



HARRIER PARK

**FOR SALE
OR TO LET**

DOREY WAY | HUCKNALL | NOTTINGHAM | NG15 6XJ

**Design and build manufacturing / distribution units
available from 60,000 to 206,000 sq ft** (5,574 – 19,138 sq m)

Established business park
approx **10 minutes** from
J26 and J27, M1.

BREEAM 'Excellent' industrial/
distribution space: built bespoke
to an occupier's requirements.

Outline planning
consent secured. Up to
8.1MVA power available.

Outside of the Nottingham workplace parking levy



Indicative image

clowes-harrierpark.co.uk

Clowes 
DEVELOPMENTS



Indicative CGI



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(5,574 – 19,138 sq m)

Indicative CGI

HARRIER PARK

In good company

Occupiers at Harrier Park include Rolls-Royce, ITP Aero and RM Educational Resources who occupy a bespoke built 200,000 sq ft unit.



A proven location

Harrier Park sits within minutes of J26 and J27 of the M1, outside Nottingham's workplace parking levy with good access to Nottingham Train Station. There is also a local train and tram stop in Hucknall.



Highly skilled & local workforce



4.8m regional population*



Labour costs 12% lower than national average*

*approximate figures

Specification

Each property will be constructed to the end occupier's bespoke specification, an indicative specification will include:



Up to 15 metre eaves



Up to 8.1MVA power on site



EPC 'A'



Anticipated BREEAM 'Excellent'



All plots are serviced and ready for development



INDICATIVE MASTERPLAN

Dorey Way



Freehold/Leasehold

Units are available either to buy or to rent on a 'build to suit' basis. Please contact the agents for further information.

VAT

VAT will be payable upon rent/purchase price due.

A Proven Developer

Harrier Park is the latest development within the UK development portfolio of Derby based Clowes Developments (UK) Limited.

Clowes have the expertise to develop units to satisfy small to medium sized businesses but also have the expertise to deliver projects on a national scale.

Completed units can be viewed at a number of their schemes within the region including Castlewood, Stud Brook, Fairham, Forbes and Ivanhoe Business Park all of which are located within an hour's drive from Harrier Park.



SAT NAV: **NG15 6XJ**

Further Information

Please contact the joint agents:



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