



## Unit C2, Fairham Business Park

Foresters Avenue, Nottingham, NG11 2AF

### Industrial / Industrial / Warehouse To Let or For Sale, Nottingham

**26,542 sq ft**  
(2,465.83 sq m)

- High Quality Specification
- 22,130 sq ft warehouse space
- 2,206 sq ft of fitted offices on both floors
- Up to 12m haunch height
- Targeted EPC rating of 'A'
- BREEAM 'Excellent'
- Located outside of the proposed Nottingham parking levy area
- PV Ready
- High-speed fibre – BT & Virgin
- 40 car parking spaces, 6 EV



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## Summary

<b>Available Size</b>	26,542 sq ft
<b>Rent</b>	Rent on application
<b>Price</b>	Price on application
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Unit C2 is the last unit available for Phase One and can be ready for occupation as early as Q4 2025.

The unit is available For Sale or To Let and will be built to a very high quality specification to include a total of 26,542 sq ft which is made up of 22,130 sq ft warehousing and 2,206 sq ft offices on two floors.

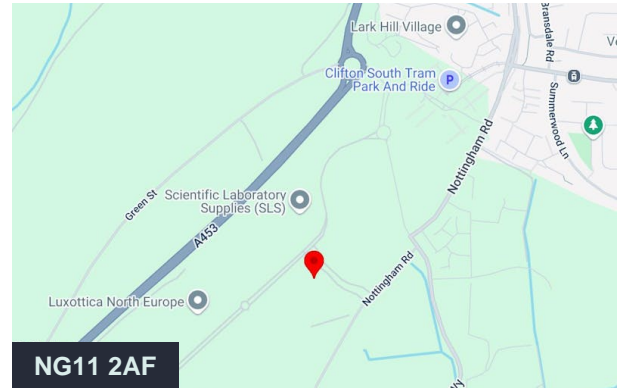
Fairham Business Park is well underway and has already produced over 500,00 square feet of prime logistics, industrial and manufacturing space which will be developed on a rolling, speculative and build to suit programme.

To the south of Nottingham and in the very heart of the country, Fairham has unrivalled national connections with excellent links to all parts of the UK and beyond via rail, road and air. East Midlands Airport is 8 miles away while further international connections are available from Birmingham Airport which is 45 minutes away.

Fairham Business Park benefits from being situated outside of the Nottingham workplace parking levy.

The unit will provide the following specification:

- Up to 12m haunch height
- Targeted EPC rating of 'A'
- BREEAM 'Excellent'
- Steel frame
- Built up profiled metal cladding
- 2 level access door
- 1 dock door
- PV Ready
- High-speed fibre - BT & Virgin
- 40 car parking spaces
- 6 EV charging spaces
- 3 disabled parking spaces
- 5 motorbike spaces
- Security lighting
- LED Lighting
- Wire mesh security fencing
- Landscaped environment



## Viewing & Further Information



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