

# HEATHERTONPOINT

**BUILD-TO-SUIT OPPORTUNITIES  
UP TO 25,000 SQ FT**

| WAREHOUSE | INDUSTRIAL | TRADE COUNTER | RETAIL | COMMERCIAL

RYKNELD ROAD • DERBY • DE23 4AL  
WHAT3WORDS /// ADMIRE.SITS.VOLUME

[heathertonpoint.co.uk](https://heathertonpoint.co.uk)

## Heatherton Point

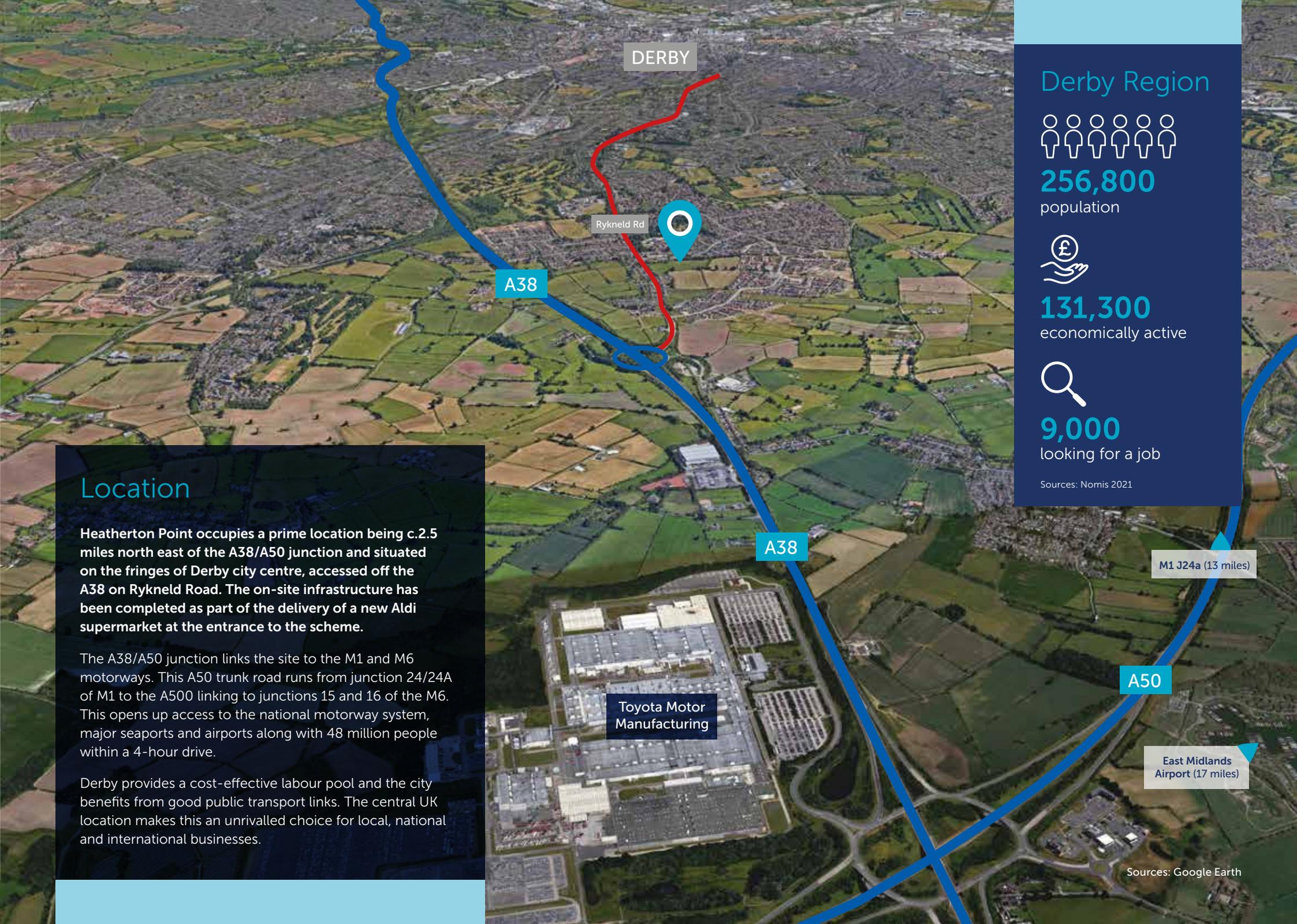
Heatherton Point will deliver a mixture of high-quality commercial units set within a secure and landscaped environment.

The scheme is anchored by a new Aldi supermarket and LNT care home, with the infrastructure delivered to enable an immediate start on-site, subject to planning.

The site is considered suitable for a variety of uses, including industrial/warehouse, trade and retail, able to deliver buildings up to c.25,000 sq ft (2,320 sq m)

Heatherton Point is well connected, only minutes from Derby city centre and the A38/A50 junction, with a strong supply of labour on its doorstep, located close to the major manufacturers of Toyota and Rolls-Royce.





DERBY

Rykneld Rd

A38

A38

A50

M1 J24a (13 miles)

Toyota Motor Manufacturing

East Midlands Airport (17 miles)

## Derby Region



**256,800**  
population



**131,300**  
economically active



**9,000**  
looking for a job

Sources: Nomis 2021

## Location

Heatherton Point occupies a prime location being c.2.5 miles north east of the A38/A50 junction and situated on the fringes of Derby city centre, accessed off the A38 on Rykneld Road. The on-site infrastructure has been completed as part of the delivery of a new Aldi supermarket at the entrance to the scheme.

The A38/A50 junction links the site to the M1 and M6 motorways. This A50 trunk road runs from junction 24/24A of M1 to the A500 linking to junctions 15 and 16 of the M6. This opens up access to the national motorway system, major seaports and airports along with 48 million people within a 4-hour drive.

Derby provides a cost-effective labour pool and the city benefits from good public transport links. The central UK location makes this an unrivalled choice for local, national and international businesses.

Sources: Google Earth

# HEATHERTONPOINT

## Rent/Price

Price on application.

## Service charge

A service charge will be payable to cover the maintenance and upkeep of the common areas of the development.

## Planning

Heatherton Point has the potential for a mixture of uses including warehouse, industrial and retail, subject to planning consent.

## Terms

The units will be available on a leasehold or freehold basis.



## Destination/Distance

PLACES	miles
Derby City Centre	4
M1 Junction 24	13
Stoke on Trent	28
M6	30
Nottingham (19 miles via Derby city centre & A52)	26
Leicester	33
Birmingham	46
Sheffield	58

AIRPORTS	miles
East Midlands	17
Birmingham	47

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