



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

TO LET / FOR SALE
AVAILABLE NOW

WELCOME TO ARK

TO LET / FOR SALE
AVAILABLE NOW

90,200 SQ FT SPACE
across 3 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 90,200 sq ft space available across 3 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**

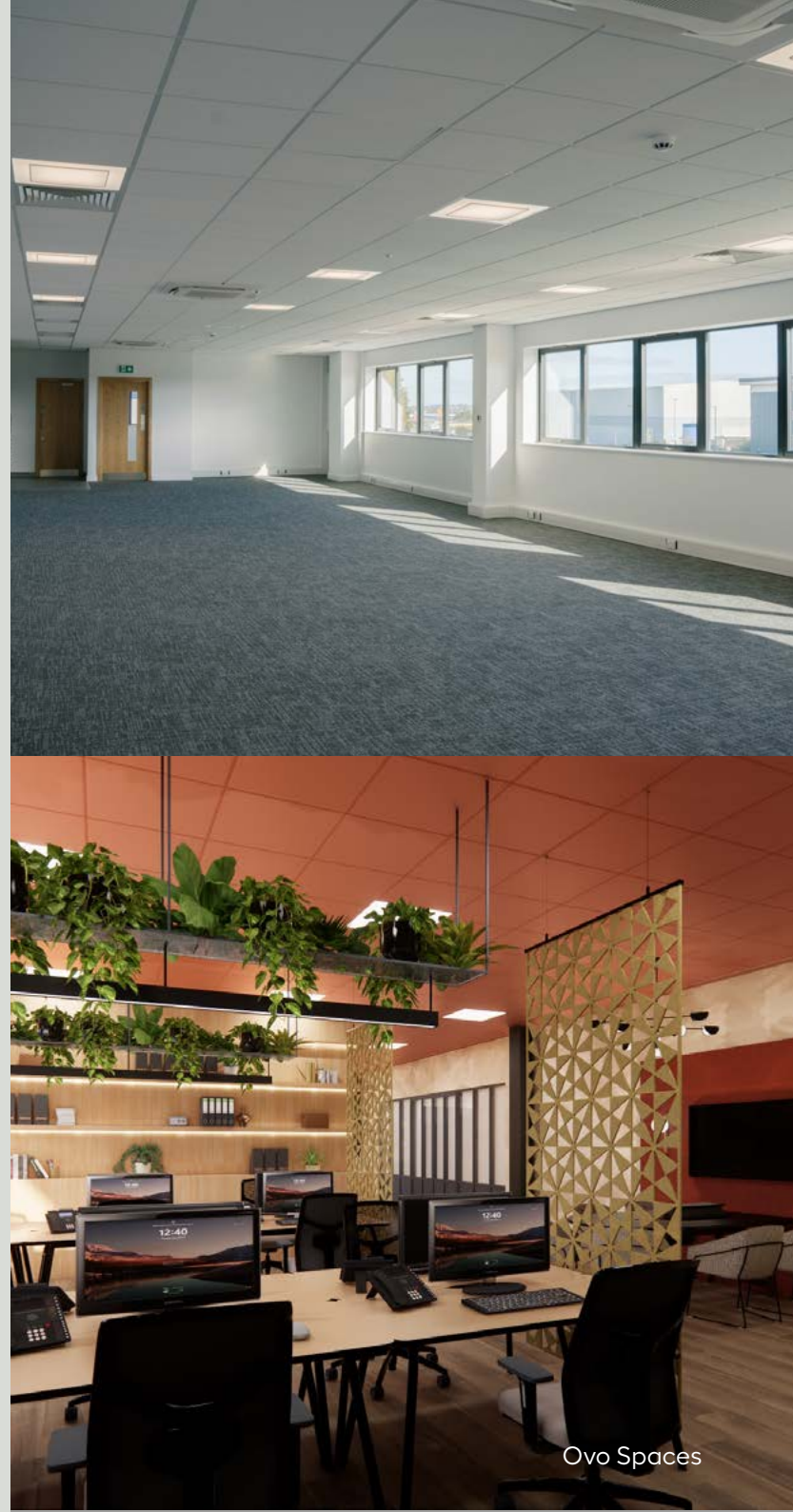
FULLY FITTED

50 KN/M²

WAREHOUSE FLOOR

LOADING CAPACITY

ARK MARKHAM VALE



Ovo Spaces

