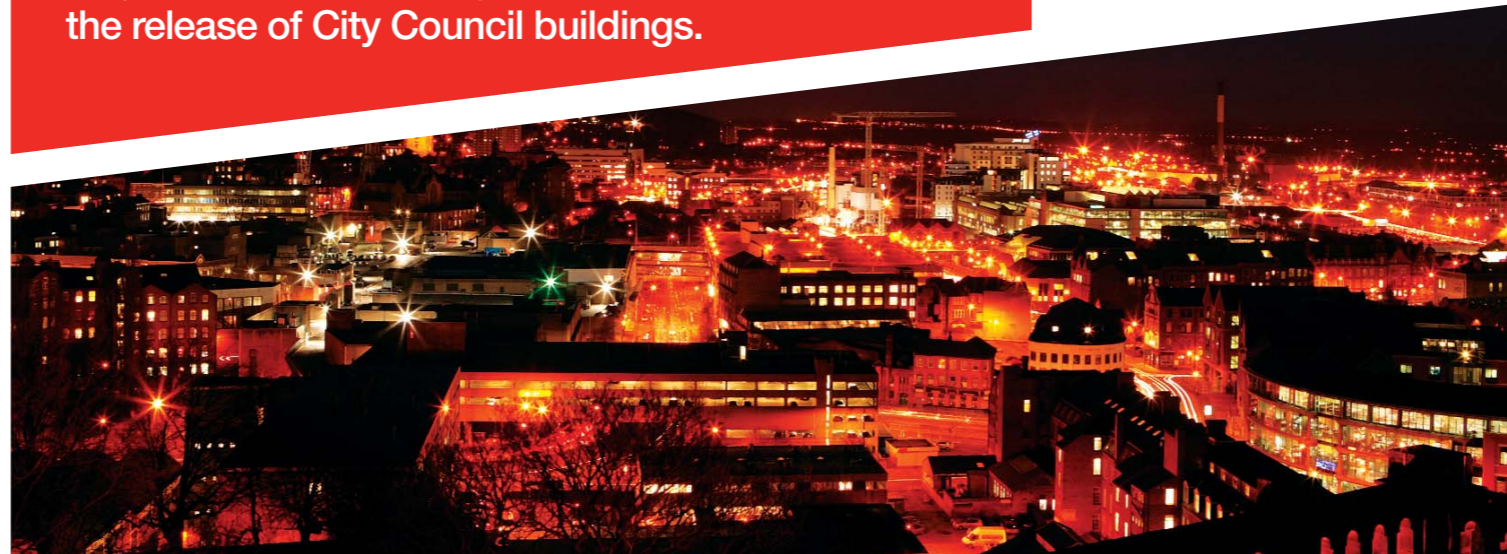


Nottingham Development Opportunities

Nottingham's regeneration continues with various projects at different stages and opportunities with the release of City Council buildings.



Nottingham cityscape at night

Nottingham City Council have recently purchased Loxley House on Station Street, allowing them to relocate from five city centre buildings and consolidate to a single headquarters. The move will give a significant boost to the regeneration of the Southside area alongside the transformation of Nottingham railway station. This document identifies the five key opportunities currently on the market.

Nottingham Regeneration Limited continues to assist development across the city centre, three regeneration zones (Eastside, Southside and Waterside) and the wider Nottingham area. We broker the long term, shared solution and ensure that Nottingham

will be physically fit for the future. With developers reaffirming their intentions to invest within the city and current projects progressing well the future continues to look good for Nottingham.



Loxley House

Key facts

- ▶ Nottingham is home to more than 15,000 businesses and over 50 regional and national companies have chosen the city as their headquarters
- ▶ Nottingham has a catchment area of more than 700,000 people, the largest in the East Midlands
- ▶ Nottingham continues to have one of the country's strongest retail offers, the fifth largest outside London. Vacancy levels at the end of 2009 were 14% in the city centre against an average of 20% in the UK
- ▶ As part of the national growth agenda 52,000 new homes are proposed throughout Greater Nottingham up to 2016



The Exchange Buildings

The Exchange Buildings



The Exchange Buildings

- Prime city centre location with potential for boutique hotel
- Grade II listed with shops on either side of an internal central arcade on the ground floor with two wings of offices on four levels above, totalling over 4,000 sq m
- B1 office permitted use with potential for other uses such as boutique hotel
- Available with a 125 year premium lease

