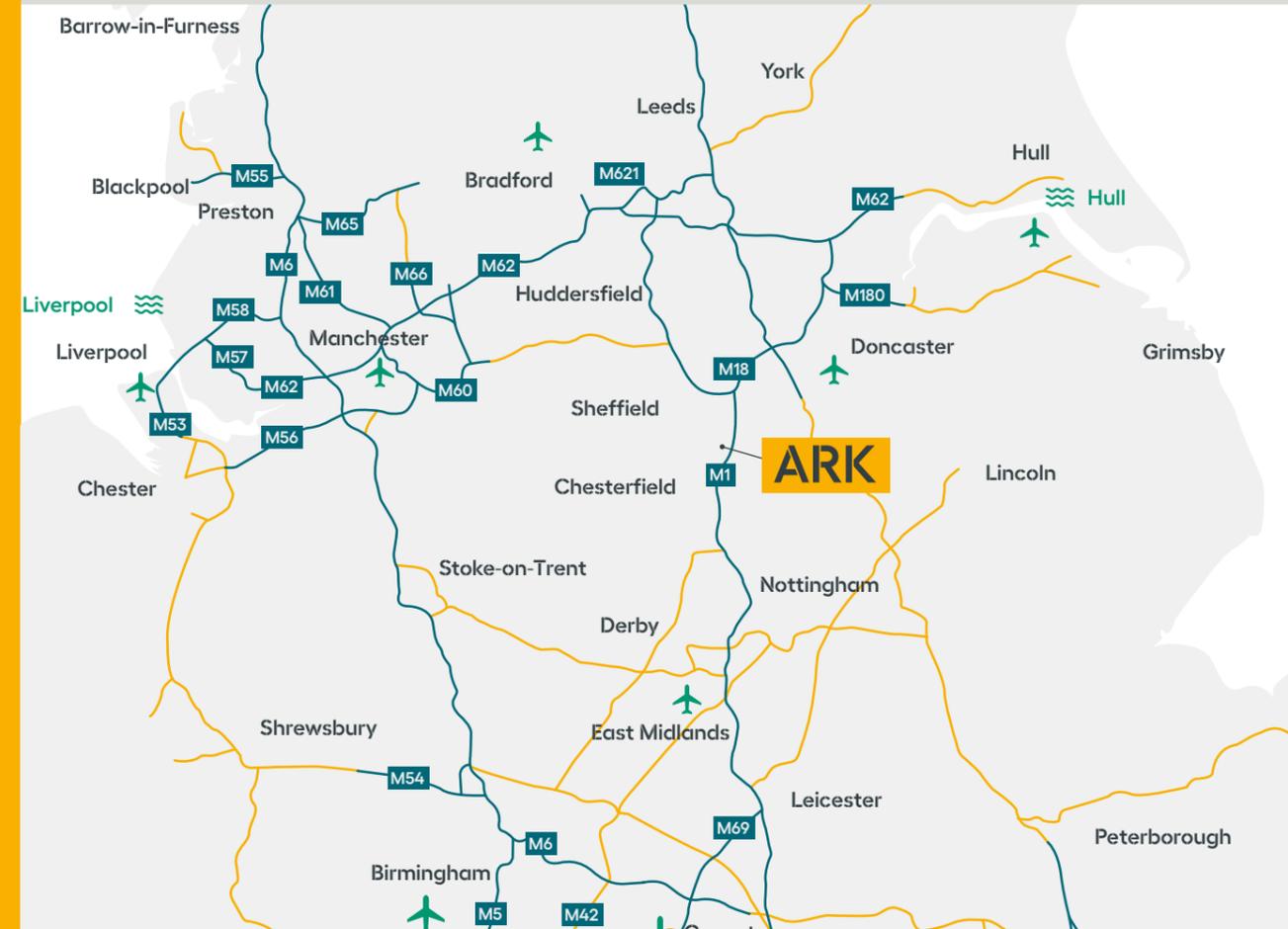


ARK MARKHAM VALE

LOCATION

DESTINATION MILES

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



ACCESS

1.1 miles north of Junction 29A of the M1

# CONNECTIVITY

## CONNECTIVITY

Situated within the established Markham Vale estate

1.1 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

Sheffield

35 mins

Derby

37 mins

East Midlands Airport

38 mins

Nottingham

40 mins

Leeds

60 mins

Port of Hull

80 mins

## Phase One

Postcode:

**S44 5HY**

What3words:

**quoted.magnets.scoping**

## Phase Two

Postcode:

**S44 6AE**

What3words:

**verb.origins.envy**

# MARKHAM VALE 200 ACRES 70 BUSINESSES



Markham Vale Environment Centre **1**

Meter Provida **2**

Gould Alloys **3**

Grangers International **4**

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.

ARK MARKHAM VALE

**NOVA**  
Markham Vale



**APTUS**  
Preston



**SPARK**  
Walsall



**INTER**  
Welwyn Garden City



## FIND OUT MORE

ARKMARKHAMVALE.CO.UK

## TERMS

Available on new FRI leases, with terms to be agreed

## ENQUIRIES AND FURTHER INFORMATION



**TOBY VERNON**  
07872 377228  
toby@cpp.uk

**BRODIE FAINT**  
07516 770513  
brodie@cpp.uk



**GEMMA CONSTANTINOU**  
07936 038 873  
gemma.constantinou@jll.com

**HARRY FULLERTON**  
07555 444 385  
harry.fullerton@jll.com



**REBECCA SCHOFIELD**  
07776 172123  
rebecca.schofield@knightfrank.com

**HARRY ORWIN-ALLEN**  
07467912623  
harry.orwin-allen@knightfrank.com

DEVELOPED BY:



IN PARTNERSHIP WITH:



DISCLAIMER: All details in these particulars are given in good faith, but JLL and CPP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Hollis Hockley and Adroit have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hollis Hockley and Adroit, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers/lessees must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Hollis Hockley and Adroit or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Consumer Protection From Unfair Trading Regulations 2008. Particulars issued January 2025.