

Harrier Park

Hucknall

DOREY WAY • HUCKNALL • NOTTINGHAM • NG15 6EU

Build to suit opportunities
from 40,000 to 300,000 sq ft
for high quality manufacturing and distribution.

200,000 sq ft.
now let and occupied

MUSE

- Partnership between Rolls-Royce & Muse
- Easy access to J26 and J27 M1
- Site infrastructure in place ready for development



**FOR SALE
OR
TO LET**

harrierpark.co.uk

Harrier Park is a high quality industrial and distribution business park. In collaboration with Ashfield District Council and Nottinghamshire County Council, Rolls-Royce and Muse Developments have established a partnership to develop a **67-acre employment hub**.

1 million sq ft.

of manufacturing, distribution and employment space.



Designed to achieve BREEAM Excellent standards.



EPC A rating.



20 acres of curated parks and greenspace.



Fully serviced site ready for immediate development.



Able to deliver net zero carbon in construction in line with the UK Green Building Council Framework



Outline planning permission in place to deliver units from 40,000 to 300,000 sq ft



B1: Light Industrial
B2: General Industrial
B8: Warehouse & Distribution



RM Educational Resources Ltd



RM Educational Resources Ltd

Indicative masterplan.

Any unit size available.

Light industrial (B1), general industrial (B2) and warehousing / distribution (B8) use with opportunities available from 40,000 sq ft up to 300,000 sq ft varied to suit occupier requirements on a freehold or leasehold basis. We would welcome the opportunity to meet with occupiers to understand specific requirements and where we could accommodate these at Harrier Park.

Potential unit sizes:

Unit 1B	sq ft	sq m
Warehouse	97,500	9,058
GF Offices	2,500	232
FF Offices	2,500	232
TOTAL	102,500	9,522

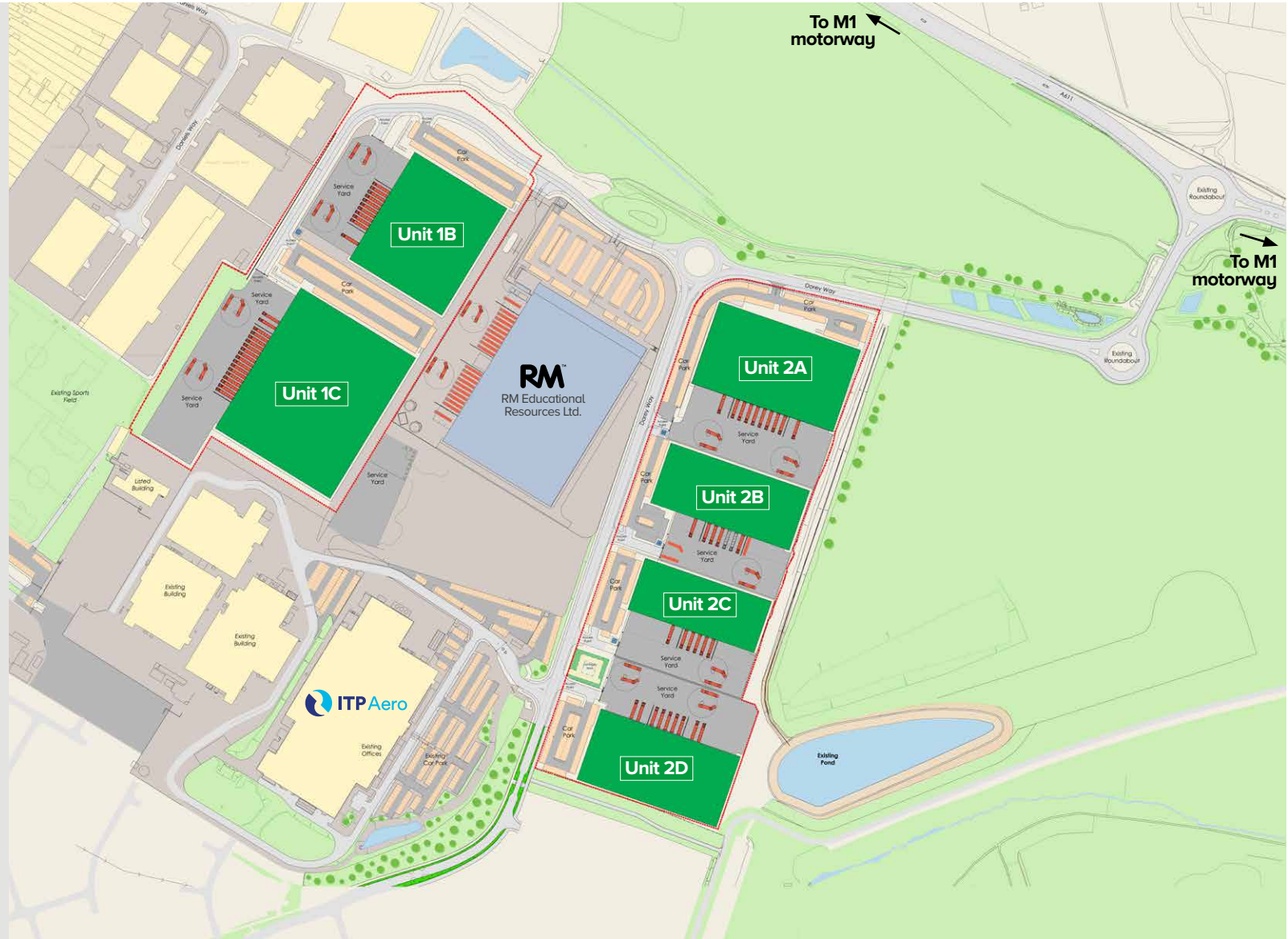
Unit 1C	sq ft	sq m
Warehouse	160,875	14,946
GF Offices	4,125	383
FF Offices	4,125	383
TOTAL	169,125	15,712

