

Press Release 2025



CLOWES DEVELOPMENTS SECURE CLEAN FOR 72,000FT² PRE-SALE UNIT AT FAIRHAM BUSINESS PARK

[left to right: Rob Champion – Fisher German, James Richards – Clowes Developments, John Newland & Fraser Borthwick – CLEAN, Duncan Paterson – TanRo, Tim Gilbertson – FHP]

Fairham Business Park in Nottingham is one of Clowes' Developments flagship schemes where over one million square feet of commercial space is planned together with 3,000 dwellings.

In a deal brokered by their agent, Tim Gilbertson of FHP Property Consultants, the latest deal has now been revealed by Clowes as they have secured a pre-sale of a unit of 72,000ft² to CLEAN Linen & Workwear for their relocation and expansion of their existing Nottingham facility.

As one of the UK's leading laundry companies, CLEAN specialises in providing high-quality linen and workwear rental services to household names and discerning independent hotels, in addition to a range of other industries throughout the UK, with their parent company, AlSCO, being a pioneer in the industry since 1889. CLEAN's desire to be the first choice for uniforms, hospitality linen and facility services throughout the country was quickly aligned with Fairham Business Park's aim of being best in class for manufacturing and distribution use throughout the East Midlands and a deal was swiftly agreed. The new facility will meet the highest efficiency and sustainability standards, incorporating the latest automation and laundry technology advancements to significantly enhance CLEAN's capability to serve its growing customer base. At the same time, ensuring the delivery of high-quality, reliable laundry services throughout the region.

Development Director at Clowes Developments, James Richards, commented:

"To date we've seen huge success at Fairham Business Park with a high calibre of occupiers choosing to make Fairham their home for business. It's great to secure CLEAN and add another multi-national company into the mix. Fairham Business Park has already provided employment for over 750 people, the addition of CLEAN will bring that number to over 1000. We are delighted with the inward investment being generated for the area and hope to continue this as we look to bring forward phase two of the development. As is always the case with our projects, our professional team of advisers have delivered another great result for us in getting this deal over the line, special thanks goes to our legal representatives, Heather Dixon and Chris Hawrylak at Geldards LLP."

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Director for Operations for Hotel Linen, John Newland, who was at the forefront of the deal for CLEAN, added:

"CLEAN is excited about our new laundry facility at the Fairham Business Park, in partnership with Clowes Developments and their delivery partners. This collaboration has truly embodied the spirit of partnership, progressing through the design and planning stages with remarkable speed and efficiency. We eagerly await the completion of this project, which will feature our most advanced laundry facility to date. This cutting-edge facility combines over a century of expertise with the latest technological innovations. After an extensive search, we selected the Fairham site for its top-tier facilities, abundant utilities, and excellent transport links. These attributes will enable CLEAN to continue providing exceptional service to our customers for many years to come."

The agents for Fairham Business Park were Tim Gilbertson, Director at FHP Property Consultants and Rob Champion, Partner at Fisher German.

This deal was brokered by Tim Gilbertson who added:

"Fairham Business Park continues to go from strength to strength, and this is the latest deal we have agreed on, which sees another fantastic name join Fairham Business Park to augment the fabulous array of occupiers we have in place."

From our initial discussions through CLEAN's agent, Mitchell Brookes of Kempton Carr, it was clear that there was a synergy between CLEAN's aims and what could be offered at Fairham, and it was a smooth process, as a detailed specification was quickly agreed for the bespoke facility CLEAN required."

The end result is that we have now exchanged contracts for Clowes Developments to construct a unit of 72,000ft² for CLEAN, which will enable their expansion and relocation in the region as they continue to grow their business and expand their services to customers both old and new."

This is the last of the large development plots that we have available at Fairham Business Park but we can still offer bespoke distribution or manufacturing space from as little as 10,000ft² up to nearly 70,000ft² and with CLEAN's building expected to be ready for occupation by the middle of 2026, that will take the space built and occupied on the park to well over half a million square feet."

2026 should also see us release details of the next phase of development, which will bring further facilities to the site and other opportunities for occupiers to take space ranging from offices to trade counters to standard industrial or warehouse units to retail and leisure with more detail to be provided shortly."

Agent for CLEAN, Mitchell Brookes of Kempton Carr, concluded by adding:

"Kempton Carr Croft have worked with CLEAN for a number of years, I was delighted to assist with acquiring this latest premise to add to their portfolio and continue to watch CLEAN grow in strength. We undertook a search and reviewed several possible sites / options in 2024 on behalf of CLEAN, Fairham by far ticked the most boxes due to its location, connections and specification. It was a pleasure to work with Tim, and Clowes Developments on this acquisition which was a smooth process from start to finish."

For full information on the deal or to see how Fairham Business Park might be the ideal new home for your business, please contact either of the agents, Tim Gilbertson at FHP (07887 787 893 / tim@fhp.co.uk) or Rob Champion at Fisher German (01214 260891 / rob.champion@fisherman.co.uk).

ENDS

Tim Gilbertson

17 February 2025

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