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

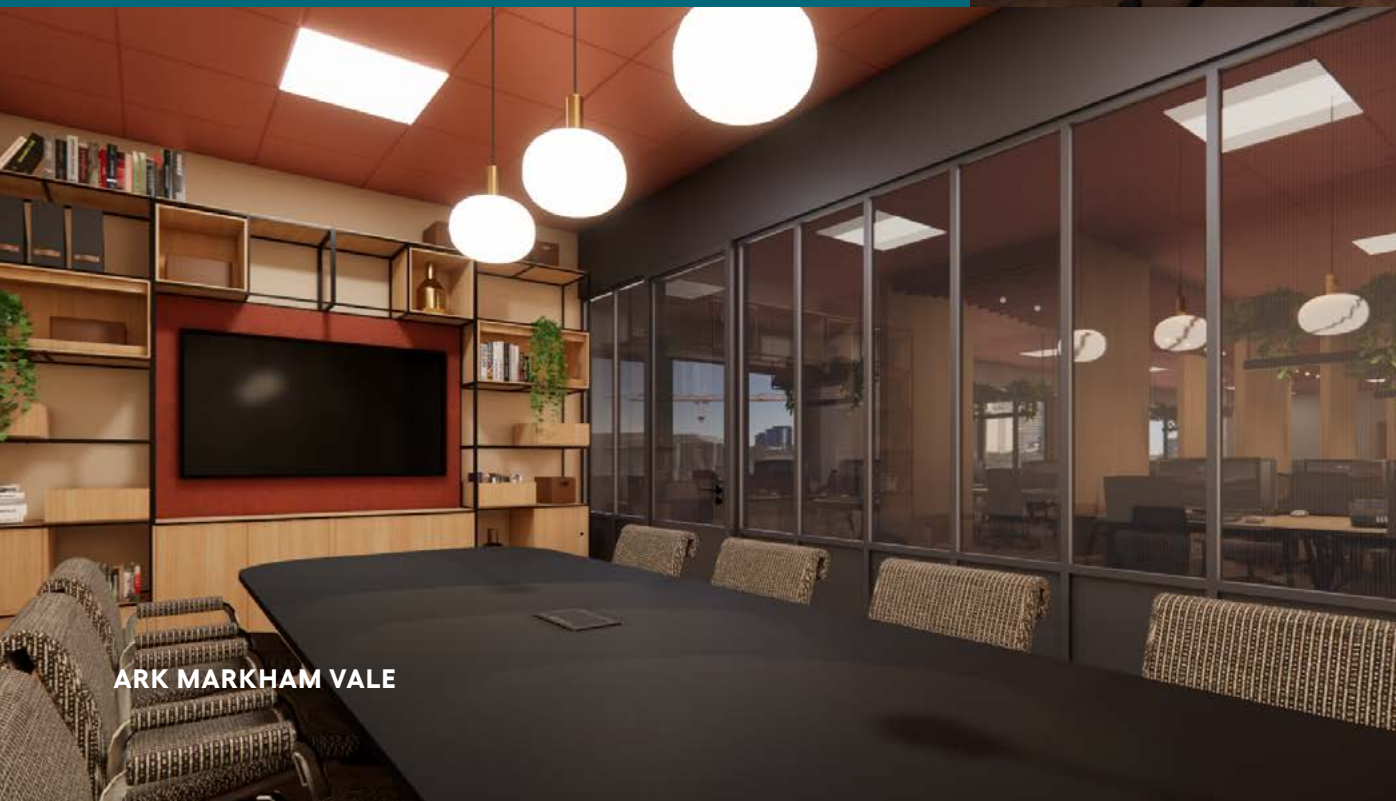
Total size	22,000 sq ft	Internal Height	8 metres
Ground floor	20,000 sq ft	Parking Spaces	26
First floor	2,000 sq ft	Yard Depth	34 metres



OFFICE SPACE

1st Floor office capacity for 32 desks
and Board/Meeting Rooms.

Additional office capacity for:
Up to 64 desk spaces
Meeting rooms
Board Rooms
Canteens
Breakout areas and collaboration space

