

Key Development Sites



DE7 4BG
Stanton

Major mixed-used re-development opportunity on the former Stanton Ironworks site comprising a 9 hectare B1 Business Park and 18 hectare B2 Industrial Park with 500m rail spur. The masterplan also includes a 60 hectare residential area (2000 homes) alongside a primary school, public open space, 1 hectare neighbourhood centre and 22 hectare local wildlife park. More information on the masterplan is set out in the Stanton Redevelopment Site supplementary planning document (SPD)



DE7 4QU
Foundry Park, Stanton by Dale

Situated off Lows Lane in Stanton By Dale, a securely fenced & gated 17 acre site for sale or to let. Interest is sought from businesses looking to purchase or rent space from 10,000 sqft up to 60,000 sqft. The site is under 10 minutes from junction 25 of the M1 or 15 minutes from junction 26.



DE7 5TF
Ilkeston Gateway

The Ilkeston Gateway refers to the regeneration area around Ilkeston train station, which re-opened in 2017. There are currently 13 opportunity sites comprising of 29.6 hectares to be promoted for further or new employment development. The council's vision for area is set out in the council's Ilkeston Gateway SPD master planning document.



DE21 5EL
Outrams Wharf

Outrams Wharf is a modern well established business park on the outskirts of Little Eaton located close to the A38. Currently occupied by various Professional Services/High Tech and R&D sector companies, including IT firm Kappture who design purchasing and ticketing software for a host of international clients. The site has 3018 sqm (0.75 Acres) of land available, suitable for B1, B2 and B8 use. The site is within close proximity to Derby city centre, approximately half a mile from the major road network.

MARKET TOWNS Long Eaton

Long Eaton is officially the centre of quality upholstery manufacture in the UK and is recognised world-wide as the centre of excellence for upholstered furniture. Long Eaton's twice yearly "Long Point" furniture expo attracts purchasers from all over the world. The significance of the event is such that many furniture manufacturers in the country have permanent offices and showrooms in the town.

The 50 plus manufacturers in Long Eaton export to many countries, with one in particular exporting to over 60. Throughout the year, Long Eaton hosts overseas buyers from China, Japan, Russia and most European countries.

The majority of 'High End' furniture retailers within the UK have products made in Long Eaton. As such, stockists of Long Eaton made upholstery include some of the finest outlets in the world, such as Harrods.

HS2 could potentially have a big impact on Long Eaton and the surrounding areas. There will certainly be opportunities for new and existing businesses. Outdated accommodation could be re-developed and reconfigured to ensure they are more suitable for the businesses in the area. Additional floorspace could be created below the viaduct in the form of 21st century railway arches.

A number of Long Eaton's historic mill buildings provide opportunities for new floorspace in an iconic setting. The Borough Council is currently exploring options to support the delivery of new business floorspace in these historic buildings as part of its work to mitigate the impacts of HS2.



KEY EMPLOYMENT SITE

Land South of the Ropewalk, Ilkeston:

This is a vacant greenfield site immediately south of the well established Ropewalk Industrial Estate. The site is approximately 2.3 hectares in size and makes up part of the Ilkeston Gateway site.



Long Eaton High Street



KEY EMPLOYMENT SITE

Former Focus Do it All, Long Eaton:

The Former Focus Do it All has over 22,000 sqft of open plan retail warehouse with 92 car parking spaces. Located 5 minutes walking distance from Long Eaton town centre. It is 10 minutes from junctions 24A & 25 of the M1 and access to the A50.



DEVELOPMENT MAP Erewash

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KEY EMPLOYMENT SITE

Former Galaxy Cinema, Long Eaton:

The former Galaxy cinema building has been in Long Eaton from approximately 1907 where it started life as a theatre. Now a development opportunity site situated on one of the main arterial routes through Long Eaton, Derby Road and within the designated town centre. The building is around 5,200 sqft, set over three upper floors.



KEY EMPLOYMENT SITE

Land off Belfield Street, Ilkeston:

2 hectares of vacant, partially cleared land at the centre of Ilkeston Gateway. Situated next to the canal on one side and Rutland Industrial Park to the north/west. The site is within walking distance of Ilkeston train station and the town centre. It is only 10 minutes from junction 26 of the M1.



NEAREST AIRPORT

East Midlands Airport from 12 miles - 15 minutes travel time



Ilkeston Museum



GET IN TOUCH

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KEY SECTORS

Advanced Manufacturing

Retail

Tourism

Health and Education

Upholstery



TO LONDON

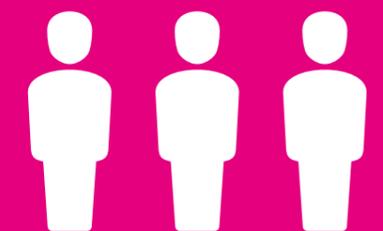
1.5 hours

Locko Park

MARKET TOWNS Ilkeston

The second largest town in Derbyshire, Ilkeston has recently benefited from the re-opening of the Train Station following its closure in 1967. The impact of the new station can not be understated as it provides an opportunity to focus investment and link The Gateway to the Derbyshire & Nottinghamshire economies. Whilst providing wider opportunities to regenerate land and properties within the area.

Ilkeston has a strong manufacturing heritage with many successful SME's maintaining their UK base here. A number of supply chains are represented in the town comprising automotive, packaging and upholstery sectors.



POPULATION

115,300