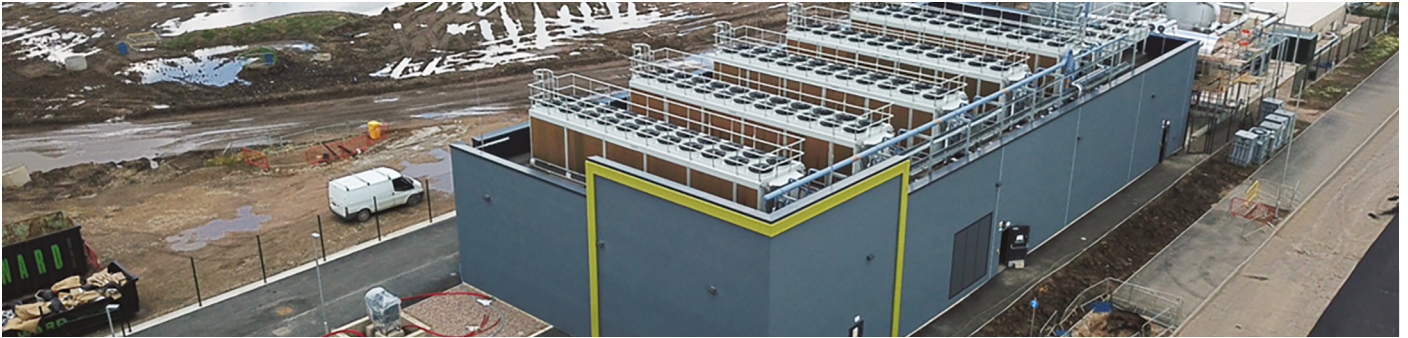


The Midlands: powering the UK's clean energy revolution



Smart Parc Energy Centre

Smart Parc SEGRO, Derby



CASE STUDY

SmartParc SEGRO in Derby, the first of multiple planned SmartParcs, is an innovative new food business park which reimagines food production for the 21st century.

SmartParc SEGRO Derby is a 110-acre development on a 155-acre brownfield site, developing 2 million square feet of food chain space, with the first tenants operational in early 2024. SmartParc is based on access to shared energy, workforce and expertise to create modern, highly efficient facilities for food manufacturers and supply chain tenants. The Derby parc aims to generate sales of £1.5 billion per annum with a GVA of £430 million once fully occupied.

The space at SmartParc has been created to address the key challenges facing the food production industry around the world, and to allow companies to produce high-quality food in a better and more sustainable way. It also offers great opportunities for cities, regions and national governments to boost their economies.

Many food companies are tied to legacy buildings, which were built many years ago and not fit for changing market conditions. SmartParc offers an exciting way forward for companies looking to reimagine their food production business. It offers a flexible leasing model, allowing businesses to upgrade, expand and re-configure in line with changing market conditions.

SmartParc is 100% focused on food production and brings together companies with similar interests to share resources and collaborate to make food supply chains work better. It works with tenants to optimise

operating processes, which can lower production costs by as much as 20%. The shared distribution hub helps to improve efficiency, reduce food miles, and offer better value to customers.

SmartParc uses a shared energy platform using sustainable sources to deliver energy cost savings of at least 30%. It also offers efficient shared solutions for water and effluent. These services help to combat climate change, support ESG goals and align with a path to net zero by 2030.

Good-quality workers are in short supply at the moment, and all SmartParc sites are conveniently located to access a diverse workforce with the right managerial and engineering skills, as well as those looking for more flexible employment. The site can create up to 5,000 jobs.

The on-site Food Manufacturing Innovation and Technology Centres provide space for university food research and industry collaboration, offer training in food-related services, and can act as a hub for career development in food production. They are also a potential home for emerging local and regional SMEs to fast-track their food business with help from industry experts. SmartParc is preparing for the future by building strong links with local communities and reconnecting schools with the importance of food and the food industry.