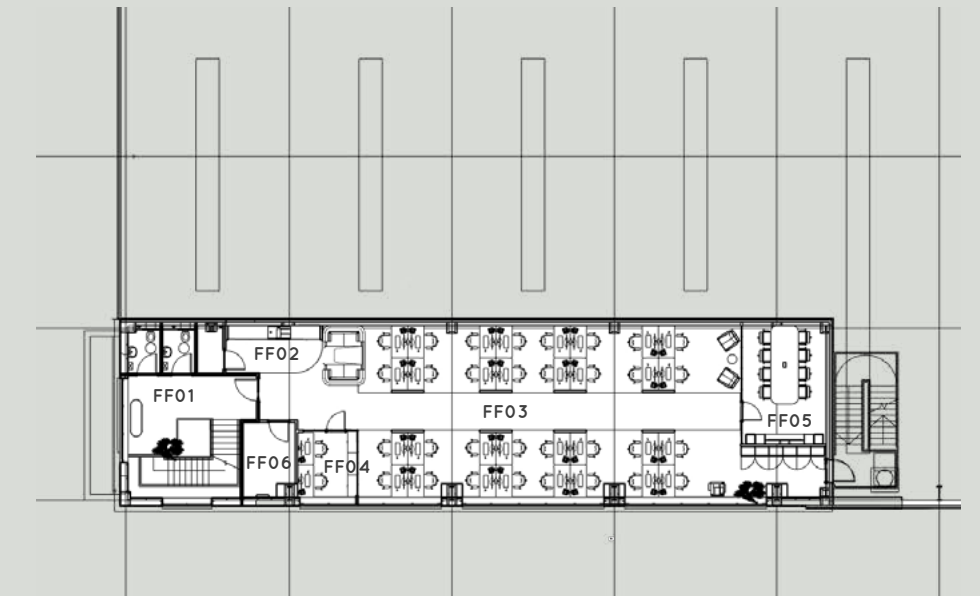
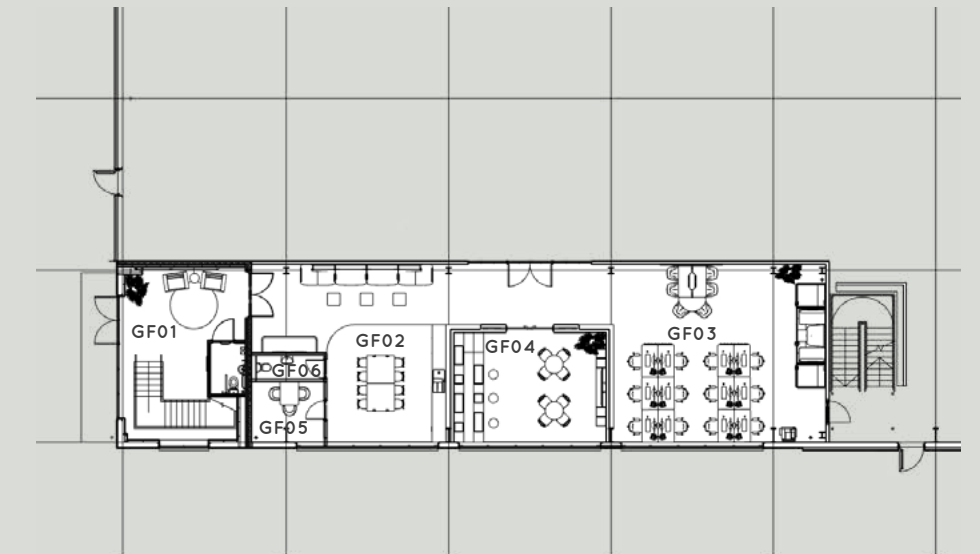


