



HARRIER PARK

DOREY WAY | HUCKNALL | NOTTINGHAM | NG15 6XJ
///appeal.carry.seated

**FOR SALE
OR TO LET**

**Design and build manufacturing / distribution units
available from 64,225 to 116,778 sq ft** (5,967 – 10,847 sq m)

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

Targeting **BREEAM 'Very Good'**
industrial/distribution space: built
bespoke to occupier's requirements.

Reserved matters planning
consent secured. Up to
8.1MVA power available.

Outside of the Nottingham workplace parking levy



clowes-harrierpark.co.uk

Clowes 
DEVELOPMENTS



Indicative CGI



Design and build
manufacturing/distribution
units available from **64,225**
to **116,778 sq ft**

(5,967 – 10,847 sq m)

Indicative CGI



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 12
metre eaves



Up to 8.1MVA
power on site



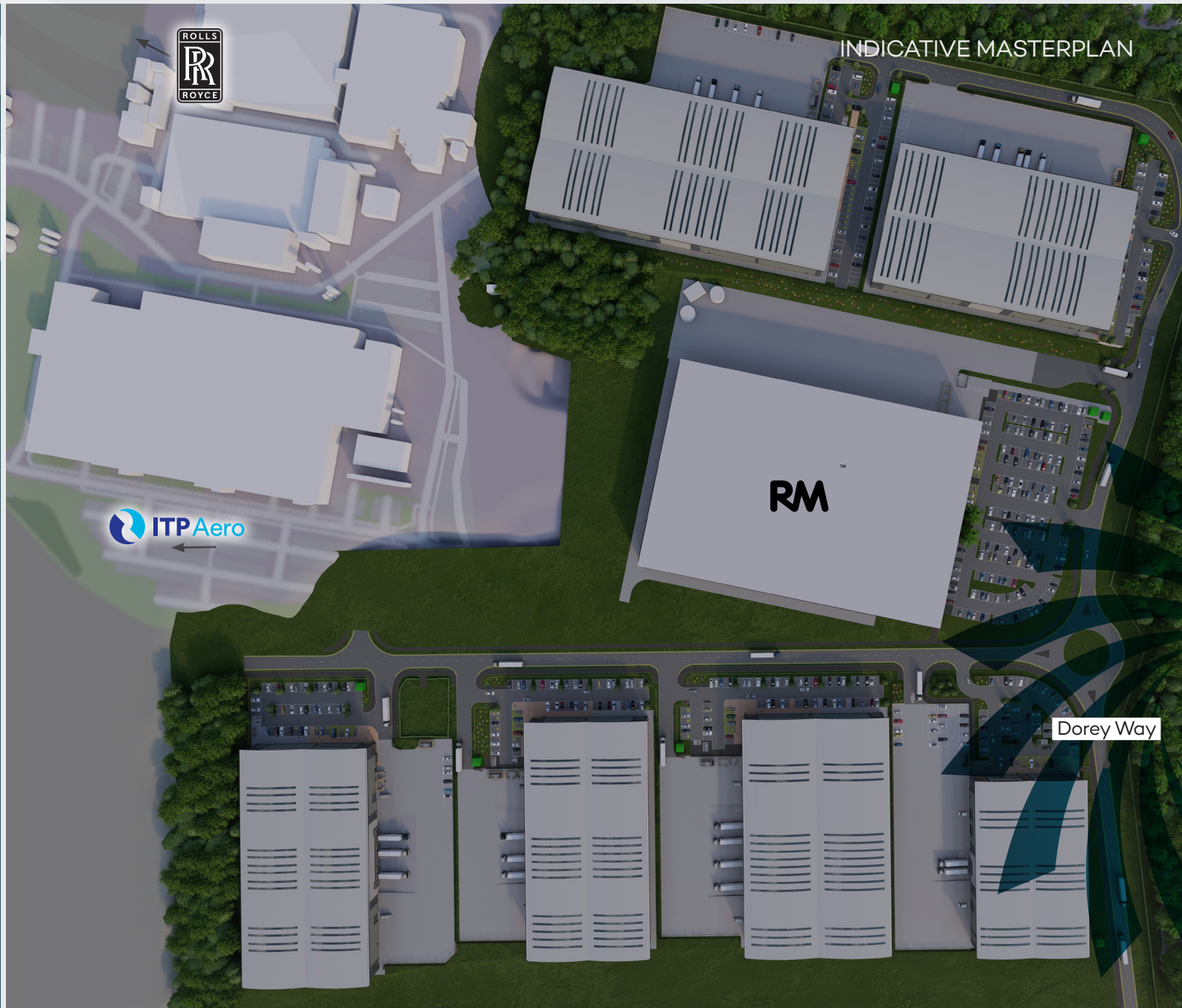
Targeting
EPC 'A'



Targeting
BREEAM 'Very
Good'



All plots are serviced and
ready for development





Freehold/Leasehold

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

Service Charge

A service charge will be applicable to the upkeep and maintenance of common areas of the estate, full details are available from the agents.

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 resource 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.

 **What3Words**
[appeal.carry.seated](https://www.what3words.com/appeal.carry.seated)

SAT NAV: **NG15 6XJ**

Further Information

Please contact the joint agents:



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