

Speculative Development at Fairham Business Park, Nottingham – 47,333ft² Coming Soon



[Phase Two Unit D1 - Fairham Business Park]

Tim Gilbertson Director of FHP Property Consultants is delighted to bring to market a new speculative warehouse/industrial unit to be built at Fairham Business Park in Nottingham just off the A453, outside Nottingham's Parking Levy and within minutes of the M1 motorway. Full details below with the unit anticipated to be ready for occupation in summer 2027, a much needed addition to available space within the city and county, with planning consent anticipated to be received imminently.

The new development forms part of Phase Two at Fairham Business Park and will see the delivery of Unit D1, a flagship 47,333 sq ft industrial and warehouse facility. The unit will sit alongside two anticipated pre-let facilities, with details of the new occupiers set to be announced in the coming weeks.

Designed to meet the needs of modern businesses and benefitting from a B2 & B8 use class, Unit D1 will offer high-quality industrial and warehouse accommodation alongside contemporary office space. The building will be constructed to a high specification and will feature a 750 kVA power supply, 10-metre eaves height, four dock loading doors, two level-access doors, a secure service yard and generous car parking.

Demonstrating Clowes Developments' continued commitment to sustainable development, Unit D1 is targeting both a BREEAM Excellent certification and an EPC A rating.

The unit will be available to let, with quoting terms available through the site's agent FHP.

Kate Henderson – Head of Marketing - Clowes Developments
ANNOUNCEMENT: **Clowes Developments to Speculatively Deliver 47,333 sq ft Industrial Unit at Fairham Business Park**
Suitable for release: 14th September 2026

James Richards, Development Director at Clowes Developments, said:

"Our decision to speculatively develop this next phase reflects the confidence we have in Fairham Business Park and an industry wide lack of supply of new units of this size. We have experienced excellent levels of interest and strong occupier demand since the park launched, and we are committed to ensuring businesses have access to high-quality, sustainable accommodation that enables them to grow."

Fairham continues to attract regional, national and international occupiers thanks to its exceptional connectivity, proven deliverability and the quality of the environment we are creating. By investing in this project, we are giving businesses the opportunity to secure best-in-class space in one of the region's most exciting commercial locations."

Tim Gilbertson, Director at FHP Property Consultants, added:

"There continues to be a strong demand for high-quality, well-located industrial and warehouse accommodation across the East Midlands, particularly for units of this size and specification. Unit D1 will offer occupiers an excellent opportunity to secure a modern, sustainable facility at one of the region's most strategically positioned business parks."

Fairham Business Park forms part of the wider Fairham masterplan. With more than 600,000 sq ft of commercial space already developed, the business park has rapidly established itself as a flagship employment destination within the East Midlands.



[Fairham Business Park – Summer 2026]



Located on the southern edge of Nottingham, within Rushcliffe Borough Council, Fairham sits outside Nottingham's Workplace Parking Levy area, offering a potential cost advantage for occupiers. The development is positioned adjacent to the A453 Remembrance Way, providing direct access to the M1 motorway.

Fairham also benefits from strong public transport connections, with the NET tram terminus at Clifton nearby. East Midlands Airport is approximately 15 minutes away, while Nottingham city centre can be reached in around 20 minutes, providing excellent access for businesses, employees and visitors.

The wider mixed-use Fairham development represents a major investment in the region, including more than £100 million of infrastructure investment, up to 3,000 new homes, a neighbourhood centre incorporating retail and community facilities, a health centre, a primary school and up to one million sq ft of employment space at Fairham Business Park.

For more information on development opportunities and updates, visit the [Fairham Business Park](#) website.

To enquire about commercial opportunities at Fairham Business Park, contact Tim Gilbertson of FHP on 07887 787 893 or tim@fhp.co.uk.

- Ends -

For more information, please email kate.henderson@clowes.co.uk or call 07961 604286

Notes to Editors

Fairham

Fairham is a 606-acre site on the southern edge of Nottingham, set to become the region's prime commercial and residential destination.

Boasting world-class connectivity, Fairham sits alongside the new £150 million A453 Remembrance Way that links directly to the M1. It is also next to the NET tram terminus at Clifton, within a 15-minute drive of East Midlands Airport and a 15-minute drive or tram ride from Nottingham city centre.

The development includes more than £100 million of new infrastructure improvements as well as up to 3,000 new homes, a new neighbourhood centre with local shops, a health centre, community buildings and a new primary school. Up to one million square feet of employment opportunities will also be delivered at Fairham Business Park.

For more, visit www.fairhamlife.co.uk



About Clowes Developments

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Clowes Developments is 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.

Charles W Clowes founded Clowes Developments on 17th September 1964; he did so on the guiding principles of honesty, integrity, passion and innovation. That DNA still runs deep throughout the company, influencing decision-making over half a century later.

The Clowes family still own and run the business, giving relief from the demands of PLC shareholders and allowing the freedom to build an extensive portfolio in creative and imaginative ways.

Clowes Developments recently presented the group's results for the financial year ended 31 March 2025, which in short show turnover of £147.1m and operating profit before exceptional items of £5.4m.

The group holds over 3,000 acres of land and 15,000 residential plots in 130 development sites across the country, including more than 50 office and business parks and several larger mixed-use sites.

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