

ENTER

NOTTINGHAM INVESTMENT OPPORTUNITIES



INVEST IN NOTTINGHAM

INTRODUCTION

NOTTINGHAM Re-imagining how business can be done.

As the only core city in the East Midlands, Nottingham has a knowledge-intensive economy and expertise in growth sectors including life sciences, creative and digital and fintech.

The city has a fast growing fintech centre sector with a dedicated incubator: Accelerate Places.

The fast growing life sciences sector boasts incubators including BioCity and MediCity.

Nottingham is the biggest business centre in the East Midlands, with global companies like Boots, E.ON, Speedo, Experian, Capital One and Paul Smith all calling Nottingham home. Over 50 regional and national companies have chosen Nottingham as their headquarters.



NOTTINGHAM

THE OPPORTUNITY

 Over **£1BN** worth of development opportunities

KEY FACTS

1.1 MILLION
recruitment catchment



**2 WORLD CLASS
UNIVERSITIES**
in the heart of the city



£1BN investment in
infrastructure



77% of the UK's population
within a
4 HOUR DRIVE



An economy worth
£24.9BN



TOP 10 retail
centre



One of the
youngest
populations
in the UK **OVER
63,000
STUDENTS**

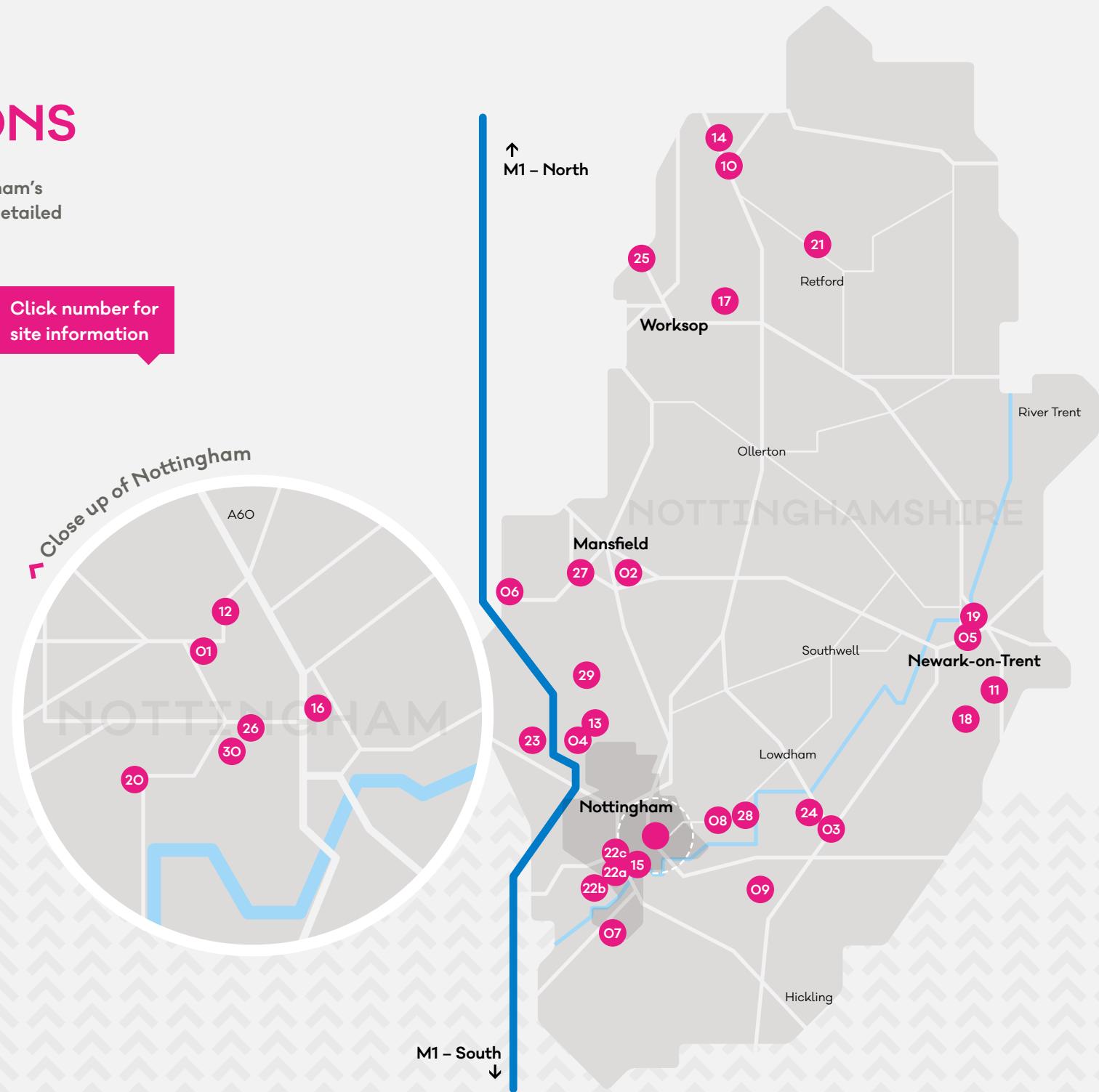


SITE LOCATIONS

This map shows the locations of Nottingham's opportunities for investment, which are detailed throughout the following pages.

- O1** Angel Row
- O2** Berry Hill
- O3** Bingham 46
- O4** Blenheim Park
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- O6** Castlewood
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- O21** North Road, Retford
- O22** **Nottingham Enterprise Zone:**
- O22a** Boots Campus
- O22b** Beeston Business Park
- O22c** Nottingham Science Park
- O23** Nottingham 26
- O24** RAF Newton
- O25** Shireoaks Common
- O26** Station Street
- O27** Summit Park
- O28** Teal Close
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- O30** Unity Sq

Click number for site information



THE SITES

Nottingham offers fantastic potential for investment, with opportunities ranging from Grade A office and city centre mixed use developments, to residential opportunities and high quality industrial sites suitable for a variety of end uses.

Our key sites are showcased across the following pages, with the key high-level detail provided. Please speak to a member of the team to find out more or email enquiries@investinnottingham.co.uk

01 Angel Row



- **Planning authority:** Nottingham City
- **Development type:** Grade A Office/ Mixed Use
- **Size:** Up to 130,000ft²
- **Ownership:** Nottingham City Council
- **Developer:** Henry Boot
- **Transport links:** City centre location
