



Unit C2

Fairham Business Park, Nottingham

For Sale | To Let

26,542 sq ft (2,466 sq m)

**Situated outside of Nottingham's Workplace
Parking Levy**



Work: Space

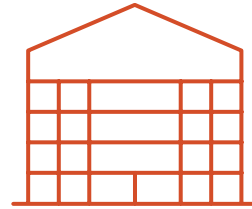
Fairham Business Park: one in a million

Fairham Business Park is well underway and has already produced over 500,00 square feet of prime logistics, industrial and manufacturing space which will be developed on a rolling, speculative and build to suit programme.

Unit C2 (26,542 sq ft) is the last unit available for Phase One and can be ready for occupation as early as Q3 2025.

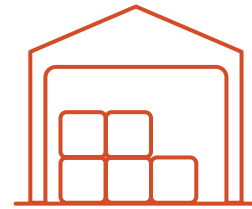
B2

MANUFACTURING



B8

LOGISTICS



**BREEAM
'Excellent'**

The Fairham Business Park design code features 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

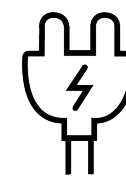
- 22,130 sq ft warehouse space
- Up to 12m haunch height
- Targeted EPC rating of 'A'
- BREEAM 'Excellent'
- Steel frame
- Built up profiled metal cladding
- 2 level access door
- 1 dock door

Office

- 2,206 sq ft of fitted offices on both floors
- Suspended ceilings
- Fully carpeted
- LED Lighting
- WC's including disabled
- Comfort cooling
- Open plan
- Raised access floors
- Fast ethernet connection

External

- Located outside of the proposed Nottingham parking levy area
- PV Ready
- High-speed fibre – BT & Virgin
- 40 car parking spaces
- 6 EV charging spaces
- 3 disabled parking spaces
- 5 motorbike spaces
- Security lighting
- LED Lighting
- Wire mesh security fencing
- Landscaped environment



**500 KVA
of Power**



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

Dual Carriageway
A453

City Centre
4.5 miles (14 mins)

Hines

vision express

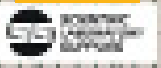
UNIT A4



UNIT A2

ABB

UNIT A1



PHASE 2

Foresters
Avenue

PHASE 2

UNIT C2

UNIT C1

UNDER OFFER

UNIT C2	SQ M	SQ FT
Ground Floor Warehouse	2,056	22,130
Ground Floor Office	205	2,026
First Floor Office	205	2,026
Total Office	410	4,412
Total GIA	2,466	26,542

- Hotel
- Office
- Trade Counter
- Leisure
- Gym
- General Retail
- Roadside Retail
- Convenience
- Education

Neighbourhood
Centre

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 is 8 miles away while further international connections are available from Birmingham Airport which is 45 minutes away. Fairham Business Park benefits from being situated **outside** of the **workplace parking levy**.

