

# FH66

FAIRHAM  
BUSINESS  
PARK  
NOTTINGHAM

**TO LET**

**IMMEDIATELY  
AVAILABLE**

A453 M1 J24 • NG11 8ES



New industrial /logistics unit

**65,815 sq ft** (6,114 sq m)

A DEVELOPMENT BY:

**Clowes\***  
DEVELOPMENTS

**Hines**



# FH66

## FAIRHAM BUSINESS PARK

Situated on Fairham Business Park, part of a flagship new neighbourhood development just five miles from the centre of Nottingham, FH66 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















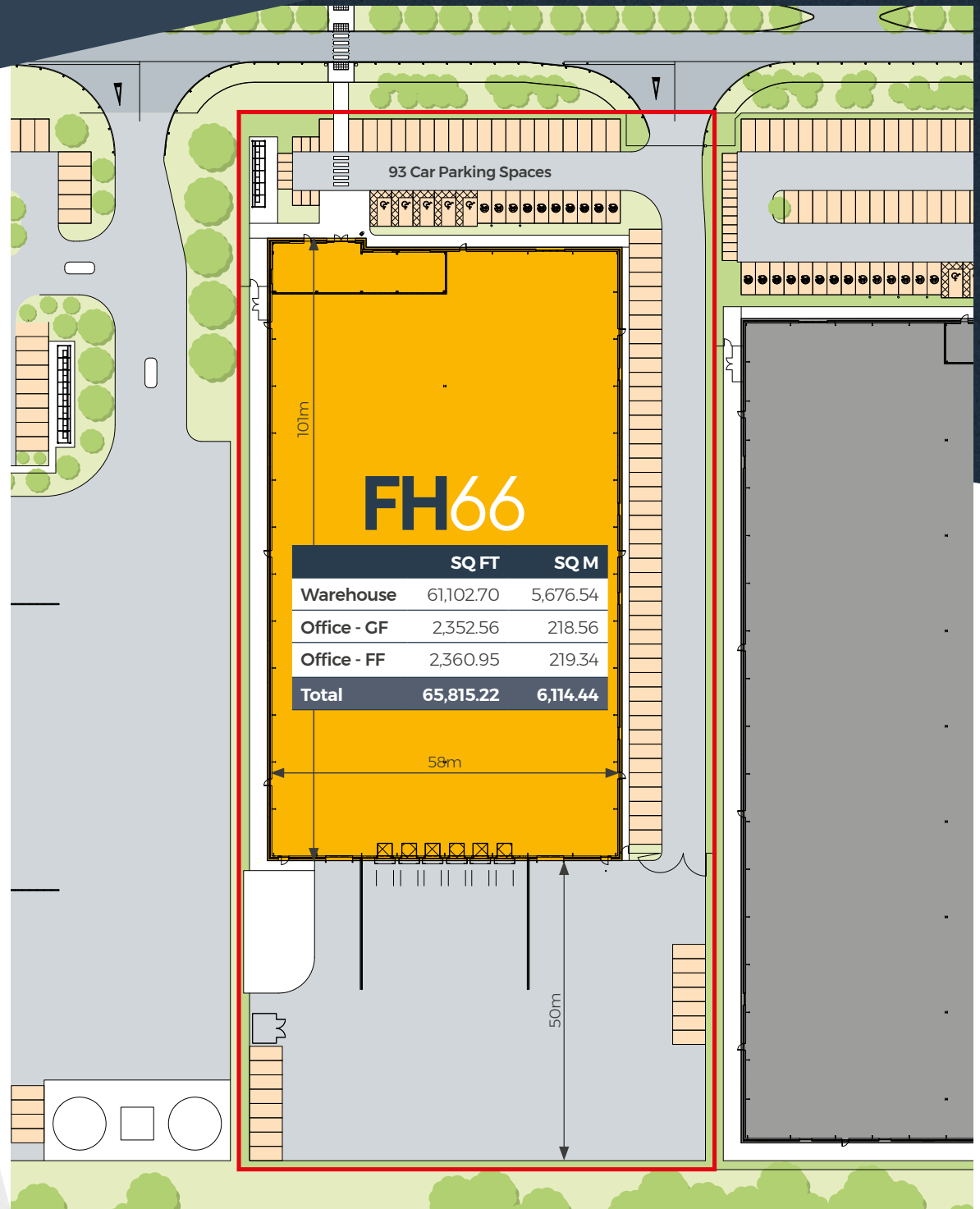


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FH66 occupies a prominent position on Fairham Business Park. Built to BREEAM 'Excellent' and EPC 'A'.

## SPECIFICATION:

 <b>5</b> Loading Docks	 <b>2</b> Level Access Doors	 <b>1</b> Euro Dock	 <b>93</b> Car Parking Spaces
 <b>10</b> EV Car Parking Spaces	 PV ready frame	 Electrical supply <b>450 kVA</b>	 <b>50m</b> Service Yard Depth
 <b>12m</b> Clear Height	 Floor loading <b>50kN/m<sup>2</sup></b>	 Landscaped Grounds	 BREEAM: 'Excellent' EPC: 'A'





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## 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.what3words.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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