- **Delivery timetable:** TBC
- **Planning:** TBC

02 Berry Hill



- **Planning authority:** Mansfield
- **Development type:** Mixed Use
- **Size:** 480 acres
- **Ownership:** Lindhurst Group
- **Delivery timetable:** Due to start in 2018
- **Planning:** Outline permission

03 Bingham 46



- **Planning authority:** Rushcliffe
- **Development type:** Mixed Use
- **Size:** 91 ha, including 15.5 ha employment land
- **Ownership:** Crown Estates
- **Developer:** Barratt – contracted to deliver housing; Developer to be appointed to deliver employment area
- **Transport links:** Adjacent to A46
- **Planning:** Outline permission

04 Blenheim Park



- **Planning authority:** Nottingham City
- **Development type:** Mixed B Class Commercial Development
- **Size:** 18,000 – 150,000ft²
- **Ownership:** Wilson Bowden
- **Transport links:** 5 min drive from J26 of the M1
- **Delivery timetable:** 12 months
- **Planning:** Outline permission

05 Brunel Park 



- **Planning authority:** Newark and Sherwood
- **Development type:** Mixed Use
- **Size:** 40 acres
- **Developer:** Taylor Lindley
- **Transport links:** Strategically near to A1 and A46
- **Delivery timetable:** TBC

06 Castlewood 



- **Planning authority:** Mansfield
- **Development type:** Mixed B Class Commercial Development
- **Ownership:** Clowes Developments
- **Developer:** Clowes Developments
- **Transport links:** Situated adjacent to J28 of the M1
- **Delivery timetable:** Immediate
- **Planning:** Unrestricted outline consent

09 Cotgrave 



- **Planning authority:** Rushcliffe
- **Development type:** Mixed Use
- **Size:** 3.6 ha of employment land
- **Developer:** Wilson Bowden
- **Planning:** Outline permission

10 db Symmetry 



- **Planning authority:** Bassetlaw
- **Development type:** Mixed B Class Commercial Development
- **Size:** 21 ha
- **Ownership:** db Symmetry
- **Developer:** db Symmetry
- **Transport links:** Close proximity to J34 of A1
- **Delivery timetable:** Work is underway
- **Planning:** Outline planning for B1, B2 and B8

07 Clifton South 



- **Planning authority:** Rushcliffe
- **Development type:** Mixed Use
- **Size:** Total site – 244 ha
- **Ownership:** Clowes Developments
- **Developer:** Clowes Developments
- **Transport links:** Adjacent to recently dualled A453
- **Planning:** Outline planning application

08 Colwick 



- **Planning authority:** Gedling
- **Development type:** Mixed B Class Commercial Development
- **Size:** 9,894m² of commercial floorspace
- **Ownership:** City Estates (UK)
- **Developer:** City Estates (UK)
- **Delivery timetable:** Immediate
- **Planning:** Outline planning for B1, B2 and B8

