

MUSE

Harrier Park

Spaces from 40,000 to 300,000 sq ft
Freehold or leasehold

HUCKNALL, NOTTINGHAMSHIRE,
EAST MIDLANDS. NG15 6EU

Built on achievement,
built-in potential.



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← M1 J27 0:10 MINS / M1 J26 0:10 MINS →

A611

35 acres, any number of options.



Light or general industrial uses, warehouse and distribution roles, spaces from 40,000 to 300,000 sq ft — Harrier Park is a flexible, can-do business park at Hucknall in the heart of the UK.

This is a fully serviced site with outline planning permission for spaces of varying sizes and uses. It's in a great strategic position with all the right connections. And this is where we'll build exactly what you need to achieve your goals. However you look at it, Harrier Park is right and ready to go.

Reserved Matters and a Full Planning Application have been lodged on a range of industrial unit sizes (see page 10), with planning decisions expected Q2 2024.

An electricity supply of up to 5.89 MVA has been secured with water, gas and telecomms ready to connect into on site already.

MUSE +  **Rolls-Royce**

A joint venture by Muse and Rolls-Royce.



One million square feet of potential.

Alongside providing high quality industrial spaces, 20 acres has been given over to greenspace to help support wellbeing for both people and nature. This includes play areas, foot and cycle paths, new wildlife habitats and extensive planting.

Harrier Park offers flexible spaces with footprints ranging from 40,000 to 300,000 sq ft. – so there's plenty of opportunity to specify different sizes and building types to suit your specific needs.

[Take our 360° tour to explore Harrier Park's potential.](#)

Right at the heart of things.

Harrier Park is clearly well connected. Its central location and proximity to two junctions on the M1 mean that here, your business can effectively reach out north, east, south and west across the nation, and beyond.

DESTINATIONS	MILES	H:MM
M1 J26	4.5	0:10
M1 J27	6	0:10
NOTTINGHAM	8	0:24
DERBY	19	0:31
SHEFFIELD	42	0:54
BIRMINGHAM	56	1:07
LEEDS	68	1:17
MANCHESTER	77	1:58
LIVERPOOL	113	2:22
SEAPORTS		
IMMINGHAM	88	1:36
AIRPORTS		
EAST MIDLANDS (EMA)	18	0:27
RAIL PORTS		
EAST MIDLANDS GATEWAY	17	0:27



Hucknall

① RM RESOURCES ② ITP AERO



Regional

M1 J26 4.5 MILES J27 6 MILES



High standards as standard.

High quality is the backbone of Harrier Park in every respect. We're aligned with exacting standards to match your own, in terms of ESG, construction quality, deliverability and value.

The partnership between Rolls-Royce and ourselves is all about delivering an outstanding industrial and distribution space with benefits for all. Employment opportunities, new environmental assets, energy efficiency, net zero carbon construction. Harrier Park succeeds in hitting an array of crucial targets.



Designed to meet BREEAM 'Excellent' standards.



'A' rated EPC.



Delivering net zero carbon in construction within the UK Green Building Council Framework.



20 acres of curated parks and new greenspaces.



Future proofed to accommodate extensive PV roof coverage.



Provision of cycle storage with showering facilities available.



On site bus stop.



Electric vehicle charging.

