

Press Release 2024



TRIPLE DEALS ON NOTTINGHAM'S POPULAR BUSINESS PARK

FHP are pleased to announce the successful sale of H7 Ash Tree Court, representing the third transaction completed on the estate within the past four months. Ash Tree Court comprises two terraces of 14 self-contained, contemporary, two-storey office suites. Situated within Nottingham Business Park, one of the city's most prominent out-of-town office locations, the estate benefits from excellent connectivity, just 0.5 miles from Junction 26 of the M1 Motorway. It offers generous car parking provisions alongside convenient access to public transport links, including NET tram stops and local bus routes.

Recent activity on the estate includes:

G6 Ash Tree Court – a 2,103 sq ft office suite let to When You Wish Upon a Star Ltd, a children's charity who were seeking a well-connected and accessible location. After considering both city centre and out-of-town options, Ash Tree Court was identified as the ideal fit. G6 attracted strong interest throughout the marketing, further demonstrating the estate's appeal.

H2 & H3 Ash Tree Court – an off-market investment sale completed on behalf of a retained client. The properties, currently let to Primary Integrated Community Services Ltd, comprised 3,809 sq ft with generous parking. The off-market deal was quickly identified as a suitable option following early discussions with another client who were seeking office investment sales. The transaction was concluded swiftly and at a competitive price, delivering a positive outcome for all parties involved.

H7 Ash Tree Court – the most recent transaction, an investment sale comprising 2,522 sq ft and let to JLA Ltd, was successfully secured following strategic pricing revisions. These adjustments were made after detailed discussions with our client to ensure the price more accurately reflected current market conditions for office investments. The revised approach generated renewed interest, resulting in a successful sale at a Net Initial Yield of 8.2%.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
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Amy Howard, surveyor from FHP Property Consultants, commented:

“It has been a great opportunity to work on Nottingham Business Park over the years and secure these three latest deals. With a mixture of lettings, sales and investment, it has certainly been popular and demonstrates that demand remains for small office occupiers.

The success of these transactions highlights the sustained demand for well-connected out-of-town business parks. Proximity to key transport links and ample on-site parking remain critical factors for office occupiers when selecting suitable accommodation.

It is an excellent result for all our clients involved, and I look forward to seeing further growth on the park and continuing to enhance rental and capital values.”

If you are looking to dispose of your offices on a freehold or leasehold basis and require some further advice, please contact me on 07887 787894 or alternatively you can email me at amy.howard@fhp.co.uk

ENDS

Amy Howard

22 August 2025