



FORESTERS AVENUE | FAIRHAM |
NOTTINGHAM | NG11 2AF
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TO LET

Unit D1 47,333 sq ft (4,397 sq m)

Industrial / Warehouse Unit



10m Eaves

Adjoining A453
7-minute drive to
Junction 24 of the M1



750kVA POWER

ONSITE NOW
Ready for
occupation Q3 2027



Indicative images

Situated outside of Nottingham's Workplace Parking Levy



Fairham Business Park sits within 200 acres of landscaped surroundings with infrastructure in place, over 600,000 sq ft built and occupied.

Industrial/Warehouse

planning consent obtained ideal for manufacturing or distribution use

Q3 2027

occupation ready

10 m

haunch

Tram

Direct route into Nottingham City Centre

Park & Ride

Clifton South Park & Ride Tram stop on your doorstep

A sustainable development

- Grade 'A' specification
- Targeting BREEAM 'excellent' & EPC rating 'A'
- Designed to meet 'carbon net zero in occupation'
- Roof PV panel ready
- 10% natural roof lights
- EV charging facilities
- Set within acres of green open space with dedicated walking routes and relaxation zones
- Excellent transport links with Clifton South Park & Ride on your doorstep. J24, M1, East Midlands Parkway and East Midlands Airport just minutes drive away.

Unit D1 47,333 sq ft (4,397 sq m)

Under construction, ready for occupation as early as Q3 2027

Warehouse / Industrial Unit

- 41,419 sq ft warehouse/industrial space
- 10m haunch height
- Clean span space
- 4 dock level doors
- 2 level access doors
- 750kVA power supply

Office

- 5,914 sq ft of Grade 'A' open plan offices & ancillary
- Glazed welcome/reception area
- Suspended ceilings
- Fully carpeted
- LED Lighting
- WC's including disabled
- Comfort cooling
- Raised access floor
- High-speed fibre (BT & Virgin) to FBP
- Fast ethernet connection

External

- PV Ready Construction
- Fenced and gated yard
- 60 car parking spaces with barrier access
- EV charging spaces
- Disabled parking spaces
- Motorbike spaces
- Landscaped environment



Connected, convenient & central

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.

Road

Fairham sits alongside the new £150 million A453 Remembrance Way that links to the M1 just 5 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.

77%

of the UK population within a 4 hour drive

Terms

Leasehold

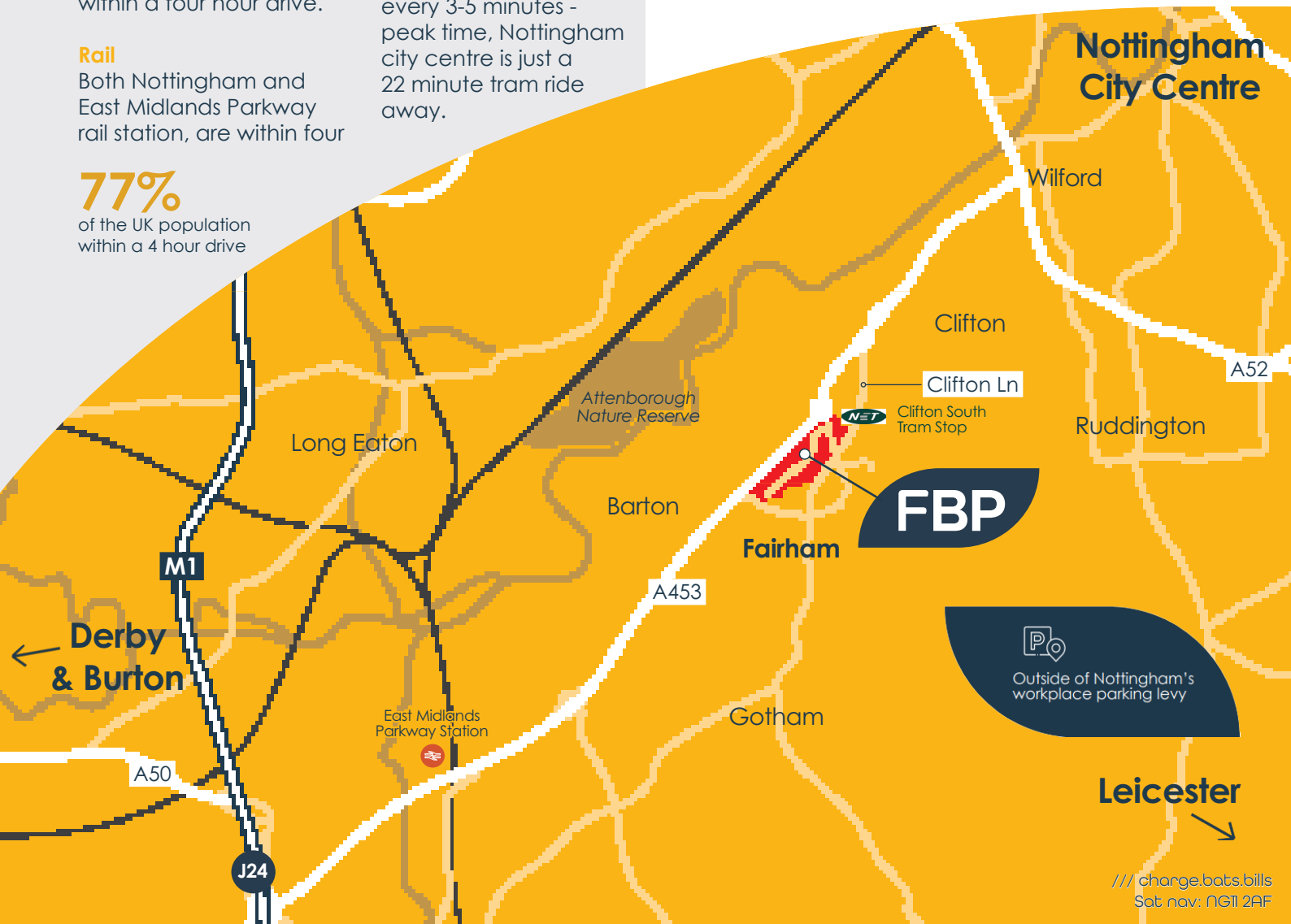
Available on a new lease, ideal for warehouse or manufacturing purposes, terms are available from the agents.

Service Charge

A service charge will be applicable for the upkeep and maintenance of common areas of the estate.

VAT

VAT will be payable upon rent and service charge due.



Further information

Please contact the joint agents:

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