



St. Modwen Park Derby – Phase 1
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Final

Successful completion of Phase One at St. Modwen Park Derby

St. Modwen Logistics, one of the UK's leading logistics developers and managers, has successfully completed Phase 1 of the development at St. Modwen Park Derby. The 67-acre industrial and logistics park, which is the largest brownfield regeneration site in Derby, was developed in partnership with Derby City Council and Network Rail. It occupies a prime position, strategically located off the A52 providing direct access to Derby City Centre and just five miles to Junction 25 of the M1.

Rated BREEAM 'Excellent', Phase 1 of the project sees the completion of four sustainable, high-quality warehouses, with Phase 2 of development on the site already underway, providing a further c.350,000 sq ft of high-quality logistics and warehouse space.

As a preferred St. Modwen Logistics supplier, Hörmann UK worked closely with main contractor Winvic to supply full loading bay solutions together with safety and operational equipment including dock buffers, dock lights and traffic lights, plus sectional level access doors and fire exit doorsets.

Across the four buildings that make up the first phase of the site a total of 27 loading bays have been installed. Twenty-three standard height loading bays have been fitted with HLS-2 swing lip dock levellers, with four Eurodock bays being fitted with an HTL-2 dock leveller which features a 1 metre telescopic lip. This provides an optimal range loading platform enabling the precise bridging of a variety of vehicle types and a guarantee of fast, efficient, and most importantly safe loading and unloading. In addition, 23 'single bay' and 4 DSS-G 'double/euro bay' scissor arm dock shelters have been installed to provide protection from the elements for both operatives and goods, helping to reduce heat loss during loading and unloading operations.

With the St. Modwen Logistics site achieving an impressive EPC 'A' rating, each loading and level access bay is fitted with a robust Hörmann SPU F42 sectional door. The doors feature double glazed vision panels and provide excellent thermal insulation with an impressive overall U-value of between 1.1 and 1.3 Wm².K. Stucco textured profiles deliver a durable and resilient finish to withstand the external elements, while rubber draught seals to the edges of the leveller's help minimise heat loss during loading and unloading operations.

Other elements of the Hörmann loading systems include reinforced dock buffers which are constructed from recycled tyre rubber with 15mm thick steel faceplates. The buffers are designed to minimise any potential damage to the bay in the event of a vehicle making direct contact with the building. Traffic lights and LED dock lights complete the loading bays offering the highest standards in safety and operational efficiency during the docking and loading processes.

A total of 23 Hörmann STU steel fire escape doorsets have also been installed throughout the 4 units, completing an impressive range of products supplied, all chosen for their quality construction and the impressive service offered by the company.

Phil Thorpe, Industrial Division Manager at Hörmann UK, comments "St. Modwen Park Derby is a landmark logistics development for Derby and Hörmann are proud to be working with St. Modwen Logistics and Winvic on the completion of the site."

Our loading solutions have been designed to deliver unbeatable levels of safety and functionality, together with excellent thermal properties. At Hörmann we are committed to providing St. Modwen and their clients with first-class solutions and service to help streamline business needs and processes"

For further information on Hörmann UK's visit [Loading Technology from Hörmann UK \(hormann.co.uk\)](#) or call 01530 516868

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