

The UK's flagship Enterprise Zone launched by David Cameron. The site presents an opportunity to create a health, beauty and well-being themed commercial and residential urban village around the current Walgreens Boots Alliance Operational Centre.

Situated within the Nottingham conurbation the site currently provides accommodation for over 8,000 employees. The campus comprises 113 hectares in total with up to 21ha available for commercial development. It presents a unique opportunity to create a significant health, wellbeing and life sciences campus with the added benefits of potentially linking to the Walgreens Boots Alliance supply chain.

The vision of the site is to create a unique complete lifestyle option – with live, work, enterprise and innovation all fully integrated.

The site also offers complementary opportunities for up to 675 new homes alongside the Beeston canal to the south-west of the site. The Boots site was granted outline planning permission for the land usage in 2014 alongside detailed planning permission for a new public highway which will run through the site. Work on the infrastructure is anticipated to start in Spring 2015.

The site has easy access to the M1 motorway via the soon to be dualled A453 with fast rail connections to London. East Midlands Airport is less than 10 miles from the site.



Enterprise Zone incentives:

Nottingham Enterprise Zone offers a range of incentives to incoming occupiers including:

- Reduced businesses rates up to £275,000 over 5 years
- Simplified planning process to stimulate development
- Superfast broadband infrastructure
- Prioritised regeneration funding



Quick Facts

Project Champion: Walgreens Boots Alliance working with Nottingham City Council, Broxtowe Borough Council, Nottinghamshire County Council, the D2N2 LEP and DCLG

Project Size: 21ha available for up to 81,000sqm of developable commercial space and up to 675 new homes set within 11 hectares of new and improved green space

Type: Mixed Use, Commercial occupiers and housing developers

Investment Type: Strategic partners for long-term development relationship (Commercial and/or Residential) and owner occupiers potentially linked to Health, Beauty and Well-being.

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