Severns House



Severns House

- City centre offices with redevelopment/ refurbishment potential
- 1970s office accommodation over 5 levels and totalling 2,700 sq m
- Permitted B1 office use with potential for other uses including retail and hotel. Benefits from the redeveloped Broadmarsh Shopping Centre
- Available with an underlease expiring 2119



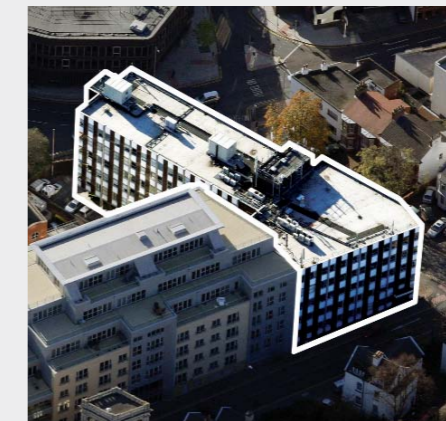
The Guildhall



The Guildhall

- Premium landmark building and adjoining development opportunity
- Three buildings consisting of the 1888 Grade II listed Guildhall and Fire Brigade and 1970s Finance Building
- B1 office use permitted with potential for mixed use development
- Site extends to 2.45 acres and is capable of accommodating over 4,000 sq m
- Available freehold with vacant possession

Lawrence House



Lawrence House

- City centre office location with redevelopment / refurbishment potential
- Six storey with a total net floor area in excess of 4,000 sq m
- B1 office permitted use with potential for hotel, residential and student accommodation
- Available freehold with vacant possession



Nottingham key sites

Nottingham City Council
Five property opportunities

- 1 The Exchange Buildings
- 2 The Guildhall
- 3 Severns House
- 4 Lawrence House
- 5 Isabella Street

Southside

- 1 The Sentinel
- 2 Station Street
- 3 Unity Square
- 4 The Hub
- 5 London Road
- 6 Meadows Gateway

Eastside

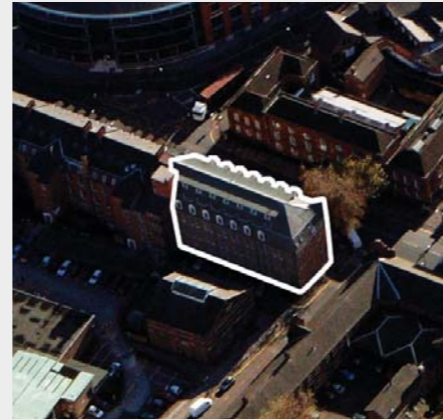
- 1 Sneinton Market
- 2 Brook Street
- 3 Sneinton Market Buildings
- 4 Texaco - Lower Parliament St
- 5 Bus Depot - Lower Parliament St
- 6 Eastside Island

Waterside

- 1 eastpoint - The Gateway
- 2 Trent Basin
- 3 London Road
- 4 Eastcroft
- 5 River Crescent - Phase 2
- 6 Trent River Park



Isabella Street



Isabella Street

- Refurbished city centre offices. Located within Nottingham Canal Conservation Area
- Accommodation over five storeys totalling over 2,000 sq m. Underwent significant refurbishment in 2003
- Benefits from B1 office use with potential for hotel, education in conjunction with Castle College and possibly restaurant / bar
- Available freehold with vacant possession

University of Nottingham Innovation Park and Nottingham MediPark



University of Nottingham Innovation Park

The gap between business, research and academia is closing with the continued growth of University of Nottingham Innovation Park.

The research and technology focused park is located close to the university and its medical school at Queens Medical Centre, perfect for enabling the transfer of technology and ideas while providing access to the university's resources.

The accommodation for small companies and start-ups provides business units with flexible dimensions to allow for growth. Units range in size from 20–400 sq m and all have access to a suite of meeting and conference facilities. The site covers almost five hectares of serviced land plots with plans to develop further and provide new cross-disciplinary research centres capitalising on the existing world-leading research and training at the university.



Nottingham MediPark

Nottingham is presently developing a variety of Science Parks. Feasibility work has confirmed the requirement for a specialist science park which provides a unique opportunity to develop a 3.7 hectare site and offers a highly competitive focus for inward investment healthcare projects.

MediPark aims to strengthen Nottingham's growing reputation as a centre of excellence for medical science.

The vision will take some years to realise as the site contains a variety of existing uses but in total nine buildings with three phases of construction will be developed, each building comprising 3,000–4,000 sq m of high-grade laboratory and office space over 3–4 storeys.

An outline planning application for the overall development was approved in Summer 2009.

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