Press Release 2026



WHERE CAN I FIND AN INDUSTRIAL UNIT / WAREHOUSE TO BUY IN NOTTINGHAM? THE ANSWER MIGHT BE BELOW…

As agents for Clowes Developments on two of Nottinghamshire's key industrial and distribution sites, Fairham Business Park just off the A453 and Harrier Park at Hucknall, it's true to say that opportunities to buy industrial or warehouse space, or indeed rent, high calibre new build opportunities are very limited in Nottingham and its surrounding areas as exemplified by the success of both of these schemes.

Fairham Business Park has now seen over 650,000ft² developed with three other deals pending and if those complete successfully then we would only be able to offer at Fairham, which sits just off the A453 and outside of Nottingham's Workplace Parking Levy, units up to at most 25,000ft² to buy or rent.

Clowes Developments' other Nottingham scheme, Harrier Park at Hucknall, moments from Junctions 26 and 27 of the M1 and which again sits outside of Nottingham's Workplace Parking Levy, can though pick up the slack in terms of those occupiers seeking to buy or rent larger facilities as we can accommodate buildings there from as little as 30,000ft².

Both of these schemes have seen significant development in recent times, one building of over 200,000ft² built at Harrier Park and any number of buildings ranging up to 100,000ft² built at Fairham but moving forward, in the hope that an improved economic picture might come to life later in the year or early in 2027, Harrier Park still provides now an ideal opportunity for occupiers to take advantage of a site which sits outside of Nottingham's Workplace Parking Levy, which is ready to develop with planning in place for any number of different unit sizes already, meaning an immediate start on site would be possible in many cases and where we have a big power capacity available in conjunction with a great location for motorway access and indeed staff access too.

Extending to over 30 acres, Harrier Park is a key manufacturing and distribution location for the region and with substantial power available, located outside of Nottingham's Workplace Parking Levy and an opportunity to buy or rent a new facility with Fairham coming to the end of its life in terms of being able to provide buildings of size and scale, Harrier Park is well set to fill the void and provide Nottinghamshire occupiers a fabulous opportunity to relocate their business whether they are interested in purchasing or renting bespoke built accommodation.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

Nottingham 0115 950 7577 | **Birmingham** 0121 752 5500 | **Derby** 01332 343 222

Nottingham Office
10 Oxford Street | Nottingham | NG1 5BG

Birmingham Office
122-124 Colmore Row | Birmingham | B3 3BD

Derby Office
North Point | Cardinal Square |
10 Nottingham Road | Derby | DE1 3QT

For further information or to discuss any requirement in general, please do contact me for a chat on 07887 787 893 or drop me an email tim@fhp.co.uk and I'd be delighted to discuss the opportunities we have here together with our clients, Clowes Developments, or alternatively speak to our joint agents Richard James-Moore and Ed Cole of Incore (rjm@incore.co.uk / ed.cole@incore.co.uk).

ENDS

Tim Gilbertson

18th November 2026