



For Sale | To Let

**Build to suit industrial/distribution space
from 1,858m² (20,000ft²) upwards**
on a prominent site adjoining the A453 and outside
of Nottingham's Workplace Parking Levy

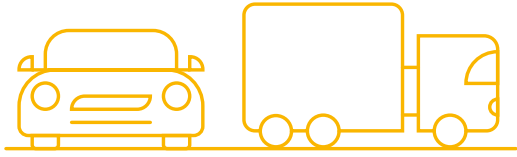
Work: Reimagined



Within easy reach of junction 24 of the M1, East Midlands Airport and adjoining the NET Tram and Park & Ride site, with further transport improvements expected, Fairham Business Park offers the perfect location for your business.

A453





10mins

drive to J24 of the M1 (6 miles)

Where?	Miles	Time
Park & Ride, Clifton	1	4 mins
Clifton South Tram Stop	1	4 mins
Nottingham Midland Mainline Station	4	4 mins
East Midlands Parkway	5	10 mins
M1 J24	6	10 mins
Central Nottingham	4.5	14 mins
East Midlands Airport	8	14 mins



Fairham Business Park:

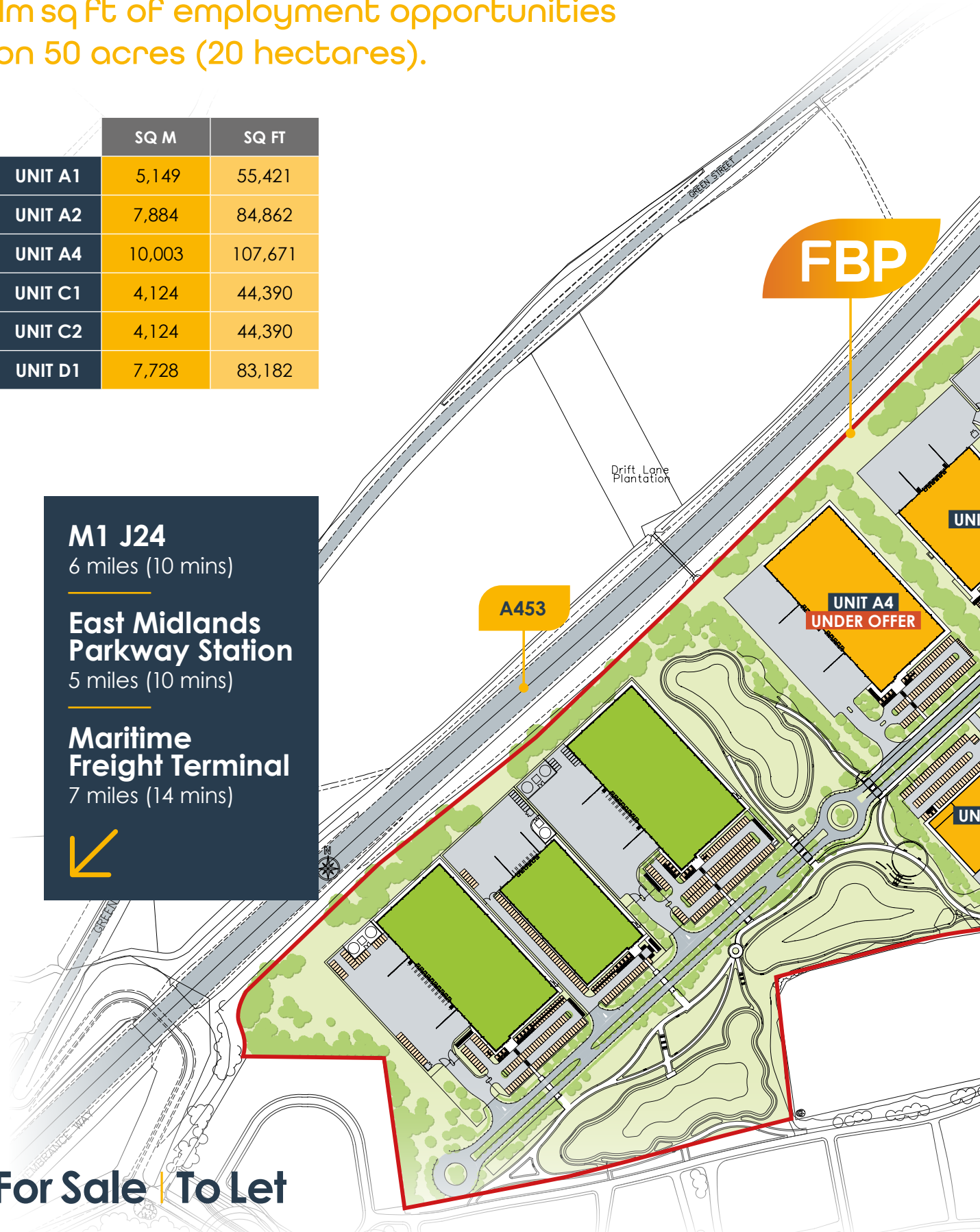

1m sq ft of employment opportunities on 50 acres (20 hectares).

	SQ M	SQ FT
UNIT A1	5,149	55,421
UNIT A2	7,884	84,862
UNIT A4	10,003	107,671
UNIT C1	4,124	44,390
