

**Harrier
Park**
Hucknall

67-ACRE
DEVELOPMENT SITE

1 MILLION SQ. FT.
EMPLOYMENT SPACE



The Place for growth

**A 67-acre industrial and distribution
development site adjacent to
Rolls-Royce, Hucknall, Nottinghamshire**

**A joint venture between Rolls-Royce
and Muse Developments**

**Units available from
40,000 – 600,000 sq. ft.
for sale/to let on a build to suit basis**



harrierpark.co.uk

1916

Hucknall Aerodrome opens as a Royal Flying Corps Training School.

1928

Aerodrome re-opened as RAF Hucknall, a light bomber base.

1935

Rolls-Royce shared occupation with RAF and established engine development and test flying facility.

1939-45

Hucknall test beds were pivotal in the development of the Rolls-Royce Merlin and Griffon engines.

1942

First flight of Sir Frank Whittle's jet engine from RAF Hucknall on a Vickers Wellington bomber.

1953

The world's first vertical take off and landing (VIOL) at Hucknall on a Rolls-Royce Thrust Measuring Rig, known as the Flying Bedstead – the technology which led to the development of the Harrier jump jet.

2007

Cessation of engine testing at Hucknall and development of a new Combustion Systems factory by Rolls-Royce with an investment of circa £30 million.

2016

Launch of Harrier Park adjacent to Rolls-Royce delivering potential for 1 million sq. ft. of employment space with the ability to create up to 2,000 new jobs.



Flying Bedstead



Harrier jump jet

Harrier Park Hucknall



**A 67-acre
site providing
1 million sq. ft.
of high quality
manufacturing,
distribution and
employment space**

Harrier Park, Hucknall is an exciting joint venture between Rolls-Royce and Muse Developments. A scheme aimed at augmenting the adjacent well established Rolls-Royce facility, in a location ideal for any production or distribution company.

Rolls-Royce is one of the most famous names in engineering throughout the world. From the early 1930s to 2008 Rolls-Royce conducted flight tests and engine development at Hucknall Aerodrome; including the world's first vertical take off and landing flight, which led to the technological development of the Harrier.

With over 30 years' experience, Muse Developments is one of the country's leading names in mixed-use development and urban regeneration, delivering over 16 million sq. ft. of commercial and residential property – a national developer active throughout the UK.



Rolls-Royce

An enduring heritage and future

Harrier Park will deliver 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 joint venture to develop a 67-acre employment hub aimed to provide up to 1 million sq. ft. of manufacturing, distribution and employment space.

The commercial master plan for the site will be implemented in a series of phases, all of which will be bespoke designed to accommodate a variety of footprint sizes and building types.

The new access road from Hucknall bypass to the site is already under construction by Nottinghamshire County Council and due for completion in Spring 2017.

67-acre site to provide 1 million sq. ft. of employment space

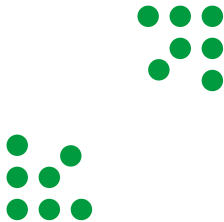


The joint venture between Rolls-Royce and Muse Developments will see 67-acres of land developed to provide employment opportunities with the full support of the local authority, Ashfield District Council.

The site is well positioned for access to the M1 at Junctions 26 and 27, whilst retaining quick links into the centre of Nottingham.

Bespoke property solutions provided for manufacturing and distribution occupiers

The Place for growth

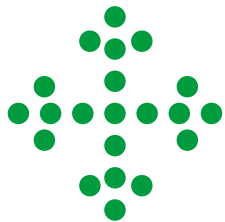


Harrier Park offers a build to suit service to provide flexible property solutions ideal for any growing industrial, manufacturing or distribution company. The properties will be available from as little as 40,000 sq. ft., all offered for sale or to let.



Bespoke solutions on a design and build basis from 40,000 sq. ft. and upwards for sale or to let

The Availability of local skills



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.

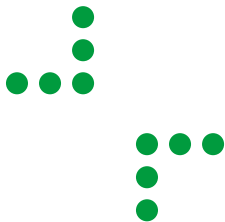


Labour costs approx.. 6% lower than the national average



Over 2.2 million working age people within an hour's drive

The Right-Fit for your business



With excellent road links to the M1, yet 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.

With the full support of the Local Authority, Harrier Park provides an ideal opportunity to relocate to a premium location and work in tandem with a highly successful developer. Muse Developments have a fantastic track record throughout the UK. Any occupier will of course also benefit from neighbouring Rolls-Royce, a name synonymous with quality and integrity throughout the world.



“The new development has the potential to become one of the true success stories for the East Midlands in the coming years, bringing new jobs, businesses and prosperity to the region.”

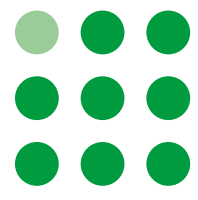
Dan Needham
Muse Developments



Total development value £250 million



Target end date 2025



**Harrier
Park**
Hucknall

The Place for growth

**Flexibility is the key at Harrier Park –
occupiers needs can be accommodated
from as little as 40,000 sq. ft. up to
600,000 sq. ft.**

The infrastructure is being developed on site already and, as the example masterplan shows, once the estate spine road is built layouts will remain flexible and occupiers can be accommodated in a number of ways.

Bespoke property solutions will be provided, by listening to occupiers' needs perfect property opportunities can be offered for sale or to let.



40,000 sq. ft. up to
600,000 sq. ft.



B1 Light Industrial
B2 General Industrial
B8 Warehouse and
Distribution

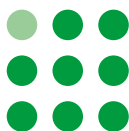


Designed to achieve
BREEAM Excellent
standards



EPC A Rating





Harrier Park

Hucknall

Where:

Watnall Road, Hucknall,
Nottingham, NG15 6EU



In partnership with:



Rolls-Royce



Ashfield



Nottinghamshire
County Council



Derby
Doncaster
Nottingham
Nottinghamshire

Knight Frank



FHP
PROPERTY CONSULTANTS

Get in touch...

FHP Property Consultants

Tim Gilbertson
Director

0115 841 1146
0788 778 7893
tim@fhp.co.uk

Knight Frank

Rebecca Schofield
Partner

0114 272 9750
0777 617 2123
rebecca.schofield@knightfrank.com

Charles Binks
Partner

020 7861 1146
0779 344 1911
charles.binks@knightfrank.com

harrierpark.co.uk

This information is for guidance only. FHP Property Consultants Ltd and associated agents operate a policy of continuous product development and features may therefore vary from time to time. All statements contained within this brochure have been provided in good faith and are understood to be accurate and correct at time of going to press. This information does not constitute a contract or warranty. All measurements and specifications are given as a guide only and may be subject to change without notice. All images are representative only and are not to be relied on as factual. Potential purchasers should satisfy themselves as to the validity of the information contained either by inspection or through their solicitors prior to any exchange of contracts to purchase. 07/16