

Nottingham Science Park Phase 2

Enterprise Zone



The Nottingham Science Park provides circa 25,000m² of high quality business accommodation in a campus setting. It offers great potential for high yielding Science Park investment with best in class sustainable credentials provided by the adjacent development.

It is already home to a leading cluster of Low Carbon Technology companies. It is directly opposite to the University of Nottingham and will benefit shortly from the extension of NET Tram System providing direct access to Nottingham City Centre and Junction 25 of the M1.

The final 2 hectares of the site that are within the Nottingham Enterprise Zone are available for development.



Quick Facts

EZ status providing reduced business rates up to £275,000 over 5 years, superfast broadband, simplified planning process and the site is prioritised for regeneration funding

Project Champion: Nottingham City Council, Igloo/Aviva, D2N2 LEP

Developer: Development Finance, Design & Build occupiers

Project Size: 2 hectares, circa 20,000m² unimplemented planning permission

Type: Green technology/low carbon, high value engineering sectors

Investment Type: Development finance/owner occupiers

Location: Midlands (Nottingham)

Phase 2 of the Nottingham Science Park is adjacent to the original site developed in the 1980s by Nottingham City Council and two more recent developments; the award winning sustainable designed No 1 Science Park developed by Blueprint, and the Toyota/Castle College Training Centre.

The site lies immediately south of Nottingham University Campus and will benefit from the development of the NET tram extension, due to open in mid 2015 with a new tram stop directly opposite the site on University Boulevard.

No. 1 Science Park was completed in 2010 and provides 4,000m² of highly sustainable business space. It is 95% occupied by firms specialising in knowledge-based industries with an emphasis on clean technologies including Changan Automotive, the US recycling technologies firm Chinook Sciences and other high growth low carbon firms including LEDinLight and 4Energy.



- 2 hectares of fully serviced and remediated land is available for immediate development. It has the benefit of planning permission for c20,000m² of new business space
- High quality landscape setting incorporating a man-made wetland formed from the site's sustainable urban drainage system

Next Steps:

- Active marketing of site for owner-occupier/design and build use
- Seek potential investment/development partners to create new speculative business accommodation in response to recognised need for additional multi-let space

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