11 Fernwood 



- **Planning authority:** Newark and Sherwood
- **Development type:** Mixed B Class Commercial Development
- **Size:** 104 acres
- **Ownership:** Urban & Civic PLC
- **Developer:** Strawsons Property
- **Transport links:** Adjacent to the A1
- **Delivery timetable:** Immediate
- **Planning:** Existing B1 consent

12 Guildhall Place 



- **Planning authority:** Nottingham City
- **Development type:** Mixed Use including grade A offices
- **Size:** 2.2 acres
- **Ownership:** Nottingham City Council
- **Developer:** Miller Birch
- **Transport links:** City centre location
- **Delivery timetable:** Complete summer 2021
- **Planning:** Pre-application process underway

13 Harrier Park 



- **Planning authority:** Ashfield
- **Development type:** Mixed Use
- **Size:** 150 acres
- **Developer:** Muse Developments Limited
- **Delivery timetable:** Immediate
- **Planning:** Outline consent

14 Harworth South 



- **Planning authority:** Bassetlaw
- **Development type:** Mixed B Class Commercial Development
- **Size:** Up to 2.5 million ft² of commercial opportunity
- **Transport links:** Close proximity to J34 of A1
- **Delivery timetable:** Immediate
- **Planning:** Outline permission

17 Mantonwood Extension 



- **Planning authority:** Bassetlaw
- **Development type:** Mixed B Class Commercial Development
- **Size:** 25 ha
- **Ownership:** Network Space Ltd
- **Developer:** Network Space Ltd
- **Transport links:** Situated on A57
- **Delivery timetable:** Work is underway
- **Planning:** Outline planning for B1, B2 and B8

18 Middle Beck 



- **Planning authority:** Newark and Sherwood
- **Development type:** Mixed B Class Commercial Development
- **Size:** 110 acres
- **Ownership:** Urban & Civic PLC
- **Developer:** Urban & Civic PLC
- **Transport links:** Strategically near to A1 and A46
- **Delivery timetable:** Immediate
- **Planning:** Outline planning for B1, B2 and B8

15 Imperial Tobacco 



- **Planning authority:** Nottingham City
- **Development type:** Commercial Development
- **Size:** 48 acres
- **Developer:** Henry Boot
- **Transport links:** Situated on the A52/A453 interchange, linked to the M1 (9 miles)
- **Delivery timetable:** 18-24 months

16 Island Site 



- **Planning authority:** Nottingham City
- **Development type:** Mixed Use
- **Size:** 40 acres
- **Ownership:** Conygar
- **Developer:** Conygar/Lavignac
- **Transport links:** Nottingham city centre
- **Planning:** Application to be submitted during 2018

19 Newark G Park 



- **Planning authority:** Newark and Sherwood
- **Development type:** Mixed B Class Commercial Development
- **Size:** 39 acres
- **Ownership:** Urban & Civic PLC
- **Developer:** IDI Gazeley
- **Transport links:** Strategically near to A1 and A46
- **Delivery timetable:** Immediate

20 ng2 



- **Planning authority:** Nottingham City
- **Development type:** Grade A office/ Mixed Use
- **Size:** Total 35 acres with 5.5 acres left to develop up to 100,000 sq ft of offices
- **Ownership:** Miller Birch
- **Developer:** Miller Birch
- **Delivery timetable:** Immediate
- **Planning:** Outline planning for offices and A3 retail

21 North Road, Retford



- **Planning authority:** Bassetlaw
- **Development type:** Mixed Use
- **Size:** 28 ha
- **Ownership:** Private landowner
- **Transport links:** Strategically near to A1 and A47
- **Delivery timetable:** Immediate
- **Planning:** Resolution to grant outline permission

22a Boots Campus



- Nottingham Enterprise Zone**
- **Planning authority:** Broxtowe/ Nottingham City
 - **Development type:** Mixed Commercial Use
 - **Size:** 113 ha
 - **Ownership:** Walgreen Boots Alliance
 - **Transport links:** Adjacent to the A52 and A453 link roads to the M1 (8 miles)
 - **Delivery timetable:** Immediate
 - **Planning:** Enterprise Zone status

23 Nottingham 26



- **Planning authority:** Broxtowe
- **Development type:** Mixed B1,B2, B8 commercial development
- **Size:** 23 ha
- **Ownership:** First Panattoni
- **Developer:** First Panattoni
- **Transport links:** Situated 5 mins to M1 via duel carriageway
- **Delivery timetable:** Immediate
- **Planning:** Detailed Consent