Unit 2A	sq ft	sq m
Warehouse	97,375	8,605
GF Offices	2,375	221
FF Offices	2,375	221
TOTAL	97,375	9,047

Unit 2B	sq ft	sq m
Warehouse	66,300	6,160
GF Offices	1,700	158
FF Offices	1,700	158
TOTAL	69,700	6,476

Unit 2C	sq ft	sq m
Warehouse	51,480	4,783
GF Offices	1,320	123
FF Offices	1,320	123
TOTAL	54,100	5,029

Unit 2D	sq ft	sq m
Warehouse	78,000	7,246
GF Offices	2,000	186
FF Offices	2,000	186
TOTAL	82,000	7,618



The commercial master plan for the site will be implemented in a series of phases, all of which will be designed to accommodate a variety of footprint sizes and building types. To date a 200,000 sq ft headquarters and distribution facility has been delivered for RM Educational Resources Ltd.

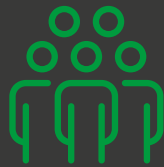
Hucknall is supported by a highly skilled workforce with plentiful local labour available, and at rates generally less than the national average. Harrier Park, Hucknall can offer a terrific labour supply at a cost well below average.

Labour supply at a cost **well** **below** average.



12%

Labour costs are approximately **12%** **lower** than the national average.



87%

87% of the UK population **within four hours' drive**

Excellent availability of local skills on your doorstep.



A proven track record
that's second to none.

MUSE

The ability to deliver.

Muse is one of the UK's leading names in mixed-use development and urban regeneration, with a range of major commercial and residential schemes across the country.

Muse deliver innovative places through collaboration, bringing together the best of the public and private sector to drive economic growth and social prosperity right into the heart of our communities.

With over 30 years' experience in delivering high-quality places and spaces where people can live, work and relax, means Muse are well placed in repurposing areas to bring sustainable, transformational change to our towns and cities.

Muse are part of Morgan Sindall Group plc - a leading UK construction and regeneration group.



01. Logic Leeds

The game-changing £200m Logic Leeds industrial and logistics hub in West Yorkshire sets the benchmark in delivering commercial property, boosting jobs and driving economic growth to benefit the wider city region.



02. Eurocentral, Lanarkshire

As one of Scotland's leading industrial and logistics hubs, Eurocentral – our £200m scheme delivered through our joint venture with Scottish Enterprise, Eurocentral Partnership – has transformed over 650 acres of underutilised land in Lanarkshire into a booming business destination.



03. Wakefield Europort

Wakefield Europort is one of the largest logistics and distribution hubs in the North of England. It is located adjacent to Junction 31 of the M62 motorway, and also benefits from the on-site International Railfreight Terminal, providing a direct rail link and daily freight services to Europe via the Channel Tunnel.

Highly sustainable bespoke units in a strategic location with excellent amenities.

Park & greenspace

20 acres of the park has been dedicated to high quality parkspace, with multi-use games areas, childrens play equipment, open grassland, cycle paths, footpaths, nature trails, seating areas and trees. This is used by residents and businesses on the park and provides an important wellbeing resource.



The scheme builds on the industrial heritage of the Rolls-Royce site and creates a sustainable place to live, work and play.

Andrew Milne,
 Muse Developments



Any occupier will of course also benefit from neighbouring ITP Aero (formerly Rolls-Royce, a name synonymous with quality and integrity throughout the world). The site was the location for the first vertical take off and landing in 1953 with “the Flying Bedstead” and so is part of aviation history. Industrial innovation remains at the heart of this development.

With excellent road links to the M1, get close to the centre of Hucknall which offers local facilities, Harrier Park is ideal for any light industrial (B1), general industrial (B2) and warehousing/distribution (B8) use.