UNIT C2	4,124	44,390
UNIT D1	7,728	83,182

M1 J24
6 miles (10 mins)

East Midlands Parkway Station
5 miles (10 mins)

Maritime Freight Terminal
7 miles (14 mins)



For Sale | To Let

City Centre
4.5 miles (14 mins)



Tram to City
22 mins 



Tram Park & Ride

Commercial access

Residential access

PHASE 2

B1(a) & OTHER USE

Neighbourhood Centre

UNIT A1 SOLD

UNIT G

UNIT D1

PHASE 1

UNIT C2

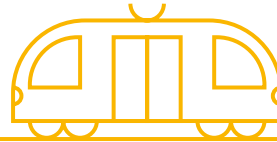
UNIT C1

 **Fairham**

Connected, convenient and central

To the south of Nottingham and in the very heart of the country, Fairham has unrivalled national connections with excellent links to all parts of the UK and beyond via rail, road and air. East Midlands Airport within 10 miles and further international connections available at Birmingham Airport, a 45 minute journey away.

Destination	Train from Parkway	Road from Fairham
London	1 hr 40 mins	2 hrs 40 mins
Birmingham	1 hr 15 mins	1 hr
Manchester	1 hr 50 mins	2 hrs
Sheffield	50 mins	1 hr
Leeds	1 hr 15 mins	1 hr 30 mins