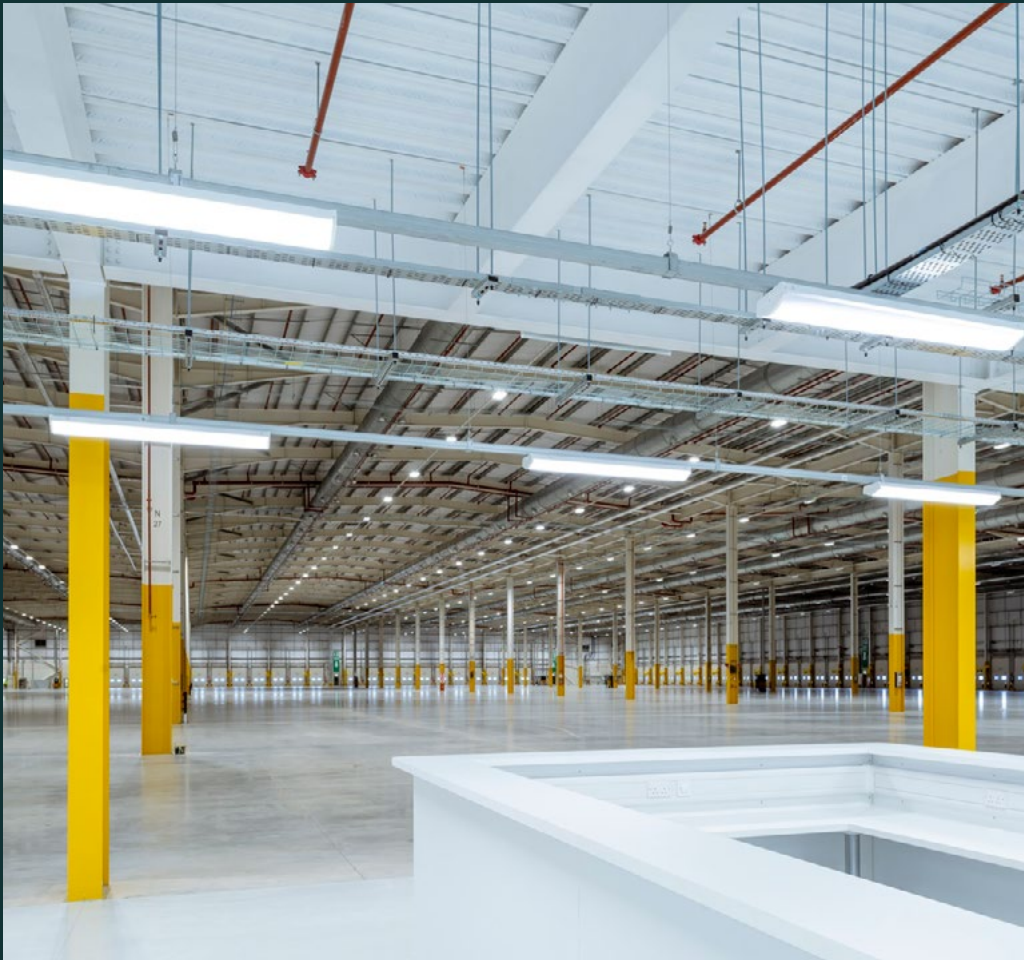


50 kN/m² floor loading.



12% roof lights.

Your space, configured your way.



Your space will be precisely tailored to your operation at Harrier Park. Enabling flexibility has been a central feature of the space from day one — all the choices are yours to make.

Harrier Park has outline planning consent for Light Industrial (B1), General Industrial (B2) and Warehousing/distribution (B8) beyond this there's a host of options to choose from in space types and dimensions, so any unit size is available.

Planing applications have been submitted for the unit sizes detailed on the next page. Planning decisions are expected Q2 2024 so an early start on site is possible. We still have complete flexibility to deliver bespoke sizes for you.

INTERIOR AT LOGIC LEEDS

Potential sizes.

	SQ FT	SQ M
1B	102,500	9,522
WAREHOUSE	97,500	9,058
GF OFFICES	2,500	232
FF OFFICES	2,500	232
1C	169,125	15,712
WAREHOUSE	160,875	14,946
GF OFFICES	4,125	383
FF OFFICES	4,125	383
2A	97,375	9,046
WAREHOUSE	92,625	8,605
GF OFFICES	2,375	221
FF OFFICES	2,375	221
2B	69,700	6,475
WAREHOUSE	66,300	6,160
GF OFFICES	1,700	158
FF OFFICES	1,700	158
2C	54,100	5,028
WAREHOUSE	51,480	4,783
GF OFFICES	1,320	123
FF OFFICES	1,320	123
2D	82,000	7,618
WAREHOUSE	78,000	7,246
GF OFFICES	2,000	186
FF OFFICES	2,000	186





Let's talk specifics.

With all the infrastructure in place and companies like RM Resources and ITP Aero already operating from Harrier Park, it's time to talk about what your specific requirements are and how we will accommodate them.

At Harrier Park we're passionate about getting everything right. It's why we have a thoroughly collaborative approach — we listen, we assimilate, we get under the skin of your project, to ultimately produce your ideal bespoke solution.

To buy or let, freehold or leasehold, Harrier Park offers the choices to meet your objectives.

Local attractions.

Harrier Park is in Hucknall near Nottingham in the East Midlands, an area that's always attracted businesses wishing to capitalise on a dynamic, well-serviced location.

There's a plentiful highly skilled and local workforce on your doorstep, with the overall East Midlands population numbering around 4.8 million people. The vibrant cities of Nottingham and Derby are close by. Labour costs here are approximately 12% lower than the national average. Hucknall itself offers all the facilities and services of a thriving market town, with good local rail, bus and cycle route provision helping make Harrier Park accessible on foot and by bike.