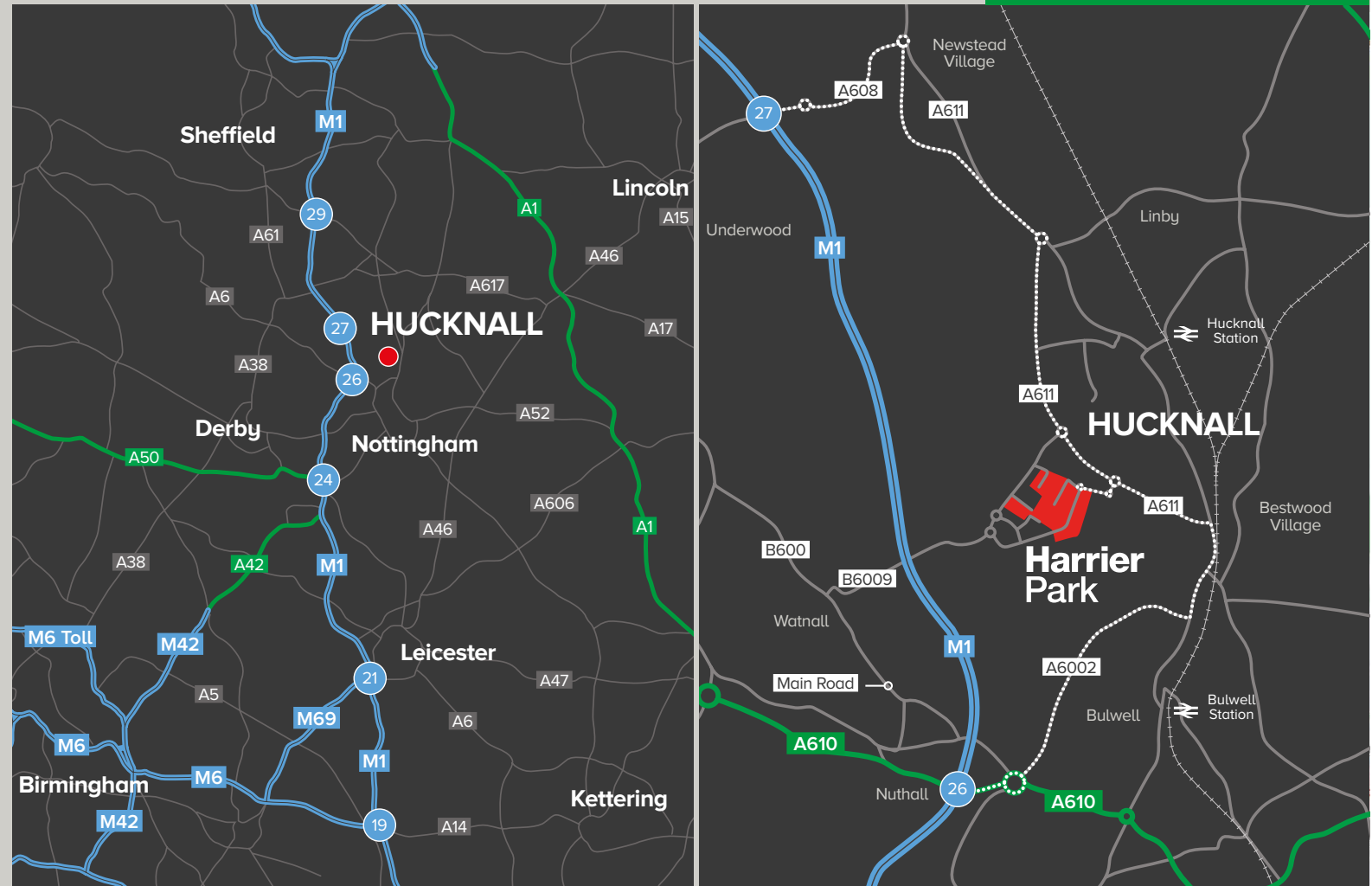
 [Click here for Google Maps link](#)

Strategically located at the heart of the UK.

Better connected.



Destination	Miles	Drive Time
Nottingham	7.5	24 mins
Mansfield	11	25 mins
Chesterfield	21.6	28 mins
Derby	18.7	30 mins
Leicester	35.2	49 mins
Sheffield	40.3	51 mins
Birmingham	55.9	1 hr 14 mins
Hull	88.7	1 hr 36 mins
Manchester	76.8	2 hr 3 mins



what3words: ///poet.works.open

SAT NAV: NG15 6EU

Bespoke solutions on a design
and build basis from 40,000 sq ft.
to 300,000 sq ft.

The place
for growth.

For Sale or To Let

A partnership between:

MUSE



Rolls-Royce



**Nottinghamshire
County Council**



Ashfield



Derby
Derbyshire
Nottingham
Nottinghamshire

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