

FH102

FAIRHAM
BUSINESS
PARK
NOTTINGHAM

TO LET

**IMMEDIATELY
AVAILABLE**

A453 M1 J24 • NG11 8ES



New industrial /logistics unit

101,778 sq ft (9,456 sq m)

A DEVELOPMENT BY:

Clowes*
DEVELOPMENTS

Hines

FH102

FAIRHAM BUSINESS PARK

Situated on Fairham Business Park, part of a flagship new neighbourhood development just five miles from the centre of Nottingham, FH102 provides brand new logistics space in an innovative, high quality and well-connected modern environment. Just minutes from the M1 and East Midlands Airport, the site also benefits from superb access to public transport, being adjacent to the NET Clifton Park & Ride.

KEY FEATURES:

-  Brand new warehouse
-  Excellent connectivity via M1 and A453
-  One of the country's **most important logistics locations**
-  BREEAM 'Excellent'
-  **80% of the population** within a 4 hour drive time
-  Outside of Nottingham's workplace parking levy
-  Tram and 'Park & Ride' next door to the site

FUTURE NEIGHBOURHOOD FACILITIES













- 3,000 new homes
- New neighbourhood centre with local shops
- Recreation space
- Healthcentre
- Community centre
- New primary school
- Sports pitches

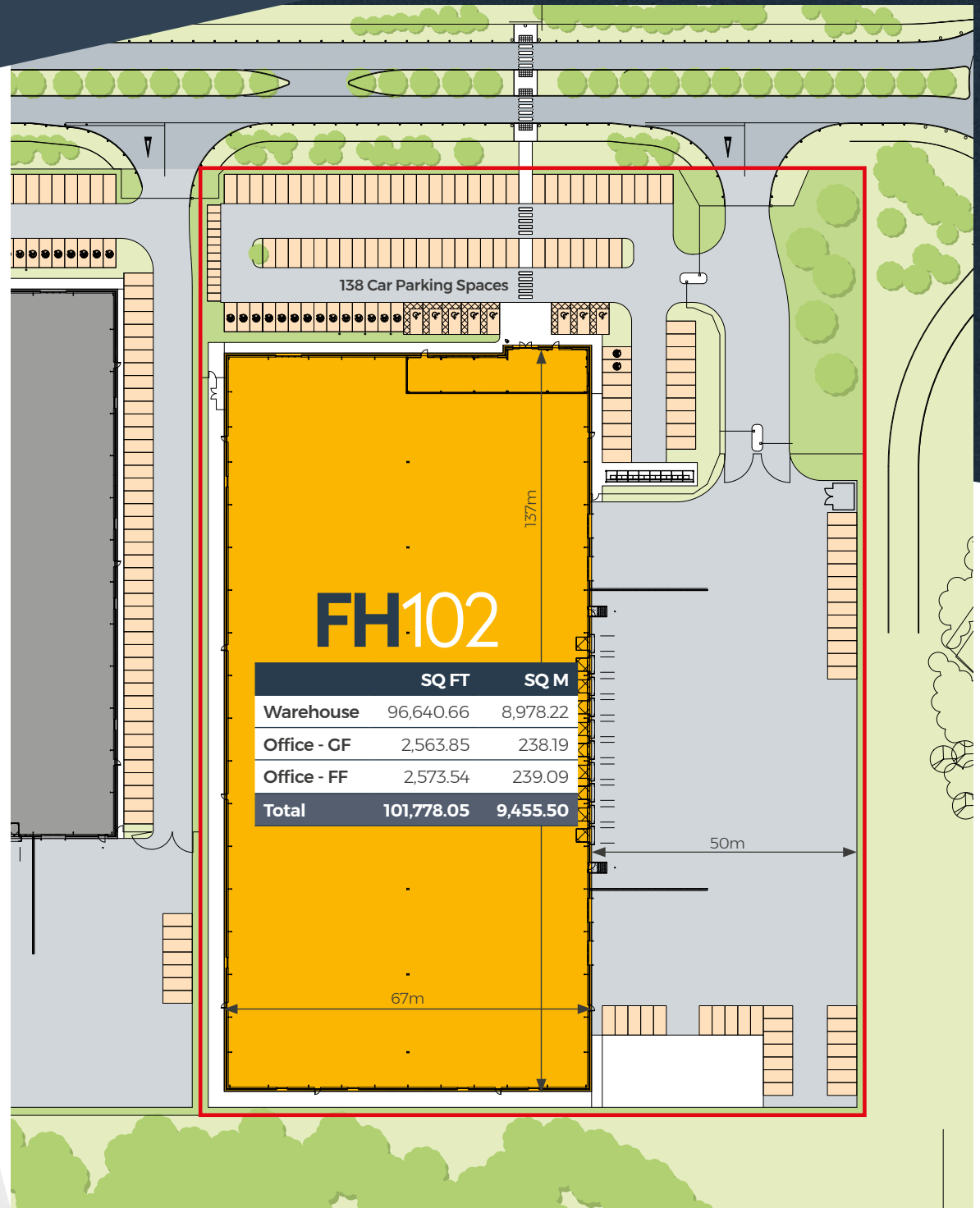


FH102

FH102 occupies a prominent position on Fairham Business Park. Built to BREEAM 'Excellent' and EPC 'A'.

SPECIFICATION:

 8 Loading Docks	 4 Level Access Doors	 2 Euro Docks	 138 Car Parking Spaces
 16 EV Car Parking Spaces	 PV ready frame	 Electrical supply 750 kVA	 50m Service Yard Depth
 12m Clear Height	 Floor loading 50kN/m²	 Landscaped Grounds	 BREEAM: 'Excellent' EPC: 'A'



FH102

FAIRHAM BUSINESS PARK

LOCATION

Within easy reach of junction 24 of the M1 motorway, Fairham Business Park is extremely well located for servicing regional and national catchments, with 80% of the UK's population within a 4 hour drive. The site also benefits from excellent public transport links, being immediately adjacent to the NET Tram Park & Ride site. Furthermore, East Midlands Airport is just 11 minutes away.



What Three Words [///nail.hints.length](https://www.threewords.com/nail.hints.length)

SAT NAV: NG11 8ES



DESTINATION MILES TIME

M1 J24	5 miles	6 min
Nottingham	5 miles	14 min
Derby	17 miles	23 min
Leicester	24 miles	39 min
Birmingham	45 miles	51 min
Stoke on Trent	48 miles	56 min
M6	49 miles	53 min
Sheffield	57 miles	1 hr 7 min
Manchester	92 miles	1 hr 57 min

RAILWAY STATIONS MILES TIME

East Midlands Park Way	5 miles	8 min
Nottingham City	4.7 miles	13 min
Beeston	5 miles	13 min
Attenborough	7.4 miles	20 min

AIRPORTS MILES TIME

East Midlands	8 miles	11 min
Birmingham	43 miles	48 min
Manchester	84 miles	1 hr 30 min
Heathrow	122 miles	2 hr 9 min

TERMS

The building is available on a leasehold basis for a term to be agreed.

FURTHER INFORMATION

Please contact the sole joint agents:



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