*APPROXIMATE FIGURES



A highly skilled and local workforce.



4.8m regional population.*



Nottingham and Derby close by.



Labour costs 12% lower than national average.*



An area of innovation and industrial achievement.



1



2



3

A sustained environment.

We've been determined to preserve and enhance the character of this former airfield, with its wildflower meadow and Site of Importance for Nature Conservation (SINC) status. Harrier Park has been landscaped to support the existing wildlife – including the increasingly rare Dingy Skipper butterfly – and new habitats are already attracting diverse species.

This is a distinctly different place to live and work, one that supports active lifestyles and wellbeing. There are extensive footpaths and cycleways through the 1.5km long Merlin Park greenspace. Local children have helped design the playful areas. Surface drainage has been sustainably designed to include new wetland habitats. It all adds up to an environment that allows people to feel a calming connection with nature, whether they're here for leisure or work.

- 1 A space where people and nature can thrive.
- 2 Designed to support active lifestyles.
- 3 Wildlife is welcome at Harrier Park.

Uplifting history.



FLYING BEDSTEAD 1953

1916

Hucknall Aerodrome opens as a Royal Flying Corps Training School.

1928

Aerodrome re-opened as RAF Hucknall, a light bomber base.

1935

Rolls-Royce shared occupation with RAF and established engine development and test flying facility.

1939 – 45

Hucknall test beds were pivotal in the development of the Rolls-Royce Merlin and Griffon engines.

1942

First flight of Sir Frank Whittle's jet engine from RAF Hucknall on a Vickers Wellington bomber.

1953

The world's first vertical take off and landing (VIOL) at Hucknall on a Rolls-Royce Thrust Measuring Rig, known as the Flying Bedstead – the technology which led to the development of the Harrier jump jet.

2007

Cessation of engine testing at Hucknall and development of a new Combustion Systems factory by Rolls-Royce with an investment of circa £30 million.

2017

Launch of Harrier Park adjacent to Rolls-Royce delivering potential for 1 million sq ft of employment space with the ability to create up to 2,000 new jobs.

2020

Completion of 200,000 sq ft headquarters and distribution facility for RM Educational Resources Ltd.

There's a strong history of industrial achievement behind Harrier Park and the wider East Midlands area – from the world's first lace making machine in the 18th century to Vertical Take-off and Landing planes in the 1950s and '60s right here on site.

The land occupied by Harrier Park has long been associated with innovation. In World War II, the then RAF Hucknall was instrumental in perfecting the Rolls-Royce Merlin engine, which subsequently powered iconic war planes like Lancaster bombers, Spitfires and P51 Mustangs. In the 1950s, this is also where the world's first successful vertical take-off aircraft flew, and where the technology which led to the Harrier 'Jump Jet' was developed and refined.





1

RM Resources attain new base.

RM Educational Resources are now in place and operational at Harrier Park, making the most of their new 200,000 sq ft headquarters and distribution space.

- 1 Designed and built to RM's bespoke requirements.
- 2 The space to realise the company's automation plans in full.
- 3 Ideally placed for the future.



2



3

All four one.

Harrier Park is the result of a productive collaboration between Rolls-Royce, Nottinghamshire County Council, Ashfield District Council and Muse Places.

At Muse we've long believed in the power of people working together. With our partners at Harrier Park, we're achieving great things in several important ways. Together we're building better for business, working people, the local and regional community, the environment... all with the focus on quality that's sustainable, in every sense of the word.



MUSE



Rolls-Royce



**Nottinghamshire
County Council**



Ashfield
DISTRICT COUNCIL



1



2



3

Placemakers, first and foremost.

For almost 40 years, Muse has focussed on the idea of ambitious thinking with a long-term outlook.

Across the UK we continue to lead complex projects with the emphasis on sustainability, community and quality. We use collaboration, experience and creativity as our prime building blocks – it's been the way we've consistently delivered great places over many years.

From grade A offices to award-winning industrial and logistics parks and everything in between, for us partnership is key. It's how we continue to build a brighter future together.

Muse is part of Morgan Sindall, a group of complementary specialist businesses that deliver construction and regeneration across the UK for the public, commercial and regulated sectors.

[Visit our website to find out more.](#)

- 1 Arden Cross. Blending space to work, innovate, learn and have fun in the West Midlands.
- 2 Eurocentral. Helping business to boom in Lanarkshire.
- 3 Logic. Raising the bar for logistics in the Leeds city region.

Contact us.

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[Harrier Park website](#)