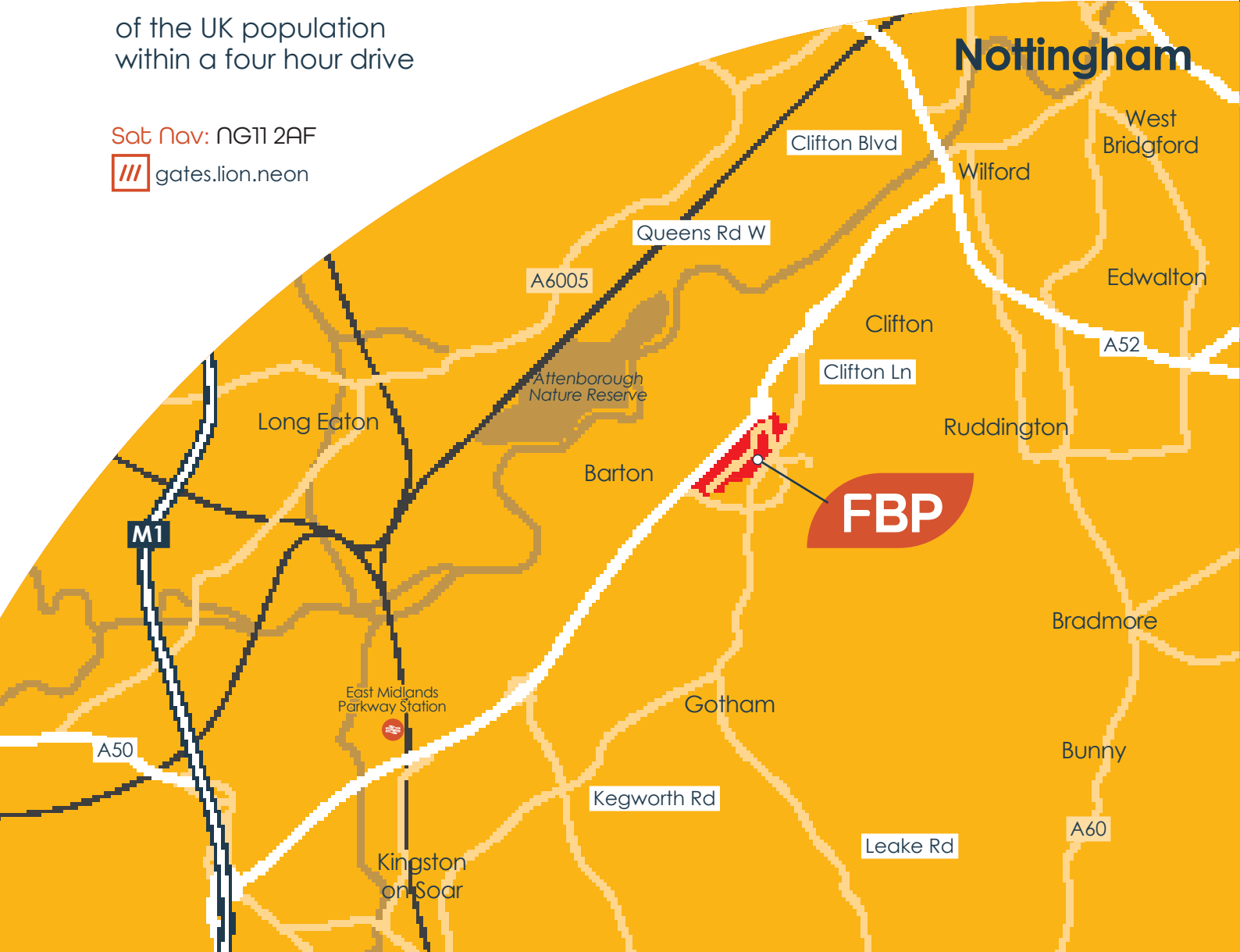
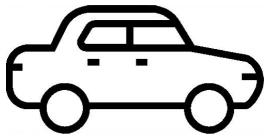


80%

of the UK population within a four hour drive

Sat Nav: NG11 2AF
gates.lion.neon

Destination	Train from Parkway	Road from Fairham
London	Under 90 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



Road

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

Rail

Both Nottingham and East Midlands Parkway rail station, are within five miles, with direct services to London under 90 minutes from Parkway Station.

Tram

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

22mins



Air

Just a 14 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.

14mins

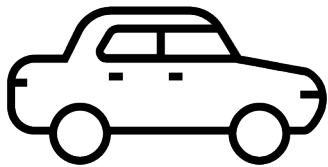
drive to
East Midlands Airport



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.

Over 500,000 sq ft of space already built out.

A453



9mins

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	5	14 mins
East Midlands Parkway	5	8 mins
M1 J24	6	9 mins
Central Nottingham	5	14 mins
East Midlands Airport	9	14 mins





Fairham Business Park

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