ARK MARKHAM VALE



Ovo Spaces

PROPOSED OFFICE PLANS



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/M²

WAREHOUSE FLOOR
LOADING CAPACITY

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

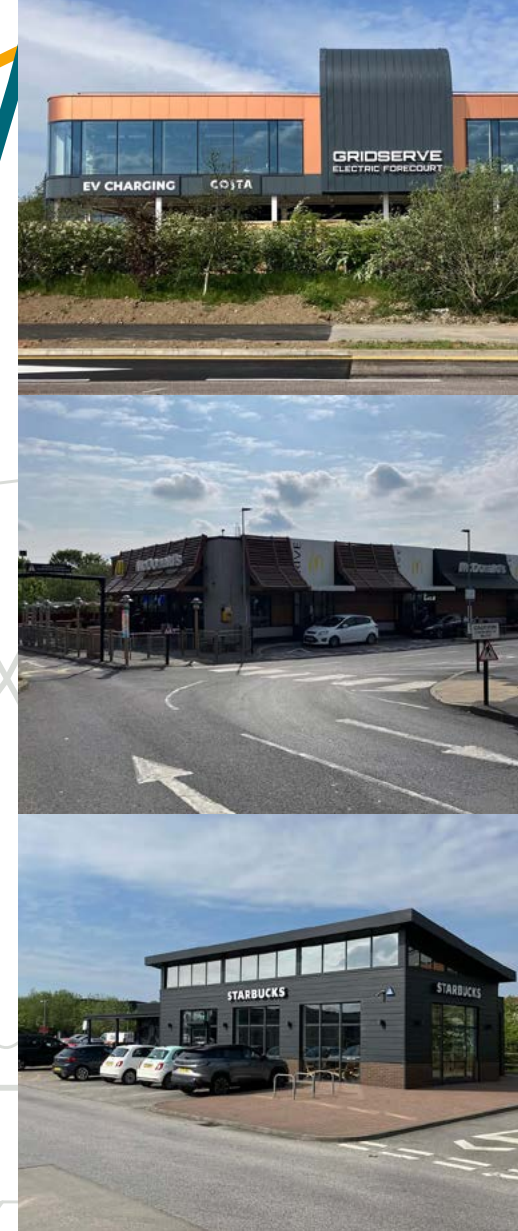
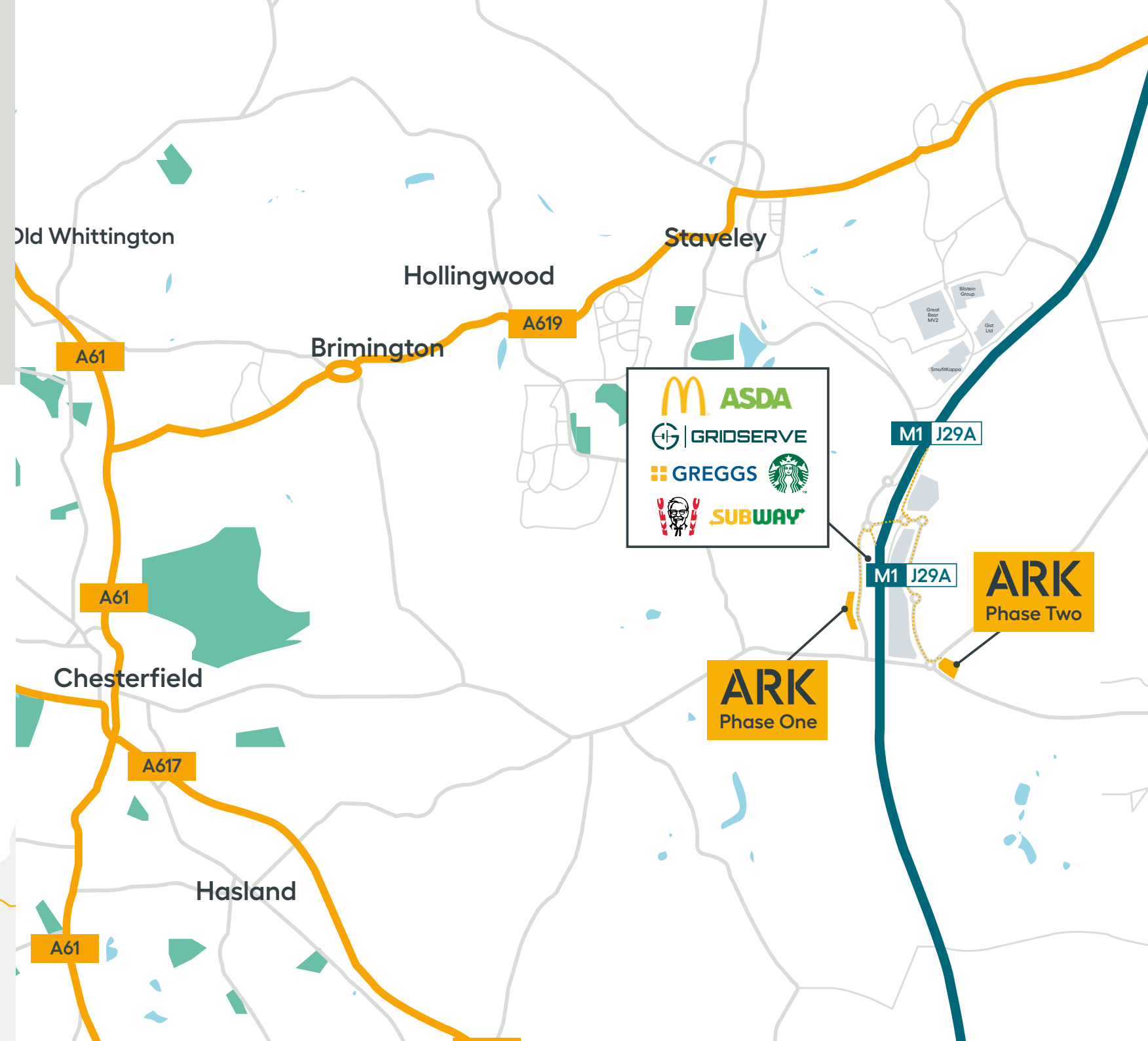
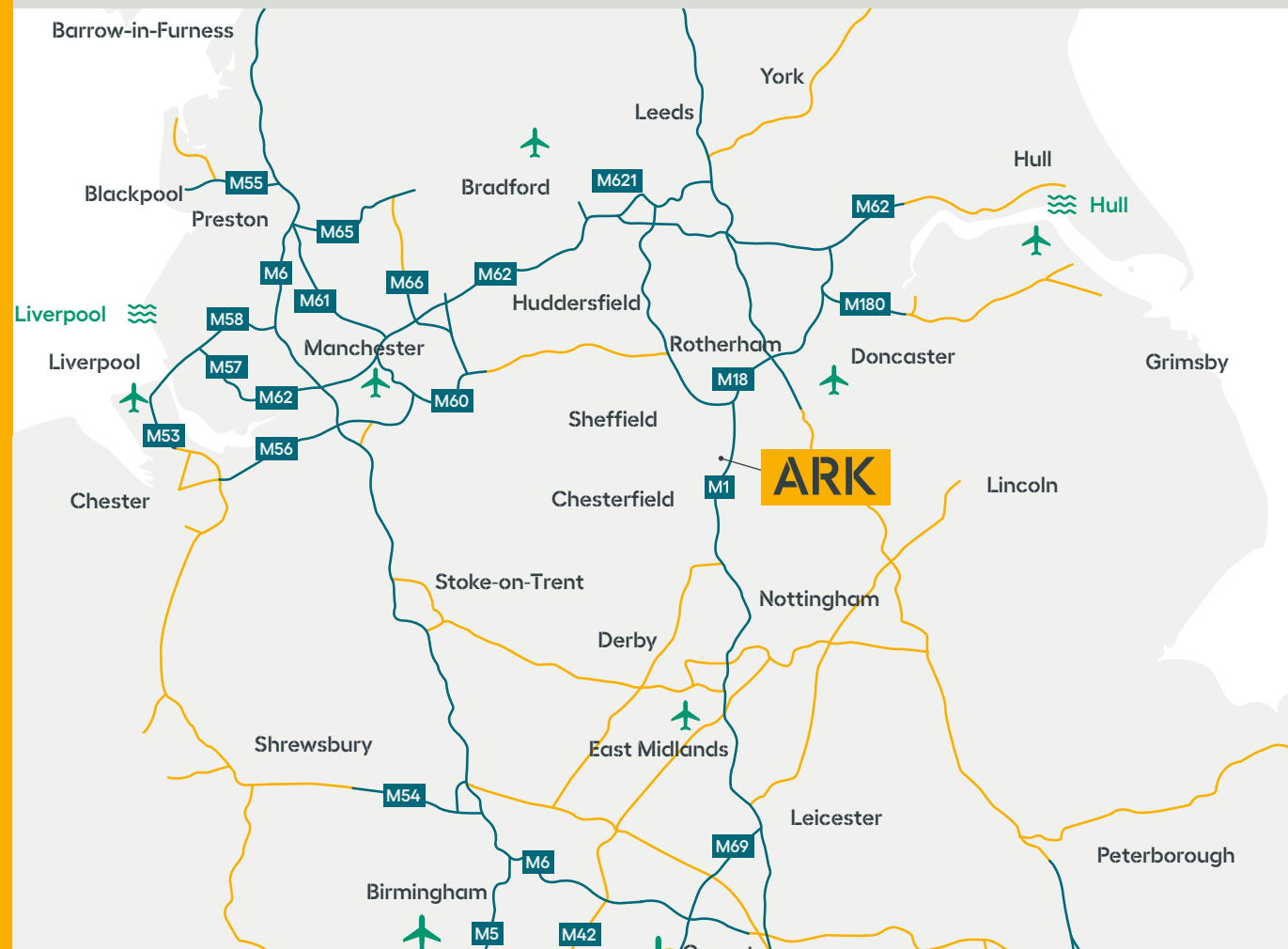




LOCATION

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	DRIVE TIMES
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
- Greggs 11
- Mcdonalds 12
- ASDA 13
- Starbucks 14

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



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DEVELOPED BY:



**Feldberg
Capital**

IN PARTNERSHIP WITH:



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