

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.



This new 53,770 sq ft unit has started on site Q1 2026 and is located adjacent to phase one within Markham Vale.



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 Targetted



Target EPC Rating A



Solar PV Panels



10% Roof Lights to increase natural light



Sustainable access by foot, bike and bus

SPECIFICATION

UNIT SIZE

53,770 SQ FT

B2 AND B8

USES

UP TO 40M

YARD DEPTH

10M

CLEAR INTERNAL HEIGHT

400KVA

TOTAL ALLOCATED POWER LOAD

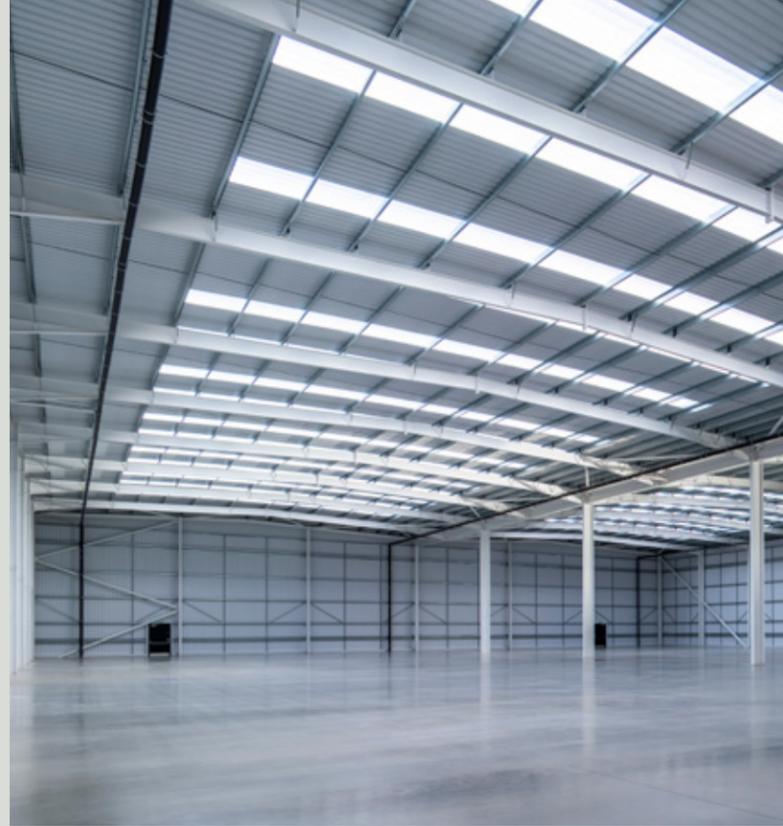
**OFFICE
ACCOMMODATION**

FULLY FITTED

50 KN/M²

WAREHOUSE FLOOR

LOADING CAPACITY



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



CONNECTIVITY

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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

Sheffield

35 mins

Derby

37 mins

East Midlands Airport

38 mins

Nottingham

40 mins

Leeds

60 mins

Port of Hull

80 mins

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**

Spar **11**

Greggs **12**

Shell **13**

ARK
PHASE 1

ARK
PHASE 2

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 / PHASE TWO

ARK - PHASE ONE
Markham Vale



APTUS
Preston



SPARK
Walsall



INTER
Welwyn Garden City