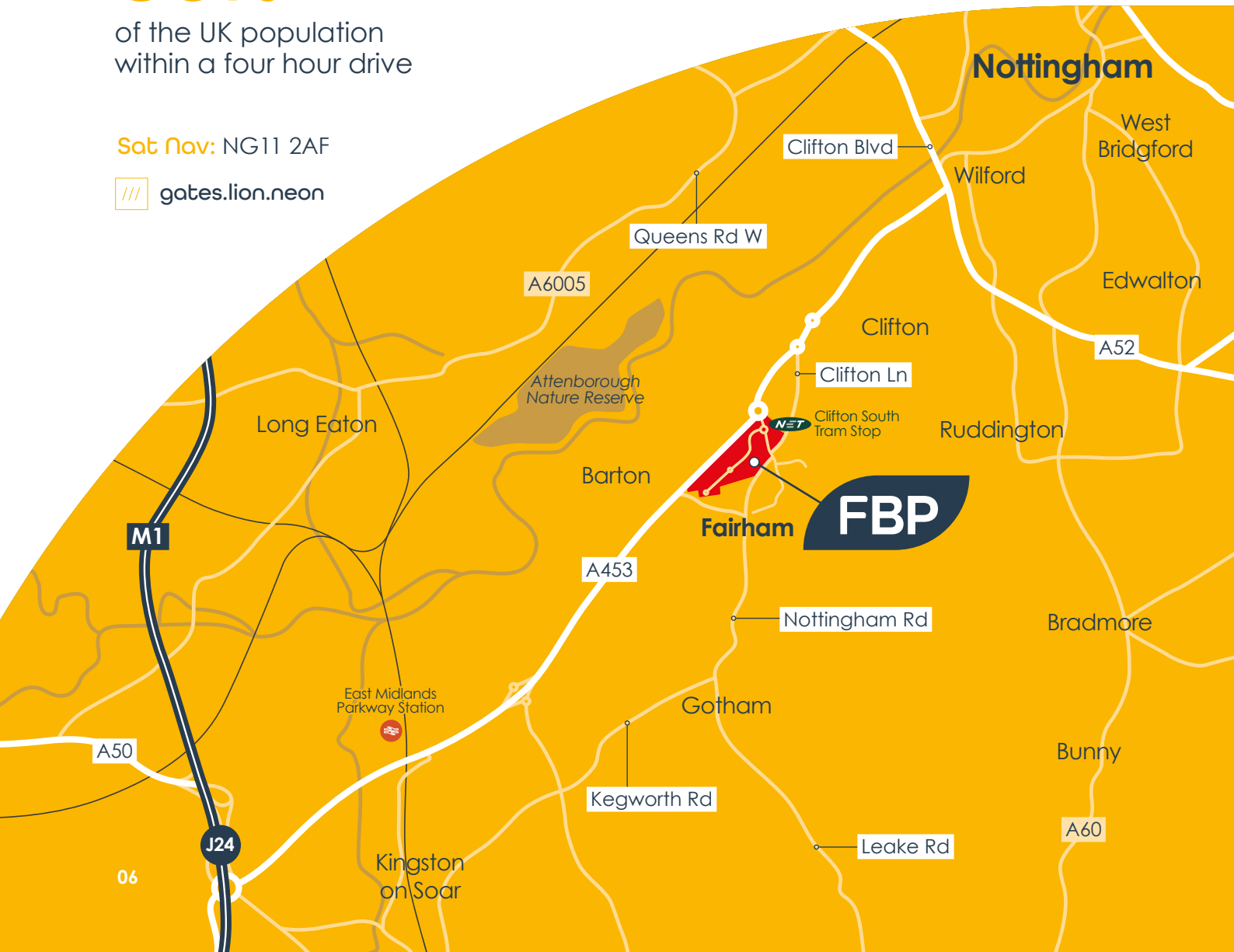


80%

of the UK population within a four hour drive

Sat Nav: NG11 2AF

 gates.lion.neon





Road

Fairham sits alongside the new £150 million A453 Remembrance Way that links to the M1 just five miles away. 80% of the UK population is within a four hour drive.

Rail

Both Nottingham and East Midlands Parkway rail station, are within four miles, with direct services to London in 1 hour 40 minutes from Parkway Station.

Tram

With trains running every 3-5 minutes - peak time, Nottingham city centre is just a 22 minute tram ride away.

Air

Just a 10 minute drive away, East Midlands Airport destinations include Amsterdam, Dublin and Brussels as well as a full range of holiday and charter flights.

Nearby Birmingham Airport, just 45 minutes' drive away, offers direct flights to most European capitals as well as Delhi, Doha and Dubai.

The world's busiest international airport, London Heathrow, is just over two hours away, providing Fairham with truly global connections.

22mins

tram ride to city centre



10mins

drive to
East Midlands Airport



Work: Space

Fairham Business Park: one in a million

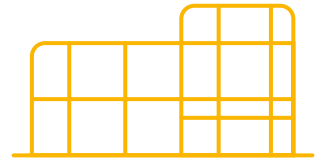
Fairham Business Park is well underway and upon completion will provide 1 million square feet of prime logistics, industrial and manufacturing space which will be developed on a rolling, speculative and build to suit programme.

