

Clowes Developments celebrate another 100,000sq ft unit achieving practical completion at Fairham Business Park



[Plot A4 – Fairham Business Park]

Fairham Business Park developers celebrate another practical completion as Unit A is handed over to the occupier.

Works begun at Plot A4, Fairham Business Park back in October 2023, nine months later the 100,000 sq. ft unit has been built by lead contractor, TanRo and handed over to the occupier.

The unit is neatly located next to the stand-alone units totalling 260,000 sq. ft purchased by international property investment and asset management company Hines and a 100,600 sq. ft bespoke building for a local company who will be moving into their premises next year.

The brand-new purpose-built premises comprises of a 95,379 sq. ft warehouse with 12,292 sq. ft office and welfare space over three storeys, situated at the front of the building. There are 84 car parking spaces at the front of property with ten electric vehicle (EV) charging bays. There will also be a large service yard to the rear with ten dock levellers and four level access to meet the needs of the occupier. Clowes will be providing a fully photovoltaic (PV) ready frame.

Kate Henderson – Head of Marketing - Clowes Developments / FairhamLife
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James Richards, Director at Clowes Developments commented on the completion:

"Nine months after works began on site and we're now handing over to our client, who will be formally identified in the next few weeks. It's testament to our professional delivery team who can perform to such a high standard and according to a tight schedule. It is fantastic to see the ongoing development of Fairham Business Park, as one completes, another ramps up on plot A2. "

As the occupiers of A2 sign the deal for a bespoke 100,600sq ft unit, ground works have already been concluded and steel frames are due to be erected in the coming weeks. In total, this will mean over 600,000sq ft of industrial, warehouse, distribution and manufacturing space has been snapped up at Fairham Business Park, with further announcements expected in due course.

Tim Gilbertson, Director at FHP Property Consultants added:

"High demand for commercial units at Fairham says something about the transport links of Fairham Business Park and it's positioning outside of Nottingham's workplace parking levy. We are excited to market phase two of the business park, where potential occupiers can make use of more varied commercial opportunities such as office, trade counter or retail schemes."



[Fairham Business Park]

With well over half of the site now under offer or sold, there remains opportunities for build to suit facilities on the prominent site adjoining the A453 and outside of Nottingham's Workplace Parking Levy. The next phase of the development will see not just manufacturing and distribution space available but also space suitable for offices, a hotel, leisure facilities and other conveniences including roadside retail and trade counters. Fairham Business Park offers a unique opportunity for Nottingham businesses to expand, harvest investment and nurture local talent.

The business park has excellent transport links into the city of Nottingham including fully accessible cycle routes and walkways. Fairham Business Park is within easy reach of Junction 24 of the M1, East Midlands Airport and adjoining the NET Tram Park & Ride site, with further transport improvements expected. Fairham Business Park offers the perfect location for conducting business and harnessing local talent.



Further information regarding site wide activity and latest news can be found at www.fairhambusiness.co.uk. Parties interested to learn more about the commercial opportunities at Fairham Business Park are invited to contact the site's agent, FHP Property Consultants and Fisher German.

- 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 – celebrating 60 years in business

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 the 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.

The Derbyshire-based property group has presented their strongest numbers in its history with a turnover of £253.2m and operating profit of £43.4m for the financial year 2022-23.

www.clowes.co.uk

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