

# Grow and thrive

## For Sale / To Let

## Up to 50,000sq ft

### Over 500,000sq ft built & occupied



**Clowes\***  
DEVELOPMENTS

[fairhambusiness.co.uk](http://fairhambusiness.co.uk)

A vibrant and sustainable development on the edge of Nottingham presenting businesses with the perfect blend of working environment, access to a skilled workforce and unrivalled transport connections, **outside the workplace parking levy zone.**

Fairham Business Park  
Foresters Avenue  
Nottingham  
NG11 2AF

/// [lush.enable.driven](http://lush.enable.driven)

# a new destination

## to work and flourish

Fairham Business Park is the commercial zone of the Fairham Pastures development. It is already home to high quality businesses, but the exciting opportunity exists for further businesses and uses to locate themselves on this exemplar scheme.

The wider Fairham development will be delivering in the region of 3,000 dwellings which, allied with existing nearby residential, means there is and will be a ready supply of labour for businesses located at Fairham.

The site has excellent transport connections and well planned landscaping, creating a safe and friendly environment in which to live, work and play.



# surroundings that inspire

**Fairham Business Park has been designed for the future and as a consequence structured and well planned landscaping is at its heart.**

With 4 miles of walking and cycle trails the development blends well established and protected woodland with new planting, water features and multiple seating to create an environment which promotes healthy living and mental wellbeing.

The biodiverse landscaping creates safe and friendly spaces in which people can move seamlessly between the commercial, retail

and residential zones as well as benefit from the site's picturesque surroundings.

The scheme presents forward thinking and innovative employers with the opportunity to locate themselves amongst aspirational peers and to benefit from the multitude of practical and aesthetic benefits that this premium East Midlands development has to offer.



# planned to perfection



Up to  
**50,000sq ft**  
design & build opportunities available

Suitable for a variety of employment uses, subject to planning.

# integrating with the city Nottingham

Fairham Business Park is the latest and most exciting development in the East Midlands and, specifically, in and around the City of Nottingham.

A key City for the growth of small and larger businesses alike, Nottingham is the largest business centre in the East Midlands and is home to the headquarters of numerous regional, national and international companies.

Nottingham boasts a high quality workforce of more than 2.1 million people within its recruitment catchment. Served by two high quality universities which deliver world-class education to over 75,000 students, the city presents an ideal location for sourcing a diverse and talented workforce.

Branding itself as the 'Home of disruptive thinkers' Nottingham is an exciting and vibrant city with big ambitions which extend beyond the city's boundaries to its wider hinterland. Innovative business is intertwined with an established cultural and sporting legacy and new developments such as Fairham Business Park represent opportunities for new and existing businesses alike to become part of this dynamic place.



**2.1m**

people within  
recruitment catchment



# connected convenient & central

## 77%

of the UK population  
within a four hour drive

**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 any business.**

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 8 miles and further international connections available at Birmingham Airport, a 45 minute journey away.

With the Clifton South Park and Ride and tram stop on your doorstep, just a few minutes' walk from Fairham Business Park, getting to and from work has never been easier. NET trams are not only a sustainable mode of transport, but with trams running frequently, seven days

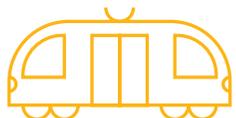
a week and 364 days a year, it offers a convenient way to travel across the city and beyond.

What's more, Nottingham's bustling city centre is only a 22-minute tram journey away with multiple stops to and from Fairham.



### 22mins

tram ride to  
city centre



### 14mins

drive to  
East Midlands  
Airport



24/7 Skylink service to  
East Midlands Airport from  
Clifton Park and Ride every

### 20mins



London St Pancras  
International  
in under

### 90mins



Tram journey to  
Nottingham City  
Centre

### 22mins



# a prime position



Outside of Nottingham's workplace parking levy

## 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.



# a sustainable future



**Clowes Developments commitment to sustainability goes far beyond commercial property development and the design and construction of buildings.**

The Fairham development team have been instrumental in introducing design briefs and codes which will help commercial builders and its occupiers to design not only buildings, but also the locality in which they sit. The briefs and codes have been developed to incorporate several sustainable initiatives including an attempt to orientate as many houses as possible so they enjoy a southern aspect.

The location and interconnectivity of green spaces and parks has also been factored into the Masterplan, design codes and briefs including guidance on which types of trees and shrubs to use - where there is an emphasis on native trees and shrubs to encourage wildlife.



## Electric Vehicle Charging Points

Within the Fairham Business Park development there will be several EV spaces provided as part of the 'day one' provision with an infrastructure duct being provided for more connections.



## BREEAM Accreditation

BREEAM is the most widely used system for assessing the environmental performance of buildings. It sets the standard for best practice in vital areas such as construction process management, energy and water use, the responsible sourcing of materials, and the health and well-being of a building's occupants.

We aim for BREEAM 'excellent' and an EPC rating of 'A'.  
Our buildings are carbon net zero in occupation ready.

# our partners



**The Fairham development sits within Rushcliffe Borough Council. The Authority have been working proactively with Clowes and Homes England to support the development of the site and are keen to continue to do that as the business and residential community grows.**

The Borough Council's vision for Economic Growth is to promote sustainable economic growth and regional opportunities to deliver a prosperous and thriving local economy, place to live, work and visit which retains the unique local heritage and character of the Borough.



As a new occupier on the Fairham site the Council would be keen to work with your business and support you as much as it can.

#### **Including:**

- Facilitating discussions with local further and higher education institutes and others to support training, R&D, recruitment and other opportunities
- Engagement in the Rushcliffe Big Business Forum to meet with other businesses in the area to share ideas, meaningful collaborate and identifying opportunities and collectively lobbying for external funding and support
- Providing a single point of contact for all Council services including planning and environmental health
- Identifying opportunities for engagement in local community activities and communication campaigns to build your brand locally
- Sharing of relevant updates to ensure you are aware of new opportunities and developments in the area



**NOTTINGHAM PARTNERS**

**The role of Nottingham Partners is to raise the profile of Nottingham and to help the local economy grow.**

They do this by collectively working together and increasing investment in Nottingham through attracting new businesses, expanding local businesses, attracting new talent and retaining good people. Being a member of Nottingham Partners connects enterprises with a collaborative business culture with representatives from two world-class universities and other sources of influence from across the city of Nottingham.

Fairham Business Park, which is being developed and managed by Clowes Developments, have joined forces with Nottingham Partners to support their combined aspirations. Fairham Business Park offers a unique opportunity for businesses to expand, harvest investment and nurture local talent.



# Fairham Business Park




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## Clowes\* DEVELOPMENTS

Imaginative property development and investment that creates diverse and inventive new places to live and work. Clowes are one of the UK's largest and strongest privately-owned property investment and development organisations, dedicated to a simple aim: to build a lasting legacy of strong, sustainable places that will enable future generations to prosper.

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