Office units of 5,000ft² to 100,000ft² will also be provided.

All options are available For Sale or To Let.

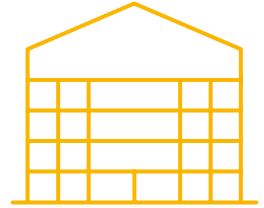
B1

OFFICE



B2

MANUFACTURING



B8

LOGISTICS





**BREEAM
'Excellent'**

The Fairham Business Park design code will feature the highest quality buildings dedicated to both sustainability and economic advantage set within 200 acres of landscaped infrastructure and surroundings.

The Business Park infrastructure has been designed around a private central road, offering unlimited 24 hour access.

The single running lanes sit alongside a 5 metre centre aisle with green verges either side to discourage vehicle parking. The introduction of two turning circle roundabouts will address traffic speeds that can often be an inherent issue associated with business parks.

The construction management plan for the site promotes the use of locally sourced materials and will adhere to the wider design code for the development which will ensure a consistent high level of quality and design of buildings and surrounding infrastructure.

High quality specification

Warehouse

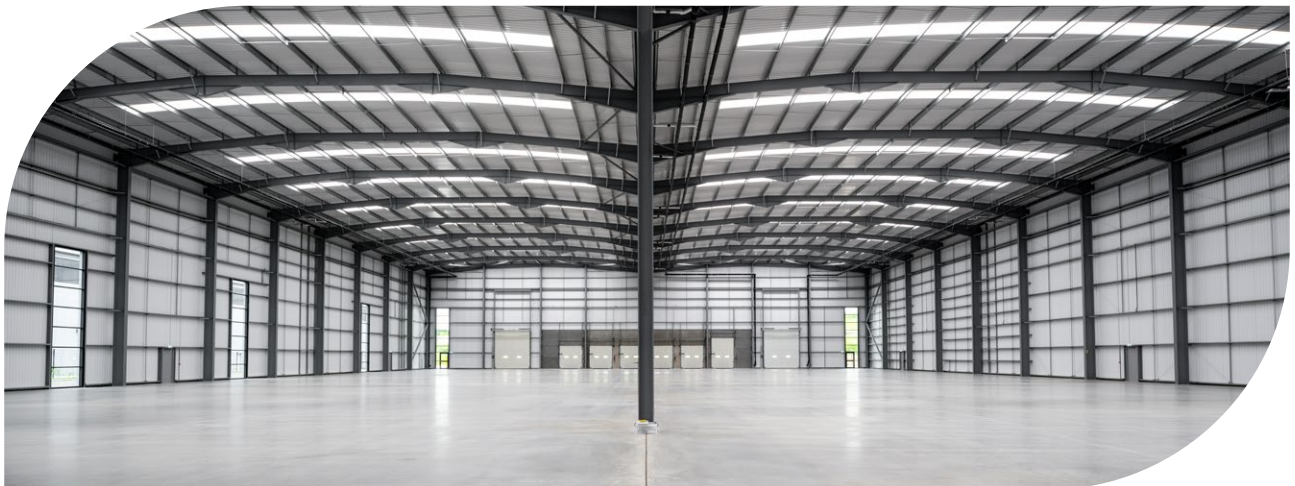
- Up to 12m clear height
- Floor loading 50kn per sq m
- **Targeted EPC rating of 'A'**
- **BREEAM 'Excellent'**
- Steel frame
- Built up profiled metal cladding

Office

- Raised access floors
- Suspended ceilings
- Fully carpeted
- LED Lighting
- WC's including disabled
- Comfort cooling
- Open plan
- Electric panel heaters
- **Fast ethernet connection**

External

- **Located outside of the proposed Nottingham parking levy area**
- **18 MVA**
- **PV Ready**
- **High-speed fibre – BT & Virgin**
- Good car parking and self contained service yards
- Security lighting
- EV charging
- LED Lighting
- Wire mesh security fencing
- Landscaped environment





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