24 RAF Newton



- **Planning authority:** Rushcliffe
- **Development type:** Mixed Use
- **Size:** 33 ha
- **Ownership:** Newton Nottingham LLP
- **Planning:** Outline permission

22b Beeston Business Park



- Nottingham Enterprise Zone**
- **Planning authority:** Broxtowe
 - **Development type:** Mixed Use
 - **Size:** 19 ha
 - **Transport links:** Adjacent to Beeston train station, on the main Nottingham to London line
 - **Delivery timetable:** Immediate
 - **Planning:** Enterprise Zone status

22c Nottingham Science Park



- Nottingham Enterprise Zone**
- **Planning authority:** Nottingham City
 - **Development type:** BioTech/Low Carbon/Clean Tech Facility
 - **Size:** 1.2 ha
 - **Ownership:** Nottingham City Council
 - **Developer:** Nottingham City Council
 - **Transport links:** On the doorstep of University of Nottingham and the tram line
 - **Delivery timetable:** Start on-site in June 2018
 - **Planning:** Enterprise Zone status

25 Shireoaks Common



- **Planning authority:** Bassetlaw
- **Development type:** Commercial Development
- **Size:** 15 ha
- **Ownership:** Hallam Land Management
- **Transport links:** Adjacent to the A57
- **Delivery timetable:** Immediate
- **Planning:** Outline consent

26 Station Street



- **Planning authority:** Nottingham City
- **Development type:** Grade A Office
- **Size:** 50,000ft² (phase 1)
- **Developer:** Bildurn
- **Transport links:** Nottingham City Centre, adjacent to the train and tram hub
- **Delivery timetable:** 24 months
- **Planning:** Positive planning position

27 Summit Park 



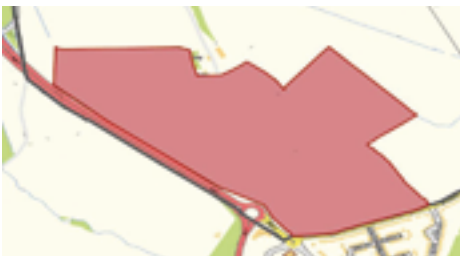
- **Planning authority:** Ashfield
- **Development type:** Mixed B Class Commercial Development
- **Size:** 50 acres
- **Ownership:** Sladen Estates
- **Developer:** Sladen Estates
- **Transport links:** 4.5 miles from J28 of M1
- **Delivery timetable:** Immediate
- **Planning:** Detailed consent

28 Teal Close 



- **Planning authority:** Gedling
- **Development type:** Mixed Use
- **Size:** 62 ha
- **Ownership:** Midlands Land Portfolio Ltd
- **Delivery timetable:** 2018
- **Planning:** Outline planning for residential, retail, leisure, healthcare and employment B1,B2 and B8

29 Top Wighay 



- **Planning authority:** Gedling
- **Development type:** Mixed Use
- **Size:** 44 ha
- **Ownership:** Nottinghamshire County Council
- **Planning:** Most suited to residential, with B1 and B8 uses

30 Unity Sq 



- **Planning authority:** Nottingham City
- **Development type:** Mixed Use (Office/ Retail/Leisure)
- **Size:** 270,000ft² of Grade A office, 7,500ft² of café and restaurant and 150 bed hotel
- **Ownership:** Peveril Securities/Sladen Estates
- **Developer:** Sladen Estates
- **Transport links:** Nottingham city centre, adjacent to the train and tram hub
- **Delivery timetable:** Immediate – site currently being demolished and land prepared
- **Planning:** Pre-planning

WHERE GROWTH HAPPENS

In Nottingham, we play to our strengths. Those strengths are our diverse and knowledge-driven sectors.



LIFE SCIENCES

Fast growing cluster of businesses involved in drug discovery, medical devices and cancer research.



FINANCIAL SERVICES

Over 86,000 people employed across banking, legal and accounting and a fast growing fintech sector.



DIGITAL CONTENT

Our Creative Quarter is home to a thriving digital cluster of software, data analytics and film making businesses.



LOGISTICS

Our central location gives the city a strategic advantage to ensure products are delivered 'just in time' across the UK.



ADVANCED MANUFACTURING

Home to businesses including Rolls-Royce, Greene, Tweed, ZF and Avingtrans.



RETAIL

Top 10 UK retail centre and a £190 million investment programme underway in our two retail centres.



FOOD AND DRINK

An innovative and diverse sector with expertise from 'field to fork'.

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